

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 22, 2006
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
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 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 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 OFFICERS ASSIGNED TO TODAY'S HEARING: Bob Didion

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

ITEM-4: ***Continued from February 15, 2006:***

IMPERIAL MARKET - PROJECT NO. 54037

City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Nilia Koering

Waive the requirements for a Tentative Map to create 2 lots from one existing 7.884 acre site located at **4393 Imperial Avenue**. Exempt from Environmental Report No. HO 06-030

RECOMMENDATION:

Approve

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ITEM-5: ***HSIEH-RESIDENCE – PROJECT NO. 68757**

City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Construct a 5,896 square foot, three-story over a basement addition connected through an underground passage way and a 183 square foot addition to an existing 7,025 square foot, two-story over a basement, single family residence. The total proposed square footage is 13,104 square feet on a 52,846 square foot site located at **9651 Black Gold Road** in the RS-1-2 Zone in the Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, the First Public Roadway, Parking Impact Overlay Zone, in the La Jolla Community Plan Area. Mitigated Negative Declaration No. #68757. Report No. HO 06-043.

RECOMMENDATION:

Approve

ITEM-6: **METZ RESIDENCE - PROJECT NO. 77770**

City Council District: 2; Plan Area: Peninsula

STAFF: Laila Iskander

Variance from the underlying RS-1-7 zone requirements to demolish an existing residence and construct a new 3,400 square-foot single-family residence with reduced setbacks on a 7,084 square-foot site. The property is located at **3319 Hill Street** in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, and Airport Approach Overlay Zone within the Peninsula Community Plan and Local Coastal Program Area and Council District 2. Exempt from Environmental. Report No. HO-06-054

RECOMMENDATION:

Approve

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ITEM -7: **9th & G – PROJECT NO. 48891**
City Council District: 2; Plan Area: Centre City

STAFF: Laila Iskander

Map Waiver to create 3 commercial and 76 residential condominium units with three (3) levels below grade parking on a 0.35-acre site. The project is located at **656 9th Avenue**, within the Centre City Planned District-C (CCPDC). Exempt from Environmental. Report No. HO-06-053

RECOMMENDATION

Approve

ITEM-8 **KANO FOODS – PROJECT NO. 32995**
City Council District: 3; Plan Area: Mid-City Communities / City Heights

STAFF: Patrick Hooper

Conditional Use Permit to allow for the sale of alcoholic beverages including distilled spirits at an existing food store currently limited to the sale of beer and wine. The project site is located at **4304 Orange Avenue** between 43rd Street and Fairmount Avenue, in the CU-2-4 Zone of the Central Urbanized Planned District Ordinance within the City Heights Neighborhood Element of the Mid-City Communities Plan. Exempt from Environmental. Report No. HO-06-056

RECOMMENDATION

Approve