

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
MAY 16, 2007 -  
COUNCIL 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 Services Building, 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 619-321-3208 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: 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: - **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: - **WEBSTER UNIVERSITY- PROJECT NO. 120251**  
City Council District: 3 Plan Area: University

**STAFF: - Laura Black**

Coastal Development Permitto allow a 5,900 square-foot University use, for a total of 65 students, within an existing two story, 66,574 square foot building. The 7.12 acre site is located at 6333 Greenwich Drive in the IP-2-1, Airport Environs Overlay Zones within the University Community Plan. Exempt from environmental. Report No. HO -07-100

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 16, 2007 -

ITEM-5: - **6405 MIRA MESA MAP WAIVER- PROJECT NO. 119619**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: - Laura Black**

Map Waiver to waive the requirements of a Tentative Map to create 26 commercial condominium units within two, two-story, 18,800 square-foot buildings, on a 2.08 acre site located at 6405 Mira Mesa Boulevard in the IL-2-1 and Airport Influence Overlay Zones within the Mira Mesa Community Plan. Exempt from environmental. Report No. HO -07-098

**RECOMMENDATION:**

Approve

ITEM-6: - **SAN DIEGO WINE COMPANY- PROJECT NO. 121724**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: - Laura Black**

Conditional Use Permit for an alcohol beverage outlet within an existing 4,924 square foot retail space located at 7080 Miramar Road in the CC-4-2 and Airport Influence Overlay Zones within the Mira Mesa Community Plan. Exempt from environmental. Report No. HO-07-099

**RECOMMENDATION:**

Approve

ITEM-7: - **CLAIREMONT CENTER - PROJECT NO. 106620**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF: - Jeff Robles**

Site Development Permit for construction of a one story, 5,898 square foot commercial building with public improvements on a vacant 0.511 acre site located at 4592 Clairemont Drive. Mitigated Negative Declaration No. 106620. Report No. HO-07-075

**RECOMMENDATION:**

Approve

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ITEM-8: - **3825 KETTNER MAP WAIVER - PROJECT NO. 88593**  
City Council District: 2; Plan Area: Uptown

**STAFF: - Michelle Sokolowski**

Waive the requirements of a Tentative Map to convert four (4) existing apartments to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.13-acre site located at 3825 -31 Kettner Boulevard in the MR-1500 Zone of the Mid-City Communities Planned District, the Transit Area Overlay Zone, and the Airport Approach Overlay Zone, within the Uptown Community Plan area. Exempt From environmental. Report No. HO-07-085

**RECOMMENDATION:**

Approve

ITEM-9: - **6195 MONTEZUMA ROAD- PROJECT NO. 101814**  
City Council District: 7; Plan Area: College

**STAFF: - Jeannette Temple**

Site Development Permit to construct 40 residential for-rent units on a 0.539 acre site at 6195 Montezuma Road in the RM-3-9, Community Plan Implementation Overlay Area B, Campus Parking Impact Overlay zones within the College Area Community Plan area. Mitigated Negative Declaration No.101814. Report No. HO-07-103

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 16, 2007

ITEM-10: - **POINT LOMA NAZARENE UNIVERSITY RETAINING WALL-  
PROJECT NO. 119009**

City Council District: 2; Plan Area: Peninsula

**STAFF: - Patrick Hooper**

Coastal Development Permit and Site Development Permit to construct a new retaining wall for slope stabilization. The new retaining wall would be located adjacent to the gymnasium near the right field wall of the existing baseball field. The project site is located at 3930 Loma Land Drive with in the Peninsula Community Plan area. Exempt from environmental. Report No. HO-07-107

**RECOMMENDATION:**

Approve

ITEM-11: - **MEDIAFLO ANTENNA YARD - PROJECT NO. 97692**

City Council District: 1; Plan Area: University

**STAFF: - Morris Dye**

Conditional Use Permit, to install five broadcast antennas on a 6.705 acre site at 4875 Eastgate Mall in the IH-2-1 Zone of the University Planning Area. Negative Declaration No. 97692. Report No. HO-07-108

**RECOMMENDATION:**

Approve