

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 23, 2014  
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: 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: **\*FOURTH AVENUE LOFTS - PROJECT NO. 349132**  
City Council District: 3; Plan Area: Uptown

**STAFF: Laura C. Black**

Site Development Permit application for the demolition of three existing two-story buildings and the construction of a four-story, 65,901 square foot mixed use building bldg with 49 residential dwelling units (4 affordable units dedicated to very low income households), including 2,239 square feet of commercial space on the ground floor, and subterranean parking located at 2828, 2848 and 2870 Fourth Avenue. The project will provide a total of 55 parking spaces. The 26,751 square foot site is located within the MCCPD-MR-800B, MCCPD-NP-1 and the RS-1-1 Zones, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands (ESL – steep hillsides and sensitive biological resources) within the Uptown Community Plan area. Mitigated Negative Declaration No. 349132. Report No. HO-14-032

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JULY 23, 2014

ITEM – 5: **DEL MAR HEIGHTS SHELL - PROJECT NO. 313163**  
City Council District: 1; Plan Area: Carmel Valley

**STAFF: Sandra Teasley**

Conditional Use Permit to construct additions/modifications to an existing service station located at 3051 Del Mar Heights Road to include conversion of an existing mechanic shop to an extension of an existing convenience store, construction of a new addition to the existing convenience store and construction of a new car wash. The resulting development would include a 2,504-square foot convenience store, 900 square-foot car wash, service bays and canopy. The site is entitled under Conditional Use Permit and Carmel Valley Planned District Permit No. 92-0487 which will be amended with this action. The site is zoned Employment Center (EC) of the Carmel Valley Planned District. Exempt from Environmental Report No. HO-14-044

**RECOMMENDATION:**

Approve

ITEM – 6: **\*CITY HEIGHTS CANYONS ENHANCEMENTS - PROJECT NO. 333312**  
City Council District: 9; Plan Area: Mid-City

**STAFF: Tim Daly**

Site Development Permit to restore approximately 11.3 acres of upland habitat; restore and enhance 2.89 acres of wetlands habitat; improve and construct 3.96 miles of hiking trails; closure of approximately 4.8 miles of unmaintained pathways; and provide on-going maintenance of hiking trail improvements within Manzanita, Swan, Hollywood and 47th Street Canyon areas. Mitigated Negative Declaration No. 333312. Report No. HO-14-045

**RECOMMENDATION:**

Approve