

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 28, 2012  
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: Chris Larson**

- 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: **PARK & SIXTH MAP WAIVER - PROJECT NO. 260228**  
City Council District: 2; Plan Area: Uptown

**STAFF: Renee Mezo**

Map Waiver to waive the requirements of a Tentative Map to create 37 residential condominium units on a 0.34-acre site at 3102 6th Avenue in the MR-400 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. Exempt from Environmental. Report No. HO-12-024

**RECOMMENDATION:**

Approve

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ITEM-5:        **\*JUNIPER STREET SIDEWALK - PROJECT NO. 234305**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:        Helene Deisher**

Site Development Permit for work within Environmentally Sensitive Lands to modify an asphalt shoulder and install 1,500 linear feet of new sidewalk (5-feet wide), a guardrail, curb, curb ramps, gutter and inlets and construct three retaining walls, along the north side of Juniper Street between 33rd Street and Westland Avenue. Mitigated Negative Declaration No. 234305. Report No. HO-12-027

**RECOMMENDATION:**  
Approve

ITEM-6:        **SPRINT FIRE STATION NO. 26 - PROJECT NO. 244215**  
City Council District: 4; Plan Area: Eastern Area

**STAFF:        Simon Tse**

Conditional Use Permit to modify to an existing Wireless Communication Facility (WCF). This modification consists of nine (9) facade mounted antennas relocated inside the existing 30-foot high structure behind Fiberglass Reinforced Panel (FRP) screen, painted and textured to match the existing building. The equipment associated with this project is located behind a CMU block wall enclosure with a new lattice screen. The property is located at 2850 54<sup>th</sup> Street in the RS-1-7 zone within Eastern City Community Planning Area, Council District 4. Exempt from Environmental. Report No. HO-12-031

**RECOMMENDATION:**  
Approve

ITEM-7:        **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:**

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Approve

ITEM-8: **SANTA MONICA PROJECT - PROJECT NO. 260180**

City Council District: 2; Plan Area: Ocean Beach

**STAFF: PJ FitzGerald**

Coastal Development Permit(s) to demolish an existing structure (previously used as a daycare center) and construct four (4) single family residences (each 2,196 square feet) with four (4) detached, 2-car garages (400 square feet each) on a 13,968-square-foot site (comprised of four legal lots), including variances to the RM-1-1 zone to allow the new garages to observe a zero foot side yard setback where 3'-0" is required, and for the new structure on Lot No. 48 to observe a 5'-0" street yard setback where 10'-0" is required. The site is located at 4689 Santa Monica Avenue in the RM-1-1 Zone, within the Coastal Overlay (non-appealable), Coastal Height Limit, FAA Part 77, Airport Influence Area, Airport Approach, Ocean Beach Cottage Emerging Historical District, within the Ocean Beach Precise Plan area. Exempt from Environmental.  
Report No. HO-12-029

**RECOMMENDATION:**

Approve