

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING**

**JULY 2, 2003**

**COUNCIL CHAMBERS, 12<sup>TH</sup> 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 5<sup>th</sup> 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: William Mackey**

**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: \* OSTEND GROUP - PROJECT NO. 1011  
Mission Beach Community Plan Area**

**STAFF: Jeannette Temple**

Approval, denial or modification of an application for a two Coastal Development Permits to demolish existing structures and construct two duplex buildings at **817 and 825 Ostend Court** in the R-S zone of Mission Beach Plan District, Coastal Overlay (Appealable area), Coastal Height Limitation Overlay and Parking Impact Overlay zones within the Mission Beach Community Plan area. The proposed structures would be 3,073 and 3,093 square feet respectively, including garages. Negative Declaration 41-0781.

**RECOMMENDATION:**

Approval.

HEARING OFFICER DOCKET OF JULY 2, 2003

ITEM-5: **RIVAS BUILDING – PROJECT NO. 4201**  
Southeast San Diego Community Plan Area

**STAFF: Morris Dye**

Approval, denial or modification of an application for a Site Development Permit to construct one, two story, 3,325 square-foot industrial building on two lots totaling 0.16 of an acre, located at **2826 Commercial Street** within the Southeast San Diego Community Plan area.

**RECOMMENDATION:**

Approval.

ITEM-6: **OCEAN BEACH PEOPLES FOOD STORE – PROJECT NO. 6531**  
Ocean Beach Community Plan Area

**STAFF: PJ Fitzgerald**

Approval, denial or modification of an application for a Conditional use Permit for off-sale beer/wine sales at an existing food market at **4765 Voltaire Street** in the CC-4-2 zone of the Ocean Beach Community Plan area, Coastal Overlay, and Airport Environs Overlay. Council District 2.

**RECOMMENDATION:**

Approval.