

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 4, 2009  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
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 OFFICER 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 OR WITHDRAWALS**

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

ITEM-4: **\*KENNEDY RESIDENCE - PROJECT NO. 104691**  
City Council District: 3; Plan Area: City Heights

**STAFF: Renee Mezo**

Variance (Process 3) to reduce the required setback and a Neighborhood Use Permit for development within Environmentally Sensitive Lands for the construction of an approximate 2,155 square-foot single-family residence. The 0.16-acre site is located at 2540 Highland Avenue in the OR-1-1 Zone and the City Heights Redevelopment Project Area within the City Heights Neighborhood of the Mid-City Communities Plan Area.  
Mitigated Negative Declaration 104691. Report No. HO-09-006

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF FEBRUARY 4, 2009

ITEM-5:       **WEST MOUNTAIN VIEW MAP WAIVER - PROJECT NO. 151733**  
City Council District: 3; Plan Area: Mid-City

**STAFF:**       **Renee Mezo**

Tentative Map to convert (3) three existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.14-acre site. The property is located at 4648 West Mountain View in the RS-1-7 Zone of the Central Urbanized Planned District, the Federal Authority Administration Part 77 Overlay Zone (Montgomery Field), the Transit Area Overlay Zone within the Normal Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from Environmental. Report No. HO-09-007

**RECOMMENDATION:**

Approve

ITEM-6:       **4257 THIRD AVENUE MAP WAIVER - PROJECT NO. 138033**  
City Council District: 3; Plan Area: Uptown

**STAFF:**       **Paul Godwin**

Tentative Map Waiver, including a request to waive the requirement to underground the existing overhead utilities, to allow the creation of five residential condominium units in a multi-family building that is currently under construction, on a 0.11-acre site located at 4257 Third Avenue, in the MR-800B Zone of the Mid-City Communities Planned District, within the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-09-005

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF FEBRUARY 4, 2009

ITEM-7:        **\*ALLEN RESIDENCE - PROJECT NO. 150704**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Vena Lewis**

Site Development Permit to construct a 2,756 square-foot addition/remodel to the existing 3,797 square-foot single family residence. The project proposes to demolish and remodel the kitchen, dining area, and master bedroom of the existing residence; and construct a 1,233 square-foot addition to an existing 234 square-foot detached pool cabana with a 30 square-foot addition to an enclosed 32 square-foot pool equipment room; construct a 504 square-foot detached office building with an attached equipment room, an 847 square-foot tuck-under garage, and a new swimming pool. Moreover, the project also proposes to replace the wood shake roof with an approved Class-A material; and remove and repair/replace all existing windows and doors. The project site is within the La Jolla Shores Planned District SF zone of the La Jolla Community Plan Area. Negative Declaration No. 150704. Report No. HO-09-010

**RECOMMENDATION:**

Approve

ITEM-8:        **\*SOUTH BAY OTAY MESA - PROJECT NO. 147595**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF:        PJ Fitzgerald**

Site Development Permit (SDP) to construct two industrial office/warehouse buildings totaling 335,500-square-feet (Building 1 = 191,900-square-feet, Building 2 = 143,600square-feet). The 17.6-acre property is located at 6075 Otay Mesa Road in the Commercial Subdistrict of the Otay Mesa Development District (OMDD), Airport Influence Area and FAA Part 77 overlay zones, within the Otay Mesa Community Plan Area. Negative Declaration No. 147595. Report No. HO-08-175

**RECOMMENDATION:**

Approve