

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 13, 2002
COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 "C" Street, San Diego, CA 92101.

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Tracy Elliot-Yawn

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**
Item-5: Capeheart Open Space Dog Park
SDP 2255
Tim Daly - Project Manager

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: * **MOREJOHN-KIRBY RESIDENCE**
CDP/VAR 99-1220
Torrey Pines Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Coastal Development Permit and Variance to demolish an existing single family residence and construct a new, 3,168 square foot, two-story, single family residence with an attached two-car garage on a 5,315 square foot site. The variance request is for the construction of two retaining walls ranging from 3 feet to 9 feet in height supporting the driveway leading to the garage within the 15-foot front setback. The proposed development will conform with all other development regulations of the zone. The project site is located at **12821 Via Latina** (previously noticed and addressed as 12817 Via Latina), is legally described as Parcel 2, Parcel Map No. 18067, and is located in the R1-5000 zone, Coastal Zone (Non-appealable jurisdiction), Proposition "D" 30'-0" Height Limit area, within the Torrey Pines Community Plan Area.. Negative Declaration 99-1220.

RECOMMENDATION:

Approval.

ITEM-5: * **CAPEHEART OPEN SPACE DOG PARK**
 SDP 2255
 Pacific Beach Community Plan Area

STAFF: Tim Daly

Approval, denial or modification of an application for a Site Development Permit to develop a 0.91 acre off-leash dog park area which includes a parking lot area and two enclosed fence dog recreation areas all located on an existing 4.5 acres, City-owned open-space property at the northwest corner of Soledad Mountain Road, **between Felspar Street and Beryl Street** within the Pacific Beach Community Plan Area. Negative Declaration 2255.

RECOMMENDATION:

Approval.

ITEM-6: * **RUBIO RESIDENCES**
 CDP 1026
 Mission Beach Precise Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Coastal Development Permit to demolish an existing commercial building and construct two new, three-story structures on two lots. Project No. 1026-A, will consist of a mixed use 1,589 square foot structure with ground floor commercial retail use, with an attached two-car garage and a dwelling unit on the upper two stories abutting Mission Boulevard. Project No. 1026-B will consist of a three-story, single dwelling unit, with an attached two-car garage of 1,331 square feet. The project site is located at the **northeast corner of Redondo Court and Mission Boulevard** in the NC-N zone of the Mission Beach Planned District, the Coastal Overlay (appealable jurisdiction) and Coastal Height Limitation Overlay zones of the Mission Beach Precise Planning Area. Mitigated Negative Declaration 1026.

RECOMMENDATION:

Approval.

ITEM-7: *** MIRAMAR WATER TREATMENT PLANT UPGRADE AND
EXPANSION
RPO PERMIT NO. 99-0704
Scripps Miramar Ranch Community Plan Area**

STAFF: Bill Tripp

Approval, denial or modification of an application for a Resource Protection Ordinance (RPO) Permit to upgrade and expand the Miramar Water Treatment Plant capacity from 140 million gallons per day (MGD) to 215 MGD, with an ultimate possible capacity of 275 MGD to meet future potable water demand in the Miramar service area. The project site is located at **1070 Scripps Lake Drive**, between Scripps Ranch Boulevard and Red Cedar Drive, immediately South of Miramar Lake. The site is legally described as portions of Sections 28, 32, and 33, Township 14 South, Range 2 West, USGS 7.5 Minute Poway Quadrangle, San Bernardino Base Meridian within the Scripps Miramar Ranch Community Plan Area. LDR 99-0704.

RECOMMENDATION:

Approval.

ITEM-8: *** JACK IN THE BOX AT MARKET STREET
SDP 41-0257
Southeastern Community Plan Area**

STAFF: Morris Dye

Approval, denial or modification of an application for a Site Development Permit to demolish an operating automotive repair shop and a vacant automotive body repair shop and construct a 3,010 square-foot Jack in the Box drive-thru restaurant with outdoor patio seating and a 17 space parking lot on a 28,214 (0.65 acre) site. The approximately 0.65 acre site is located at **2404 Market Street**, within the City of San Diego, and is in the Sherman Heights Neighborhood of the Southeastern San Diego Planning Area and is located in the CSF-2 (Commercial Strip Development) Zone. Mitigated Negative Declaration LDR 41-0257.

RECOMMENDATION:

Approval.

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ITEM -9: **LOFTS AT RILEY**
 TMW 41-0826
 Linda Vista Community Plan Area

STAFF: Kathy Henderson

Approval, denial or modification of an application for a proposed Tentative Map Waiver to convert three existing apartment units to condominiums on a .14 acre site. The project is located at **5940-5944 Riley Street**, in the RM-3-7 zone within the Linda Vista Community Plan Area.

RECOMMENDATION:

Approval.

ITEM-10: **CABERNET CELLAR**
 CUP 41-0934
 Greater North Park Community Plan Area

STAFF: Linda French

Approval, denial or modification of an application for a Conditional Use Permit to allow an existing wine storage business to engage in the retail sale of alcoholic beverages (wine only) for off-site consumption at **3820 ½ Ray Street** within the Greater North Park Community Plan Area.

RECOMMENDATION:

Approval.