

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 23, 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: Kenneth Teasley

- 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: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: ***ABC RECYCLING
CUP AMENDMENT NO. 41-0517 (amndmt to CUP C-20923)
City Heights Community Plan Area**

STAFF: Bill Tripp

Approval, denial or modification of an application for an Amendment to Conditional Use Permit No. C-20923 to allow for a modification (expansion) in the days and hours of operation of an existing large recycling collection facility from Monday through Saturday from 8:30 a.m. to 4:00 p.m. (As is currently approved), to Sunday through Saturday (seven days per week) from 8:00 a.m. to 5:00 p.m., on an existing approximate 10,000 square-foot legal lot, located at **3055 Fairmount Avenue**, legally described as Lots 5,6,7, and 8, in Block 5, of Clifton Addition to City Heights, Map No. 1337, within the CL-5 (Commercial Linear) Zone. Addendum to Mitigated Negative Declaration No. 92-0478

RECOMMENDATION
Approval.

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ITEM-5: **BANCROFT CONDOMINIUM MAP WAIVER**
 TMW 1275
 Normal Heights Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Tentative Map Waiver with an Underground Utility Waiver to convert four apartment units to condominiums at 4486 Bancroft Street in the MR-1500B zone in the Normal Heights neighborhood in the Mid-City Community Plan area.

RECOMMENDATION:

Approval.

ITEM-6: * **SIMON RESIDENCE**
 SDP/CDP 41-0358 (Project Tracking System# 1499)
 La Jolla Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Coastal Development Permit and Site Development Permit to construct a new, one-story, 4,682-square-foot, single dwelling unit with an attached two-car garage, above-ground pool, hardscape, and landscape on a vacant, 23,304-square-foot site, located at **2484 Ellentown Road**, in the RS-1-7 Zone, the Coastal Zone (Coastal Commission Appeal Jurisdiction), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone, within the La Jolla Community Plan area. Mitigated Negative Declaration 1499.

RECOMMENDATION:

Approval.

ITEM-7: **MIRAMAR COMMERCE PARK**
 TM 40-0674
 Mira Mesa Community Plan Area

STAFF: John Fisher

Approval, denial or modification of an application for a Tentative Map to allow the subdivision of an existing 9.461 acre site developed with industrial buildings into three lots. The site is currently developed with four industrial buildings and one existing graded pad. No new development is proposed with this action. The site is located at **8320-8380 Camino Santa Fe** between Toni Ridge Place and Rasha Street in the IL-2-1 (Industrial) zone in the Mira Mesa Community Plan area.

RECOMMENDATION:

Approval.

ITEM-8: **PARK ROYAL CONDOMINIUMS**
 SDP/MW 41-0532
 Uptown Community Plan Area

STAFF: Sandra Teasley

Approval, denial or modification of an application for a Site Development Permit and a Map Waiver to construct a 5-unit condominium project on a vacant 10,000 square foot site located on the **southeast corner of 3rd Avenue and Juniper Street** in the NP-2 Zone of the Mid-City Communities Planned District, Airport Approach and Airport Environs Overlay Zones, Uptown Community Plan Area. The project includes deviations to the development regulations including off-setting planes, driveway distances, transparency requirements and street yard requirements within the Uptown Community Plan area.

RECOMMENDATION:

Approval with conditions.

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ITEM-9: **CONGREGATION DOR HADASH**
 CUP 41-0832 (Project Tracking System No. 1648)
 Kearny Mesa Community Plan Area

STAFF: Vicky Gallagher

Approval, denial or modification of an application for a Conditional Use Permit to allow the continued use of a building at **4858 Ronson Court** for religious assembly and expansion of said use within that building from 5,000 square feet to approximately 8,500 square feet. The project site is in the IL-2-1 zone of the Kearny Mesa Community Plan area.

RECOMMENDATION:

Approval.