

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 14, 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: 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: *~Continued from July 8, 2009, August 5, 2009 & September 9, 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

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ITEM-5:        **\*AT&T THE BARN - PROJECT NO. 147239**  
City Council District: 1; Plan Area: Del Mar-Mesa

**STAFF:        Alex Hempton**

Conditional Use Permit application for a Wireless Communication Facility (WCF) consisting of twelve panel antennas and associated equipment concealed within a prefabricated metal barn structure totaling approximately 3,840 sq. ft. on an 8.0 acre site located in the AR-1-1 zone. This project is located within the Coastal Overlay Zone, Non-Appealable Area 2. Mitigated Negative Declaration No. 147239. Report No. HO-09-109

**RECOMMENDATION:**

Approve

ITEM-6:        **SEWER AND WATER GROUP 785 - PROJECT NO. 178006**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF:        Patricia Grabski**

Site Development Permit to install 384 linear feet of a new 8-inch sewer main from the Southcrest Avenue south through an urban canyon to Bonus Drive, install one manhole and abandon 679 linear feet of existing sewer main from Southcrest Avenue north through an urban canyon to Whitehaven Way. The work also includes replacement of 1,464 linear feet of existing concrete pipe (CP) and vitrified clay (VC) sewer main, and 1,728 linear feet of cast-iron water main on the adjacent residential streets of Whitehaven Way, Penrose Street, Milton Street, Tokalon Street, Southcrest Avenue and Bonus Drive. Exempt from Environmental. Report No. HO-09-111

**RECOMMENDATION:**

Approve

ITEM-7:        **7-11 CLAIREMONT AND DENVER - PROJECT NO. 182913**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF:        Linda French**

Conditional Use Permit for beer and wine sales in a convenience store under construction. The property is located at 2576 Clairemont Drive in the CC-1-3 Zone within the Clairemont Mesa Community Plan, Clairemont Mesa Height Limit, Federal Aviation Administration Part 77 and Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-09-112

**RECOMMENDATION:**

Approve

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ITEM-8:       **PRESIDIO MARKET - PROJECT NO. 182889**  
City Council District: 6; Plan Area: Linda Vista

**STAFF:       Linda French**

Conditional Use Permit for beer and wine sales for a convenience store in an existing 1,872 square-foot space at 5201 Linda Vista Road in the CC-3-4 Zone within the Linda Vista Community Plan, Federal Aviation Administration (FAA) Part 77, Community Plan Implementation Overlay Area A, Campus Parking Impact. Exempt from Environmental. Report No. HO-09-113

**RECOMMENDATION:**

Approve

ITEM-9:       **BUCHANAN CANYON SEWER B - PROJECT NO. 174362**  
City Council District: 3; Plan Area: Uptown

**STAFF:       Jeffrey A. Peterson**

Site Development Permit to allow for the replacement of 4,492 linear feet of vitrified clay (VC) sewer main with polyvinyl chloride (PVC) pipe. The proposed project site is located within the public right-of way along State Route 163 (commonly referred to as Highway 163) and the adjacent canyons and urban areas, starting from approximately one-quarter mile south of Interstate 8 to one block south of Washington Street. The site is located in the MR-800B, RS-1-7, CN-1A, NP-1 Zones in the Mid-City Communities Planned District within the Uptown Community Plan, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-09-114

**RECOMMENDATION:**

Approve

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ITEM-10: **HORNBLEND TOWNHOMES - PROJECT NO. 177965**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:** Glenn Gargas

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map and under grounding of overhead utilities, to demolish two existing residential units and construct a three-story, four residential condominium dwelling unit structure, to total approximately 5,750 square feet of gross floor area on a 6,226 square foot property. The project site is located at 1365 Hornblend Street, in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from Environmental. Report No. HO-09-115

**RECOMMENDATION:**

Approve