

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 9, 2012  
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 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 March 28, 2012 & April 25, 2012*  
**431 RITCHEY STREET - PROJECT NO. 199505**  
City Council District: 4; Plan Area: Skyline/Paradise Hills

**STAFF: PJ FitzGerald**

Tentative Parcel Map (including waiver to underground existing overhead facilities) to subdivide an existing 0.48 acre site into two (2) lots, including a variance to the RS-1-7 zone to allow the rear portion of the lots to be 48.15' in width where 50 feet is required (at 50' in width the street frontage meets the minimum requirements). The site is located at 431 Ritchey Street in the RS-1-7 Zone within the Skyline-Paradise Hills Community Plan Area.  
Exempt from Environmental. Report No. HO-12-028

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 9, 2012

ITEM-5:        **\*WHALE WATCH WAY RESIDENCE - PROJECT NO. 254765**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Coastal Development Permit and Site Development Permit (Process 3) to demolish two existing residences and construct an approx. 15,958 square foot, two-story, single family residence with a subterranean garage on a 40,206 square foot property. The project site is located at 8440 & 8450 Whale Watch Way, in the SF Zone of La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Plan area. Mitigated Negative Declaration No. 254765. Report No. HO-12-037

**RECOMMENDATION:**

Approve

ITEM-6:        **FATBOY CORNER MARKET - PROJECT NO. 241550**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:        John Patrick Hooper**

Conditional Use Permit for the sale of alcoholic beverages within an existing market and delicatessen located at 3050 University Ave in the CN-1 Zone within the Mid City Communities Planned District within the Greater North Park Community Planning area. Exempt from Environmental. Report No. HO-12-042

**RECOMMENDATION:**

Approve