

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 17, 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: Ken Teasely

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: **(cont. from 8/20/03)  
\*PACIFIC BELL- LINDA VISTA - PROJECT NO. 4040  
Linda Vista Community Plan Area**

**STAFF: Judy Johnson/Bill Tripp**

Approval, denial or modification of an application for a Conditional Use Permit to construct a three-story, 25,932 square-foot addition to an existing telecommunications building (switching station). The project would include shared access and shared parking. The site is located a **7847 Linda Vista Road**, in the Linda Vista Community Plan area. Negative Declaration 42-0466.

**RECOMMENDATION:**

Approval.

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ITEM-5: (cont. from 9/10)  
**\*WEAVER RESIDENCE – PROJECT NO. 4821**  
Uptown Community Plan Area

**STAFF: Linda French**

Approval, denial or modification of an application for a Variance to reduce the required front yard setback to 3'6" where 10'0" is required for a 1,168 square foot, first and second story addition to an existing 678 square foot residence. The property is located at **2811 Reynard Way** in the Mid City Communities Planned District in the Uptown Community Plan. Negative Declaration.

**RECOMMENDATION:**

Approval.

ITEM-6: (cont. from 9/10)  
**TEXAS HEIGHTS – PROJECT NO. 8052**  
Greater North Park Community Plan Area

**STAFF: Linda French**

Approve, or deny an application for a Map Waiver and waive the requirement for under grounding of existing overhead utilities to convert 4 residential units to condominiums on a 0.22 acre site at **4487 Texas Street** in the Mid-City Communities Planned District within the Greater North Park Community Plan.

**RECOMMENDATION:**

Approval.

ITEM-7: **BENSON CONDOS – PROJECT NO. 4929**  
Mission Beach Community Plan Area

**STAFF: Robert Korch**

Approve, Modify or deny an application for an application for a Map Waiver, Coastal Development Permit and a Variance to demolish three existing dwelling units and construct a new approximately 4,358, three-unit condominium on a 4,320 square-foot, RS zoned lot addressed as **3648 Bayside Walk** within the boundaries of the Mission Beach Precise Plan area. The Variance would permit a tandem parking space in the interior side yard without one of the spaces being enclosed. The property is within the California Coastal Zone and subject to the City's Coastal Height Overlay Zone within the Mission Beach Community Plan Area.

**RECOMMENDATION:**

Approval.

ITEM-8: **MILLER RESIDENCE – PROJECT NO. 6161**  
Uptown Community Plan Area

**STAFF: Patrick Hooper**

Approve, conditionally approve, or deny an application for Site Development Permit to realign an existing driveway serving a single-family residence located at 4215 Arista Street.

**RECOMMENDATION:**

Approval.

ITEM-9: **ULTRAMAR GAS STATION – PROJECT NO. 5912**  
Kearny Mesa Community Plan Area

**STAFF: Bill Tripp**

Approve, conditionally approve, or deny an application to amend Conditional Use Permit (CUP) 94-0225 which permitted an existing service station which includes the sales of alcoholic beverages, specifically beer/wine – said CUP amendment to allow for the addition of liquor sales. The property is addressed as **5345 Kearny Villa Road** and legally described as Lot 2 of Atlas Park, Unit No. 2, and Map No. 5818. The property is zoned IL-3-1(Industrial-Light), formerly M-1A Zone with in the Kearny Mesa Community Plan.

**RECOMMENDATION:**

Approval.