

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JUNE 9, 2004  
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 619-236-5679 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: Tracey Elliot-Yawn**

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:       **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:       **\*LEDE RESIDENCE – PROJECT NO. 12043**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Approve, conditionally approve, or deny an application for a Coastal Development and Site Development Permit (for location within La Jolla Shores Planned District) to construct an new 2,275 square foot subterranean garage to be added to an existing single family residence on a 21,408 square foot property. The project site is located at **2605 Ruelle Nicole**, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and within the La Jolla Community Plan Area. Negative Declaration Project.  
Report NO. HO-04-084

**RECOMMENDATION:**  
Approval.

ITEM-5:        **\*RANCHO BERNARDO OFF-LEASH DOG PARK**  
                  **PROJECT NO. 22413**  
                  City Council District: 5; Plan Area: Rancho Bernardo

**STAFF:        Cathy Middlested**

Approve, conditionally approve, or deny an application for a Site Development Permit for an off-leash dog park that would include three off-leash fenced dog areas, a pedestrian walkway with lights, and additional parking spaces with lighting on 2.66 acres of Open Space land located north of Agumiel Road and at the southern end of the existing Rancho Bernardo Community Park, at **18448 West Bernardo Drive** in the Ranch Bernardo Community Plan Area. Mitigated Negative Declaration. Report No. HO-04-065.

**RECOMMENDATION:**  
Approval

ITEM-6:        **FORTUNA AVENUE MAP WAIVER – PROJECT NO. 6115**  
                  City Council District: 2; Plan Area: Pacific Beach

**STAFF:        Robert Korch**

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding and Coastal Development Permit to convert four existing residential apartment units to condominium ownership located at **1980-1986 Fortuna Avenue** on the northwest corner of Morrell Street and Fortuna Avenue in the RM-1-1 zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Zone, and Beach Parking Impact Overlay within the boundary of the Pacific Beach Community Plan Area. Report No. HO-04-068.

**RECOMMENDATION:**  
Approval

HEARING OFFICER DOCKET OF JUNE 9, 2004

**ITEM-7: CAL MEX TRUCK PARK – PROJECT NO. 4085**

City Council District: 8; Plan Area: Otay Mesa

**STAFF: Patricia Graski**

Approve, conditionally approve, or deny an application for construction of temporary, five year, truck parking and storage facility. The proposal includes four office trailers, tie downs, and Americans with Disabilities (ADA) ramps with 422 parking spaces. The 13.25-acre site is located at **8111 Airway Road** in the Otay Mesa Development District (OMDD) Industrial Subdistrict Zone of the Otay Mesa Community Plan. Mitigated Negative Declaration. Report No. HO-04-081.

**RECOMMENDATION:**

Approval

**ITEM-8: GASLAMP SQUARE – PROJECT NO. 6918**

City Council District: 2; Plan Area: Centre City

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Map Waiver for 223 condominium units and 2 commercial units on a 1.381 acre site at **402 5<sup>th</sup> Avenue** within the Gaslamp Quarter Planned District area of the Centre City Planned District. Report No. HO-04-077.

**RECOMMENDATION:**

Approval

**ITEM-9: GUY HILL CADILLAC SIGN – PROJECT NO. 4780**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Sandra Teasley**

Approve, conditionally approve, or deny an application for a Neighborhood Use Permit to reallocate signage, and a variance to locate two ground signs within the front yard setback. The site is located at **4275 E. Mission Bay Drive** at the Guy Hill Cadillac car dealership within the Pacific Beach Community Planned area. Report No. HO-04-080.

**RECOMMENDATION:**

Approval