

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 8, 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: 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: **CHURCH IN A DAY (continued from 4-17-02)
SESD/CUP/VAR 1478/3078
Southeastern Community Plan Area**

STAFF: Sandra Teasley

Approval, denial or modification of an application for a Site Development Permit (for a Southeastern San Diego Development Permit)/ Conditional Use Permit and a Variance to construct a church building on a vacant site with a variance to permit deviations to the offsetting planes requirements. The site is located at **3078 Franklin Avenue**, on the north side of the street, between 30th Street and 3rd Streets within the Southeastern Community Plan Area.

RECOMMENDATION:
Approval with conditions.

HEARING OFFICER DOCKET OF MAY 8, 2002

ITEM-5: * **LAS CALIFORNIAS**
 SDP 41-0152
 Otay Mesa Community Plan Area

STAFF: Mike Westlake

Approval, denial or modification of an application for a Site Development Permit to allow for the import and temporary stockpiling of approximately 320,000 cubic yard of fill material in the northeast corner of a 68.5 acre undeveloped property located **immediately north of the international border with Mexico, south of Siempre Viva Road, and 1,000 feet east of Britania Boulevard**. The soil stockpile will cover approximately 17 acres of the site, and would not exceed 20 feet in height from the existing grade. The stockpile will be hydroseeded with a native coastal sage scrub mix. The stockpiled soil is temporary, and ultimately will be graded across the site in an engineered fill operation within the Otay Mesa Community Plan area. Negative Declaration 41-0152.

RECOMMENDATION:

Approval.

ITEM-6: **KEATS MAP WAIVER/ CONDOMINIUM CONVERSION**
 CDP/TMW 2727 (J.O. NO. 42-0066
 Ocean Beach Community Plan Area

STAFF: Laila Iskandar

Approval, denial or modification of an application for a Coastal Development Permit/Tentative Map Waiver to convert two existing two bedroom residential units to condominiums at **4873 Narragansett Avenue** in the RM-2-4 zone of the Ocean Beach Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit, Airport Environs Overlay Zone. Council District 2 within the Ocean Beach Community Plan area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF MAY 8, 2002

ITEM-7: **FISCHER RESIDENCE**
 CDP 1506
 La Jolla Community Plan Area

STAFF: **Michelle Sokolowski**

Approval, denial or modification of an application for a Coastal Development Permit to remodel and construct approximately 667 square feet of additions and approximately 515 square feet of new deck to an existing, single story, single dwelling unit on a 6,970 square foot site located at **316 Fern Glen** in the RS-1-7 zone, Coastal Overlay Zone (appealable area), the Beach Parking Impact Overlay Zone, the First Public Roadway, and the Coastal Height Limit Overlay zone, within the La Jolla Community Plan area. The resulting project will remain one-story.

RECOMMENDATION:

Approval.

ITEM-8: **SAN LUIS OBISPO APARTMENTS**
 CDP 1484
 Mission Beach Community Plan Area

STAFF: **Michelle Sokolowski**

Approval, denial or modification of an application for a Coastal Development Permit to construct a mixed-use, 3-unit apartment and office building on a vacant 4,315 square foot site located at the **northeast corner of San Luis Obispo Place and Mission Boulevard**, in the NC-S zone of the Mission Beach Planned District, the Coastal Overlay Zone (appealable area), the Coastal Height Limit Overlay Zone, and the Beach Parking Impact Overlay zone, within the Mission Beach Precise Plan area. The project site is legally described as Lots I and J, Block 128, Mission Beach, Map No. 1651. There are no variances requested with this proposed project.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF MAY 8, 2002

ITEM-9: **OCEAN LANE MAP WAIVER**
 TMW/CDP 1605 (J.O. NO. 412-0076)
 La Jolla Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Tentative Map Waiver and a Coastal Development Permit to convert four (4) existing apartment units to four (4) condominiums (change of ownership) with no other development rights or privileges extended by this action, for property addressed as **8001-8007 Ocean Street**, being located on the east side of Coast Boulevard South between Girard Avenue and Ocean Street within the Zone 5 land use designation of the La Jolla Planned District.

RECOMMENDATION:

Approval with conditions.

ITEM-10: * **DEL CERRO CHEVRON**
 CUP 1062
 Navajo Community Plan Area

STAFF: Tim Daly

Approval, denial or modification of an application for an amendment to Conditional Use Permit No. 84-0486 to remodel existing service station to include new fuel islands, overhead canopy, 725 square foot automated carwash facility and the conversion of the existing auto repair bay area into a 2,460 square foot convenience store that includes alcoholic beverage sales at **6301 Del Cerro Boulevard** within the Navajo Community Plan area. Mitigated Negative Declaration 41-0267.

RECOMMENDATION:

Approval.