

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 6, 2008  
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 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:** Gary Geiler

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ITEM-2: **REQUESTS FOR CONTINUANCES AND OR WITHDRAWN**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **\*MERRILL GARDENS – PROJECT NO. 127882**  
City Council District: 2; Plan Area: Uptown

**STAFF: Renee Mezo**

Conditional Use Permit and Site Development Permit to construct 84 senior housing units and to allow deviations from the underlying zone. The site is located at 2567 Second Avenue in the MCCPD-MR-800B (Multi-family Residential) and MCCPD-NP-3 (Neighborhood-Professional) Zones of the Mid-City Communities Planned District within the Uptown Community Planning Area and Council District 2.  
Mitigated Negative Declaration No. 127882. Report No. HO-08-015

**RECOMMENDATION:**  
Approve

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ITEM-5:        **\*VARNEY VILLAS #2 - PROJECT NO. 5122**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF:        Will Zounes**

Tentative Map to create three parcels from a 36,000 square foot lot, on the south side of Varney Drive, East of S. 65<sup>th</sup> Street, West of Leghorn Avenue, North of Plaza Cuernavaca and south of Skyline Drive. in the SF-5000 zone of the Southeastern San Diego Planned District.  
Mitigated Negative Declaration No. 5122. Report No. HO-08-012

**RECOMMENDATION:**  
Approve

ITEM-6:        **4755 34<sup>th</sup> STREET MAP WAIVER - PROJECT NO. 140581**  
City Council District: 3; Plan Area: Normal Heights

**STAFF:        Laura Black**

Map Waiver to waive the requirement of a Tentative Map and waiver of undergrounding overhead utilities to create 2 residential condominiums (under construction) on a 6,650 square foot site located at 4755 34<sup>th</sup> Street in the RM-1-1 Zone of the Central Urbanized Planned District within the Normal Heights Neighborhood of Mid-City Communities Plan Area and the Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-08-027

**RECOMMENDATION:**  
Approve

ITEM-7:        **T-MOBILE MCLAUGHLIN - PROJECT NO. 129020**  
City Council District: 7; Plan Area: Navajo

**STAFF:        Simon Tse**

Site Development Permit (Process 3) for the installation of two (2) faux chimneys containing a total of four (4) panel antennas on the existing commercial building rooftop. The associated equipment cabinets shall be located on the rear property, behind the fence not visible to the public. The property is located 7880 Golfcrest Drive, within the CN-1-2 zone and the Navajo Community Planning area. Exempt from Environmental.  
Report No. HO-08-024.

**RECOMMENDATION:**  
Approve

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ITEM-8: **T-MOBILE HYDRO AGRI - PROJECT NO. 128495**  
City Council District: 8; Plan Area: Barrio Logan

**STAFF: Simon Tse**

Site Development Permit and Coastal Development Permit (Process 3) for the installation of nine (9) panel antennas concealed behind a rooftop screen wall on the existing industrial building. The associated ground equipment shall be concealed behind an 8'-0" high chain link fence with wood slats. The property is located at 1770 Thor Street, within the Barrio Logan Planned District Subdistrict D zone, Coastal Overlay Zone Non-Appealable Area 2 and the Barrio Logan Community Planning area. Exempt from Environmental. Report No. HO-08-023

**RECOMMENDATION:**  
Approve

ITEM-9: **HANAIEI HOTEL - PROJECT NO. 114212**  
City Council District: 6; Plan Area: Mission Valley

**STAFF: Patrick Hooper**

Site Development Permit to construct an approximately 10,000 square-foot addition for an exhibit hall on the existing parking area of the Hanalei Hotel at 2270 Hotel Circle North. Exempt from Environmental. Report No. HO-08-026

**RECOMMENDATION:**  
Approve

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ITEM-10: **729 JERSEY COURT APARTMENTS - PROJECT NO. 117184**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Jeannette Temple**

Coastal Development Permit to demolish four existing apartments and build two, 2 unit three story apartment buildings and lot consolidation on a 4,800-square-foot site. The property is located at 729-735 Jersey Court in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan area, Coastal Height Limit, Coastal (appealable), Parking Impact, Residential Tandem Parking and Transit Area Zones. Exempt from Environmental Report No. HO-08-023

**RECOMMENDATION:**  
Approve