

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 10, 2006
CITY COUNCIL CHAMBERS 12TH 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 3rd floor of the Development Service Department, located at 1222 1st 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 - **PACIFIC BEACH CONVENIENCE - PROJECT NO 4977**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Sandra Teasley

Remodel an existing previously conforming service station through the following improvements: 1) expand an existing convenience store by remodeling the 1,619 automobile repair station and convenience store (automobile service bays total 1,100 square feet; convenience store totals 519 square feet) to a 1,619 square-foot convenience store with a new 182-square-foot, second floor office above. This Conditional Use Permit includes a request to allow the sale of beer and wine. The property is located at 2830 Grand Avenue. Negative Declaration 4977. Report No. HO-06-080.

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF MAY 10,2006 -
ITEM-5: **4370 SANTA MONICA MAP WAIVER – PROJECT NO. 83495**
City Council District: 2; Plan Area: Peninsula

STAFF: Laila Iskander

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert two existing residential units to two condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at 4570 Santa Monica Avenue in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limit Overlay Zone, the Airport Environs Overlay Zone, and the Airport Approach Overlay Zone, within the Peninsula Community Plan and Local Coastal Program Land Use Plan. Exempt from Environmental Report No. HO-06-085.

RECOMMENDATION:

Approve

ITEM-6: - **PETERSON RESIDENCES – PROJECT NO 83027**
City Council District: 2 Plan Area:Ocean Beach

STAFF: Laila Iskander

Coastal Development Permit to demolish an existing garage and construct a new 2,812square -foot duplex above a 900square -foot garage on a 5,250 square-foot site with an existing 742 square-foot single-family dwelling. The property is located at 4811 Pescadero Avenue in the RM-2-4 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (appealable area), First Public Roadway, Beach Parking Impact Overlay Zone and the Ocean Beach Cottage Emerging District within the Ocean Beach Precise Plan and Local Coastal Program Area and Council District 2. Exempt from Environmental. Report No. HO-06-111.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 10,2006 -

ITEM-7: - **4301 VALLEJO TENTATIVE MAP- PROJECT NO. 86281**
Council District: 6 Plan Area: Clairemont Mesa.

STAFF: Jeanette Temple

Tentative Map to create two parcels from one existing 0.27 acre site at 4301 Vallejo Avenue in the RS-1-7 zone of the Clairemont Mesa Community Plan, Clairemont Mesa Height Limit Overlay Zone. Exempt from Environmental. Report No. HO-06-115.

RECOMMENDATION:

Approve