

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 16, 2003
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 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: *** SEGMENT 4A & PRS – PROJECT NO. 6097**
 Black Mountain Ranch Community Plan Area

STAFF: John Fisher

Approval, denial or modification of an application for a Site Development Permit to install a portion of a reclaimed water system and underground pressure-reducing station. The property is located **along Carmel Valley Road in the Black Mountain Ranch Subarea** in the Black Mountain Ranch Community Plan area. Mitigated Negative Declaration 6097.

RECOMMENDATION:

Approval.

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ITEM-5: * **BLACK MOUNTAIN RECLAIMED WATER – PROJECT NO. 6796**
Black Mountain Ranch Community Plan Area

STAFF: John Fisher

Approval, denial or modification of an application for a Site Development Permit for the Black Mountain Reclaimed Water Storage Tank, **east of Carmel Valley Road and Black Mountain Road** in the Black Mountain Ranch Community Plan area. EIR (LDR No. 41-0629).

RECOMMENDATION:

Approval.

ITEM-6: * **5TH AND REDWOOD – PROJECT NO. 5118**
Uptown Community Plan Area

STAFF: Patrick Hooper

Approval, denial or modification of an application for a 15 story mixed use building with 95 residential units and 4,100 square feet of retail on a 20,118 square foot site at **3060 5th Avenue and 3061 4th Avenue** in the NP-1 and CV-1 zone of the Mid City Communities within the Uptown Community Plan. Mitigated Negative Declaration 5118.

RECOMMENDATION:

Approval.

ITEM-7: * **GREEN VALLEY CHURCH – PROJECT NO. 5553**
Rancho Bernardo Community Plan Area

STAFF: Linda Elliott

Approval, denial or modification of an application for a Extension of Time for Conditional Use Permit C-21507 for Green Valley Church. The property is located at **11501 Rancho Bernardo Road** in the IP-2-1 zone of the Rancho Bernardo Community Plan area. Negative Declaration 92-0394.

RECOMMENDATION:

Approval.

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ITEM-8: **CARLISLE RESIDENCE – PROJECT NO. 6080**
La Jolla Community Plan Area

STAFF: Vena Lewis

Approval, denial or modification of an application for a Variance/Encroachment Maintenance and Removal Agreement to construct a maximum 10'-3" high retaining wall encroaching into the required front yard setback and public right of way at **1729 Valdes Drive**. Located in the RS-1-12 zone, Coastal Overlay (Non-Appealable Area 1), and Coastal Height Limitation Overlay zones.

RECOMMENDATION:
Approval.

ITEM-9: **FELSPAR 5 – PROJECT NO. 1670**
Pacific Beach Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Map Waiver of the requirement for a tentative and final map and Coastal Development Permit to demolish two single-family residences with accessory structures and to construct a new, five-unit, townhome condominium project on one parcel, waiving the requirement to underground the existing overhead utilities, on a 0.18-acre site located at **850 through 854 Felspar Street** in the RM-2-5 zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, within the Pacific Beach Community Plan area.

RECOMMENDATION:
Approval.