

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 11, 2007
COMMITTEE ROOM, 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 Services Building, 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 619-321-3208 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: *It is anticipated that this item will be continued to August 1, 2007:
Continued from June 27, 2007:*

GATEWAY TRUCK PARK AND STORAGE - PROJECT NO. 66403
City Council District: 8; Plan Area: Otay Mesa

STAFF: Will Zounes

Site Development Permit (SDP) to amend SDP 40-0375 which permitted the construction of a truck/container park and storage facility for a maximum of five years. This amendment is to request an additional five year extension of the facility. The 17.96-acre site is located at 6655 Camino Maquiladora in the Industrial Subdistrict of the Otay Mesa Development District. Exempt from environmental. Report No. HO-07-120

RECOMMENDATION:

Approve

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ITEM-5: **BAIA RESIDENCE- PROJECT NO. 120754**
City Council District: 1; Plan Area: La Jolla

STAFF: Dan Stricker

Coastal Development Permit and Site Development Permit to demolish an existing 2,076 square-foot single-family residence and 565 square-foot detached garage and construct a 5,245 square-foot, two-story, single-family residence over a 3,374 square-foot basement garage, and a 254 square-foot cabana, on a 7,205 square-foot site. The property is located at **7959 Paseo Del Ocaso** in the Single-Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Council District 1. Mitigated Negative Declaration No. 120754. Report No. HO-07-130

RECOMMENDATION:

Approve

ITEM-6: **BENSON RESIDENCE - PROJECT NO. 115671**
City Council District: 1; Plan Area: La Jolla

STAFF: Dan Stricker

Coastal Development Permit and Site Development Permit to demolish an existing 1,989 square-foot single-family residence and construct a two-story 3,831 square-foot single-family residence over a garage/basement located on a 0.14-acre site at **8449 El Paseo Grande** in the SF Zone of the La Jolla Shores Planned District (LJSPD), the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, The Residential Tandem Parking Overlay Zone, and the Beach Impact Area of the Parking Impact Overlay Zone of the La Jolla Community Planning Area. Mitigated Negative Declaration No. 115671 Report No. HO-07-131.

RECOMMENDATION:

Approve

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ITEM-7: **MIRAMAR AUTO - PROJECT NO. 101847**
City Council District: 5; Plan Area: University

STAFF: Laura Black

Site Development Permit to construct a two-story, 1,937 square foot building for car sales and storage on a vacant, 30,928 square foot site located at **6270 Miramar Road** (APN 343-252-3400) in the IL-2-1, Community Plan Implementation Overlay - Area B (CPIOZ-B) and Airport Environs Overlay Zone within the University Community Plan. Addendum to Environmental Report No. 88-0612. Report No. HO-07-134

RECOMMENDATION:

Approve

ITEM-8: **OTAY INTERNATIONAL CENTER CONDITIONAL USE PERMIT - PROJECT NO. 90018**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Will Zounes

Conditional Use Permit for the Off-sales of beer and wine in a 6,192 square foot retail store on a 2.2 acre site at **2535 Otay Center Drive** in the International Subdistrict of the Otay Mesa Development District within the Otay Mesa Community Plan. Exempt from environmental. Report No. HO-07-127

RECOMMENDATION:

Approve

ITEM-9: **1641 MISSOURI MAP WAIVER - PROJECT NO. 120489**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeannette Temple

Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to convert one existing residential unit to a condominium and create one condominium unit (under construction) on a 0.143 acre site at **1641 Missouri Street** in the RM-1-1 Zone and Coastal Height Limit Overlay Zone within the Pacific Beach Community Plan area. Exempt from environmental. Report No. HO-07-138

RECOMMENDATION:

Approve

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ITEM-10: **227 W. PARK AVENUE MAP WAIVER - PROJECT NO. 123442**
City Council District: 8; Plan Area: San Ysidro

STAFF: PJ Fitzgerald

Map Waiver to waive the requirements of a Tentative Map to create 4 residential condominium units (under construction) on a 0.321 acre site and a waiver from the requirement to underground existing overhead utilities. The property is located at **227 West Park Avenue** in the RM-1-1 Zone within the San Ysidro Community Plan, Residential Tandem Parking, Transit Area Overlay and Council District 8. Exempt from environmental. Report No. HO-07-132

RECOMMENDATION:

Approve

ITEM-11: **STRANDWAY MAP WAIVER - PROJECT NO. 123442**
City Council District: 2; Plan Area: Mission Beach Precise Plan

STAFF: Jeffrey Robles

Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to create three (3) residential condominiums (under construction) on a 4,320 square foot site at 2742 Strandway in the R-S Zone of Mission Beach Planned District within the Mission Beach Precise Planning area., State Coastal, Coastal Height Limit, Airport Environs, Parking Impact, and Residential Tandem Parking overlay zones. Exempt from environmental. Report No. HO-07-135

RECOMMENDATION:

Approve

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ITEM-12: **MANKOFF RESIDENCE - PROJECT NO. 116218**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeffrey Robles

534 square foot second-story addition with a new 163 square foot outside balcony to an existing one-story single-family residence with attached 3-Car garage on a .24 acre site located at 8510 El Paseo Grande in the SF Zone in the La Shores Planned District, Coastal Overlay Zone (appealable), and Coastal Height Limitation Overlay Zone within the La Jolla Community Planning Area. Exempt from environmental. Report No. HO-07-132

RECOMMENDATION:

Approve

ITEM-13: *This item is being withdrawn from the docket*

230 MONTECITO MAP WAIVER - PROJECT NO.112345
City Council District: 3; Plan Area: Uptown

STAFF: Michelle Sokolowski

Waive the requirements of a Tentative Map to create three (3) residential condominiums (under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.086-acre site located at **230 Montecito Way** in the MR-800B zone of the Mid-City Communities Planned District, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, within the Uptown Community Plan area. Exempt from environmental. Report No. HO-07-122

RECOMMENDATION:

Approve