

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 29, 2009  
CLOSED SESSION COMMITTEE ROOM, 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 OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler & 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 OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **DRIBBEN RESIDENCE - PROJECT NO. 162138**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Jeffrey A. Peterson**

Coastal Development Permit and Variance to demolish existing residence and construct a 1,367 square foot single family residence with an attached 206 square foot garage on a 0.03 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 837 Salem Court in the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-09-042

**RECOMMENDATION:**

Approve

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ITEM-5:        **\*WEST LEWIS STREET & FALCON STREET - PROJECT NO. 162138**  
City Council District: 2; Plan Area: Uptown

**STAFF:**        **Vena Lewis**

Site Development Permit to develop a 9,900 square-foot mini park to be accomplished in two phases. The proposed project site is situated at the intersections of a paper section of West Lewis Street and a vacated portion of Falcon Street (for Phase I) and at Goldfinch Street and West Lewis Street (for Phase II) within the RS-1-1 and MR-1000 zones of the Uptown Community Plan. Mitigated Negative Declaration No. 150839.  
Report No. HO-09-042

**RECOMMENDATION:**

Approve

ITEM-6:        **860 AGATE MAP WAIVER - PROJECT NO. 161894**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:**        **Linda D. French**

Map Waiver to waive the requirements of a Tentative Map and under grounding overhead utilities to convert 2 existing residential units to condominiums on a 0.16 acre site. The property is located at 860 Agate Street in the RM-1-1 Zone within the Pacific Beach Community Plan, Coastal Height Limit and Transit Overlay Area. Exempt from Environmental. Report No. HO-09-043

**RECOMMENDATION:**

Approve

ITEM-7:        **VERIZON WIRELESS CANYON CREST ROW - PROJECT NO. 150220**  
City Council District: 1; Plan Area: Pacific Highlands Ranch

**STAFF:**        **Simon Tse**

Conditional Use Permit (Process 3) for a wireless communication facility consisting of a replacement light pole supporting 3 antennas with associated equipment cabinets on the ground adjacent to the pole. The facility is located within the City of San Diego Right-Of-Way on the southeast side of the 5900 block of Village Center Loop Road in the RM-1-2 Zone of the Pacific Highlands Ranch Community Plan Area, and Council District 1. Exempt from Environmental. Report No. HO-09-046

**RECOMMENDATION:**

Approve

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ITEM-8: **HOLMES RESIDENCE - PROJECT NO. 172434**

City Council District: 1; Plan Area: La Jolla

**STAFF: Laila Iskandar**

Site Development Permit to allow for a 1,678 square-foot second story addition to an existing single family residence, on a 0.22-acre site. The property is located at 1925 Soledad Avenue, in the Single Family Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan Area. Exempt from Environmental Report No. HO-09-044

**RECOMMENDATION:**

Approve

ITEM-9: **\*PECKHAM PLAZA - PROJECT NO. 153908**

City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Coastal Development Permit and a Site Development Permit to allow the demolition of the existing buildings and construction of a new 15,000 square-foot, two-story commercial/ retail building with 9,130 square feet of covered parking on a 0.42-acre site. The property is located at 5055 North Harbor Drive in the CC-4-2 Zone, Coastal Overlay Zone, Coastal Height Limit Overlay Zone, FAA Part 77 Noticing areas for San Diego International Airport, the Community Plan Implementation Overlay Zone (CPIOZ "Type B" Roseville), the North Bay Redevelopment Project Area of the Peninsula Community Plan and Local Coastal Program Land Use Plan Area. Mitigated Negative Declaration No. 153908. Report No. HO-09-047

**RECOMMENDATION:**

Approve

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ITEM-10: **99 CENT MARKET - PROJECT NO. 168680**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF: PJ Fitzgerald**

Site Development Permit to construct a new 14,009 square-foot commercial building on a 1.13 acre site. The property is located at 2611 Market Street in the CSF-2 Zone of Southeastern San Diego Planned District, FAA Part 77 and Transit Overlay zones, within the Southeastern San Diego Community Plan Area. Exempt from Environmental. Report No. HO-09-049

**RECOMMENDATION:**

Approve

ITEM-11: **MORGAN RESIDENCE - PROJECT NO. 167848**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Derrick Johnson**

Coastal Development Permit to allow the construction of a 558-square-foot addition to an existing duplex on a 0.05-acre site. The project is located at 813 and 815 Deal Court in the R-S Zone of the Mission Beach Planned District, the Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Airport Influence Area Overlay Zone, and the FAA Part 77 Overlay Zone, within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-09-51

**RECOMMENDATION:**

Approve

ITEM-12: **DEL MAR MAP WAIVER - PROJECT NO. 156176**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Morris Dye**

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map and under grounding overhead utilities to create three residential condos (under construction) on a 0.16-acre site at 4916 Del Mar Avenue in the RM-2-4 Zone Coastal Overlay (appealable), Coastal Height Limit, Airport Approach, Airport Influence, FAA Part 77, First Public Roadway, Parking Impact, and Residential Tandem overlay zones, within the Ocean Beach Community Plan Area. Exempt from Environmental. Report No. HO-09-052

**RECOMMENDATION:**

Approve