

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 21, 2004  
CLOSED SESSION, 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 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:     **\* THE ROCK ACADEMY AND CHURCH – PROJECT NO. 9113**  
City Council District: 2; Plan Area: Peninsula

**STAFF:       PJ Fitzgerald**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to renovate the existing 250,000-square-foot Building #94 (formerly educational use) at Liberty Station (formerly the Naval Training Center (NTC)) for use as a private school and church including a 3,500-seat sanctuary. The 4.12 acre site is located at **2320 Truxtun Road** (APN 450-820-14-00) in the CR-1-1 zone of the NTC Precise Plan in the Peninsula Community Plan, Airport Environs Overlay, and Coastal Overlay Zone. Mitigated Negative Declaration. Report No. HO-04-005.

**RECOMMENDATION:**

Approval.

ITEM-5:       **KELLER RESIDENCE – PROJECT NO. 3251**  
City Council District: 3; Plan Area: Kensington-Talmadge

**STAFF:       Jeffrey Peterson**

Approve, conditionally approve, or deny an application for a Variance to reduce the required 15-foot front yard setback to a 9-foot front yard setback, for the construction of a 110 square foot entry addition to an existing single family residence. The project is located at **4534 W. Talmadge Drive** in the RS-1-7 zone within the Kensington-Talmadge Community Planning Area. Exempt from environmental. Report No. HO-04-052

**RECOMMENDATION:**

Deny

ITEM-6:       **CAIRO MAP WAIVER – PROJECT NO. 6758**  
City Council District: 3; Plan Area: Uptown

**STAFF:       Jeffrey Peterson**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to create nine (9) residential condominium units and seven (7) residential/commercial units in a mixed use residential/commercial complex that obtained a building permit on April 27, 2003 and is currently under construction; and to waive the requirements to underground existing overhead utilities on the 0.305 acre site. The project is located at **3788 Park Boulevard** in the CN-2 zone of Mid-City Communities Planned District in the Uptown Community Planning Area. Exempt from environmental. Report No. HO-04-053.

**RECOMMENDATION:**

Approval.

ITEM-7:       **SAVANNAH TERRACE MAP WAIVER – PROJECT NO 18695**  
City Council District: 5; Plan Area: Sabre Springs

**STAFF:       Cathy Middlested**

Approve, conditionally approve, or deny an application for a Map Waiver requesting to waive the requirements for a Tentative Map to create and allow the 288 multi-family residential apartments currently under construction to condominium units for sale, located at the northeast corner of Poway Road and

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Sabre Springs Parkway in the Sabre Springs Community Planning Area. Exempt from environmental. Report No. HO -04-048

**RECOMMENDATION:**

Approval.

ITEM-8: **FLYNN RESIDENCE – PROJECT NO. 18508**

City Council District: 1; Plan Area: La Jolla Community Plan/La Jolla Shores Planned District

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for a Site Development Permit to construct a 2,361 square-foot first and second floor addition to an existing 1,682 square-foot single-family residence on a 5,500 square-foot lot zoned SF within the boundaries of the La Jolla Community Plan Area and La Jolla Shores Planned District at 8281 Paseo Del Ocaso. Exempt from environmental. Report No. HO-04-046.

**RECOMMENDATION:**

Approval.