

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 19, 2006  
COMMITTEE ROOM, 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 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> Avenue, 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     **4428 36<sup>th</sup> STREET MAP WAIVER - PROJECT NO. 81315**  
City Council District: 3; Plan Area: Mid- City

**STAFF:       Paul Godwin**

Map Waiver to convert four (4) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.14-acre site located at **4428 36<sup>th</sup> Street**, on the west side of 36<sup>th</sup> Street, between Meade Avenue and Monroe Avenue. The site is located within the RM-1-1 zone of the Central Urbanized Planned District, in the Normal Heights neighborhood of the Mid-City Communities Plan area. Exempt from Environmental. Report No. HO-06-069

**RECOMMENDATION**

Approve

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ITEM-5: **\*SDG&E METRO C & O BASE – PROJECT NO. 68130**  
City Council District: 8; Plan Area: Southeastern

**STAFF: Sandra Teasley**

Permit to demolish two modular buildings and a 15,852-square-foot office building to allow the construction of a new 29,000-square-foot administration building on a 15.58-acre site for the San Diego Gas and Electric Company. The project includes a variance for overheight fencing along a portion of the site's perimeter. The site is located at **735 33rd Street**. Mitigated Negative Declaration No. 68130. Report No. HO-06-079

**RECOMMENDATION:**

Approve

ITEM-6: **3311 DATE STREET MAP WAIVER – PROJECT NO 78799**  
City Council District: 3 Plan Area: Greater Golden Hill

**STAFF: Kathy Henderson**

Map Waiver application to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums and waiver for undergrounding overhead utilities on a 0.11 acre site at **3311 Date Street** in the RS-1-7 Zone within the Greater Golden Hill Community Plan. Exempt from Environmental. Report No. HO-06-087

**RECOMMENDATION:**

Approve

ITEM-7: **3959 30<sup>TH</sup> STREET MAP WAIVER – PROJECT NO 90641**  
City Council District: 3 Plan Area: Greater North Park

**STAFF: Kathy Henderson**

Map Waiver application to waive the requirements of a Tentative Map to create 6 commercial condominiums (under construction) on a 2.06 acre site at **3959 30th Street** in the MR-1000 Zone of Mid City Communities Planned District within the Greater North Park Community Plan. Exempt from Environmental. Report No. HO-06-089

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**RECOMMENDATION:**

Approve

ITEM-8: **4635-37 DEL MONTE MAP WAIVER – PROJECT NO 80801**  
City Council District: 2 Plan Area: Peninsula

**STAFF: Cory Wilkinson**

Coastal Development Permit and Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert two existing residential units at **4635 - 4637 Del Monte Avenue** to condominiums on a 0.160 acre site in the RM-1-1 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach and Airport Environs Overlay Zones, Ocean Beach Emerging Historic District, Council District 2.

**RECOMMENDATION:**

Approve

ITEM-9: **\*PACIFIC COAST OFFICE BUILDING - PROJECT NO 54384**  
City Council District: 6 Plan Area: Mission Valley

**STAFF: Anne B Jarque**

Site Development Permit to construct an approximate 10,000 square foot office building on an approximate five-acre site containing environmentally sensitive lands, located east of the southerly terminus of Scheidler Way, south of the 3300 block of Camino Del Rio South in the MV-CO zone of the Mission Valley Planned District. Mitigated Negative Declaration No. 54384.  
Report No. HO-06-102

**RECOMMENDATION:**

Approve