

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 9, 2009
COUNCIL CHAMBERS, 12TH 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 3rd floor of the Development Services Building, 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 619-321-3208 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: *~Continued from July 8, 2009 & August 5, 2009*
GOLDEN HILL MARKET - PROJECT NO. 172386
City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Derrick Johnson

Site Development Permit and Conditional Use Permit to allow the existing market to sell beer and wine, through a Type 21 Beer and Wine License. The 0.11-acre site is located at 2042 Market Street within the CSF-2-R-3000 Zone of the Southeastern San Diego Planned District, the FAA Part 77 Noticing Area Overlay Zone, the Sherman Heights Historic District Overlay Zone, the District Contributor to Historic Resources Overlay Zone, the Southeastern San Diego Special Character Multi-Family Neighborhood Overlay Zone, and the Transit Area Overlay Zone, within the Southeastern San Diego Community Plan Area. Exempt from Environmental. Report No. HO-09-073

RECOMMENDATION:
Approve

HEARING OFFICER DOCKET OF SEPTEMBER 9, 2009

ITEM-5: **4676 BERMUDA MAP WAIVER - PROJECT NO. 180352**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Laila Iskandar

Coastal Development Permit No. 651625 (amendment to Coastal Development Permit No. 424817) and Map Waiver No. 651626, to convert the two residential units to two condominium interests, including a request to waive the requirement to underground existing overhead utilities, on a 6,983 square-foot (0.16-acre) site. The property is located at 4676 Bermuda Avenue in the RM-1-1 Zone, and subject to the Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Area. Exempt from Environmental. Report No. HO-09-093

RECOMMENDATION:

Approve

ITEM-6: ***ZAHID RESIDENCE - PROJECT NO. 154820**
City Council District: 1; Plan Area: La Jolla

STAFF: Helene Deisher

Coastal Development Permit, Site Development Permit and Variance to construct a 4,917 square-foot addition to the existing two-story, 7,583 square-foot single family residence, a detached, 980 square-foot, three-car garage above a 1,060 guest quarters, a Variance for a 16-foot wide, second driveway (only one driveway is allowed) and the remodel and 250 square foot addition to an existing cabana. The total square footage on the 1.22-acre site will be 12,500 square feet. The site is located at 7884 Lookout Drive in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (Non-Appealable Area 2), Coastal Height Limitation, Transit Area, and the Residential Tandem Parking Overlay Zones within the La Jolla Community Plan Area. Negative Declaration No. 154820. Report No. HO-09-100

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 9, 2009

ITEM-7: **57 DEGREES - PROJECT NO. 178268**
City Council District: 2; Plan Area: Midway/Pacific Highway

STAFF: **Patrick Hooper**

Conditional Use Permit for the sale of alcohol limited to beer and wine within an existing remodeled building located at 1735 Hancock Street in the CC-4-2 Zone within the Midway Pacific Highway Community Plan area. Exempt from Environmental. Report No. HO-09-106

RECOMMENDATION:

Approve