

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 9, 2013
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 September 25, 2013*
AKB PETROLEUM - PROJECT NO. 321267
City Council District: 7; Plan Area: Mission Valley

STAFF: Sandra Teasley

A Conditional Use Permit for an upgrade of a Type-20 Liquor License (Off Sale Beer & Wine) to Type-21 (Off Sale General) at an existing 24-hour service station market located at 5494 Mission Center Road. The site is located in the MVPD-MV-CO and within the Airport Influence Area (Montgomery Field) in the Mission Valley Community Plan Area. Exempt from Environmental. Report No. HO-13-080

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 9, 2013

ITEM – 5: ~Continued from September 25, 2013
 PLICE/CHEN - PROJECT NO. 253509
 City Council District: 7; Plan Area: College Area

STAFF: Patrick Hooper

Approve, conditionally approve, or deny an application deemed complete on August 17, 2012 for a Site Development Permit due to the presence of Environmentally Sensitive Lands for slope repair at 5446 and 5454 Hewlett Dr in the RS-1-1 and RS-1-7 Zone within the College Area Community. Exempt from Environmental. Report No. HO-13-088

RECOMMENDATION:

Approve

ITEM – 6: ***ZEGARRA WALLS - PROJECT NO. 90267**
 City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Site Development Permit and Neighborhood Development Permit to allow an unpermitted existing retaining wall constructed adjacent to environmentally sensitive lands to remain in place and an existing unpermitted free standing solid wall along La Jolla Scenic Drive to remain in place with modifications. Additionally the project would restore City owned open space adjacent to the site to the north and revegetate with native plant species and remove an earthen berm. The 0.44-acre site is located at 2974 Caminito Bello in the Single Family (SF) Zone of the La Jolla Shores Planned District within the La Jolla Community Plan. Negative Declaration No. 90267. Report No. HO-13-082

RECOMMENDATION:

Approve

ITEM – 7: **WOODMAN RESIDENCE - PROJECT NO. 279702**
 City Council District: 4; Plan Area: Skyline-Paradise Hills

STAFF: Michelle Sokolowski

Site Development Permit for Environmentally Sensitive Lands to construct a 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant, 0.53-acre site located at 291 Woodman Street in the RS-1-7 Zone within the Skyline Paradise Hills Community Plan. Exempt from Environmental. Report No. HO-13-083

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 9, 2013

ITEM – 8: **4 ON ALBATROSS MAP WAIVER - PROJECT NO. 324243**
City Council District: 3; Plan Area: Uptown

STAFF: Michelle Sokolowski

Tentative Map to create four residential condominium units (under construction), and to waive the requirement to underground existing offsite overhead utilities. The 0.119-acre project site is located at 4069 Albatross Street, in the MR-800B Zone of the Mid-City Communities Planned District, within the Uptown Community Plan area. Exempt from Environmental. Report No. HO-13-085

RECOMMENDATION:

Approve

ITEM – 9: **OSTEND COURT DUPLEXES - PROJECT NO. 321731**
City Council District: 2; Plan Area: Mission Beach

STAFF: Morris Dye

Extension of Time (EOT) for Coastal Development Permit No. 575089 to demolish existing structures and construct four residential units on a 0.11-acre site at 3677-3681 Mission Boulevard in the R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan Area, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area, Geo 52, and within Council District 2. Exempt from Environmental. Report No. HO-13-087

RECOMMENDATION:

Approve