

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 16, 2002
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: Ken 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: **BAKER RESIDENCE - PROJECT NO. 1128 (continued from 9-25-02)
Uptown Community Plan Area**

STAFF: Jeff Peterson

(REVISED) Approval, denial or modification of an application for a Site Development Permit (Process 3) to construct two detached single-family dwellings and a three-car garage with reduced setbacks on a vacant 5,000 square foot site. The applicant is requesting a reduced front yard of 9 foot -2 inches where 10 foot is required, and a 6 foot rear yard where 15 foot is required. The property is located at **1760 Neale Street** between Pringle and Keating Streets, Lots 7 and 8, Block 78 of Middletown Addition, Map No. 384, in the MR-1500 zone of the Mid City Community Plan District of the Uptown Community Plan Area, and within Council District 2.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF OCTOBER 16, 2002

ITEM-5: * **RCP BLOCK - PROJECT NO. 2041**
Otay Mesa Community Plan Area

STAFF: Diane Murbach

Approval, denial or modification of an application for a Site Development Permit to demolish an existing residence and construct a new manufacturing facility for RCP Block and Brick on a 18.93 acre site. The property is located at **7360 Siempre Viva Road** in the Industrial Subdistrict of Otay Mesa Development District in the Otay Mesa Community Plan area, Council District 8. Mitigated Negative Declaration.

RECOMMENDATION:

Approve.

ITEM-6: * **SIDNEY KIMMEL CANCER CENTER - PROJECT NO. 2960**
University Community Plan Area

STAFF: Mike Westlake

Approval, denial or modification of an application for a Site Development Permit and Coastal Development Permit to construct two separate two-story research and development buildings on three previously graded lots located within the La Jolla Spectrum science research park. Lots 1 and 2 will be developed with a 62,055 square-foot scientific research building, and Lot 14 will be developed with a 53,351 square-foot scientific building. Both buildings are two-story with one level below ground for laboratory space and parking. The 6.2-acre site is located at 10905 Altman Row and **3150 Merryfield Row** in the IP-1-1 zone of the University Community Planning Area. The project site is legally described as Lot 1,2 & 14 of La Jolla Spectrum, According to Map thereof No. 12990 within the University Community Plan Area. Mitigated Negative Declaration 41-0311.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF OCTOBER 16, 2002

ITEM-7: **COSTA VERDE EAST VILLAGE - PROJECT NO. 2330**
University Community Plan Area

STAFF: Tim Daly

Approval, denial or modification of an application for a Tentative Map Waiver for 594 new condominium units on a 4.51 acre site located at **8775-8875 Costa Verde Boulevard** within the University Community Plan area.

RECOMMENDATION:

Approval.

ITEM-8: *** EXXON MOBIL OIL CLAIREMONT MESA - PROJECT NO. 3379**
Kearny Mesa Community Plan Area

STAFF: Judy Johnson

Approval, denial or modification of an application for a Conditional Use Permit to construct and operate a 9,793 square foot Exxon Mobil gas station with eight fueling dispensers, with an overhead canopy; a convenience store (including off-site beer/wine sales); and a car wash on a 1.19 acre site, located at **9187 Clairemont Mesa Boulevard** within the Kearny Mesa Community Plan area. Mitigated Negative Declaration 42-0347.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF OCTOBER 16, 2002

ITEM-9: *** PETO RESIDENCE ADDITION TO COVE COTTAGE - PROJECT NO. 1490**

La Jolla Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for the addition of a new approximately 1,119 square foot, second story residence over an existing 1,196 square foot restaurant on a 2,780 square foot site. The existing restaurant is a designated heritage site. The project site is located at **1043 Coast Boulevard South** (also known as 8030 Girard Avenue), at the corner of Coast Boulevard South and Girard Avenue, within the Zone 1A of the La Jolla Planned District, the Coastal Zone (Nonappealable area), the Proposition "D" 30'-0" Height Limit Area, and the Beach Impact Area, within the La Jolla Community Plan area. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

ITEM-10: **ZELTON MAP WAIVER - PROJECT NO. 2213**

College Area Community Plan Area

STAFF: Patrick Hooper

Approval, denial or modification of an application for a Map Waiver to waive the requirement of a Tentative Map in order to create two lots from an existing 0.6 acre site located at **6620 Saranac Street** within the College Area Community Plan area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF OCTOBER 16, 2002

ITEM-11: **R7 PARKING STRUCTURE - PROJECT/PERMIT NO. 2002-45**
Centre City Community Plan Area

STAFF: Brad Richter, CCDC Principal Planner

Approval, denial or modification of an application for the R7 Parking Structure, a proposal for a 1,230-space parking garage located **on the full block bounded by K and L streets, 6th and 7th avenues** in the East Village District of the Centre City Community Plan area. The 6-story, 7-level plus basement garage will have a height of 65-75 feet and will contain 1,000 public parking spaces, 230 parking spaces for the Omni Hotel under construction to the south, and 15,000 square feet of street level retail space. The application is requesting an Exception to the requirement for street level uses along 6th and 7th avenues within the Centre City Community Plan area.

RECOMMENDATION:

Approval.