

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
OCTOBER 12, 2005 -  
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 (ALD's) 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 OFFICERS ASSIGNED TO TODAY'S HEARING: Bob Didion**

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: - *Continued from October 5, 2005*

**TLC MEMORIAL GARDEN - PROJECT NO. 54683**

City Council District: 7 Plan Area: Tierrasanta

**STAFF: - John Cruz**

Conditional Use Permit (CUP) to amend CU C-17769 for a new memorial garden with monuments and memorial wall for an existing church in the RS-1-1 Zone within the Tierrasanta Community Plan at **11240 Clairemont Mesa Blvd.** Exempt from environmental. Report No. HO-05-185

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF OCTOBER 12, 2005 -

ITEM-5: **FOX CANYON NEIGHBORHOOD PARK - PROJECT NO. 70422**

City Council District: 7 Plan Area: La Jolla

**STAFF: - Patricia Grabski**

Site Development Permit (SDP) to develop an approximately 1.9-acre passive park. The site is bounded by Landis Street and Sterling Court on the north and south and Altadena Avenue and Winona Avenue on the east and west within the City Heights Neighborhood of the Mid-City Communities Planning area. The project also proposes the development and realignment of an existing paper street (Ontario Avenue). Ontario Avenue will be constructed to be 28-foot wide and includes a 5-foot wide sidewalk. A prefabricated vehicular bridge will be installed across Auburn Creek to connect Winona Avenue and Ontario Avenue and on the north and south sides of the creek adjacent to Ontario Avenue within the 20-foot buffer area. Landis Street (an existing paper street on the northern property boundary) would serve as the trail on the north side of the creek. Mitigated Negative Declaration No. 70422. Report No. HO-05-176

**RECOMMENDATION:**

Approve

ITEM-6: - **CONVENIENCE STORE - PROJECT NO. 4977**

City Council District: 3 Plan Area: Mid-City Communities

**STAFF: - Sandra Teasley**

Conditional Use Permit to remodel an existing 1,169 square foot, previously conforming service station by converting three service bays to a 1,169 square foot convenience store with a new 182 square foot, second floor office and to allow the off-site sale of beer and wine. The Property is located at **2830 Grand Avenue** within the Pacific Beach Community Plan Area. Report No. HO-05-186

**RECOMMENDATION:**

Approve

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ITEM-7: - **THOMAS RESIDENCE - PROJECT NO. 62672**

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

**STAFF: - Robert Korch**

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 3,305 square-foot, three-story single-family residence with attached 599 square-foot garage, a 580 square-foot accessory building and a 78 square-foot storage shed on a 7,156 square-foot lot zoned SF and located at **2336 Camino Del Collado** within the boundaries of the La Jolla Community plan area, La Jolla Shores Planned District, the Coastal Overlay Zone (non-appealable area) and the Coastal Height Limit. .  
Negative Declaration No. 62672 Report No. HO-05-180

**RECOMMENDATION:**

Approve

ITEM-8: - **2911 UPSHUR STREET MAP WAIVER - PROJECT NO. 57935**

City Council District: 2 Plan Area: Peninsula

**STAFF: - Laila Iskandar**

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert three existing residential units to three condominiums, on a 0.11-acre site. The property is located at **2911-2915 Upshur Street** in the RM-3-9 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, and the Beach Parking Impact Overlay Zone, within the Peninsula Community Plan and Local Coastal Program and Council District 2. Exempt from environmental.  
Report No. HO-05-181

**RECOMMENDATION:**

Approve

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ITEM-9: - **BAYSIDE WALK MAP WAIVER - PROJECT NO. 69252**

City Council District: 2 Plan Area: Mission Beach

**STAFF: - Glenn Gargas**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to create 3 residential condominium units (under construction), also with a requested waiver of the requirement to underground utility lines, on a 4,835 square-foot or 0.11 acre property. The project site is located at **3302 Bayside Walk**, in the R-S Zone of Mission Beach Planned District, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, and within the Mission Beach Community Plan Area. Exempt from environmental.  
Report No. HO-05-182

**RECOMMENDATION:**

Approve