

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 26, 2005
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 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 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: Gary Geiler

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: MARKET & 54TH STREET – PROJECT NO. 6318
City Council District: 4; Plan Area: Southeastern San Diego

STAFF: William Zounes

Approve, conditionally approve, or deny an application for a Site Development Permit to construct (2) 14,665 sq ft buildings on a vacant 2.09 acre site at **5415 Market Street** in the I-1 Zone of the Southeastern San Diego Planned District in the Encanto Neighborhood Community Plan. Report No. HO-05-018.

RECOMMENDATION:

Approve

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ITEM-6: **RANCHO VIEWRIDGE MAP WAIVER - PROJECT NO. 49407**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Jeannette Temple

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver the requirements for a Tentative Map to create 26 commercial condominium units in an existing commercial building on a 1.70-acre site. The property is located at **4747 Viewridge Avenue** in the IL-2-1 Zone within the Kearny Mesa Community Plan area. Report No. HO-05-004

RECOMMENDATION:

Approve.

ITEM-7: **STAFFORD PLACE - PROJECT NO. 41292**
City Council District: 2; Plan Area: Peninsula

STAFF: Laila Iskandar

Approve, conditionally approve, or deny an application for a Coastal Development Permit (Process 3) for a lot line adjustment. The property is located at **727 Stafford Place** in the RS-1-7, Coastal Overlay Zone (Appealable area), Coastal Height Limit Overlay Zones, within the Peninsula Community Plan Area, and Council District 2. Report No. HO-05-024

RECOMMENDATION:

Approve.

ITEM-8: **UNIVERSITY AVENUE GAS STATION - PROJECT NO. 5959**
City Council District: 7; Plan Area: Eastern Area

STAFF: Patrick Hooper

Approve, conditionally approve, or deny an application for a Conditional Use Permit to demolish an existing building and construct a 2,544 square-foot service station with a convenience store and car wash on a 0.51 acre site located at **6385 University Avenue** in the CC-5-3 Zone of the Central Urbanized Planned District. Report No. HO-05-025.

RECOMMENDATION:

Approve.

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ITEM-9: **KRETOWICZ RESIDENCE - PROJECT NO. 38399**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Approve, conditionally approve, or deny an application for Environmentally Sensitive Lands to allow for previous interior garage modifications, retaining walls, rear yard improvements and an easement for emergency lifeguard access on a site developed with an existing single family residence on a 0.70-acre site. The project site is located at 7957 Princess Street, in the RS-1-7 Zone, Coastal Overlay Zone (appeable), Coastal Height Limit Overlay Zone, Sensitive Coastal Resource Overlay Zone, and within the La Jolla Community Planning Area. Report No. HO-05-017.

RECOMMENDATION:

Approve.