

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 9, 2011
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 OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler & 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 January 26, 2011*
***8490 WHALE WATCH WAY - PROJECT NO. 164545**
City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Coastal Development Permit and Site Development Permit to demolish an existing residence and replace with a new 11,896 square-foot, two-story single family residence on a 0.46-acre site located at 8490 Whale Watch Way within the SF Zone of La Jolla a Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Mitigated Negative Declaration No. 164545. Report No. HO-11-005

RECOMMENDATION:

Approve

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ITEM-5: ***NGUYEN RESIDENCE - PROJECT NO. 178761**
City Council District: 1; Plan Area: La Jolla

STAFF: Diane Murbach

Variance to construct a 341 square foot second story and an 81 square foot third story penthouse, for a total Floor Area Ratio of a 422 square foot addition to the existing 506 square foot single-story Condominium Unit No. 4. The construction also includes a 430 square foot basement for storage, a 97 square foot second story balcony, and a 117 square foot third story roof deck for a total of 644 square feet not included as gross floor area. Condominium Unit No. 4 is located on a 0.07 acre site at 8007 Ocean Street. The project requests a Variance to the zoning regulations to reduce side yard setbacks and landscape requirements. The project is located in the La Jolla Planned District (LJPD) Multi-Family Zone 5, the Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone, the Beach impact area of the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Mitigated Negative Declaration No. 178761. Report No. HO-11-012

RECOMMENDATION:

Approve

ITEM-6: ***T-MOBILE PRESIDIO PARK - PROJECT NO. 168244**
City Council District: 2; Plan Area: Old Town

STAFF: Simon Tse

Neighborhood Use Permit and Site Development Permit for a Wireless Communication Facility (WCF) located on a replacement 55-foot high light standard with associated equipment at 2833 Whitman Street in Presidio Park. The project is in the Old Town San Diego Planned District Public Prop D Zone within the Old Town San Diego Community Plan. Mitigated Negative Declaration No. 168244. Report No. HO-11-004

RECOMMENDATION:

Approve

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ITEM-7: **AT&T ALL SOULS CHURCH - PROJECT NO. 208112**
City Council District: 2; Plan Area: Peninsula

STAFF: Alex Hempton

Conditional Use Permit to permit a Wireless Communication Facility (WCF) consisting of antennas located within an existing architectural element. Equipment associated with the antennas is located in an equipment area adjacent to the building. The equipment area is proposed to be expanded. This project is located at 1475 Catalina Boulevard in the RS-1-7 zone within the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-11-001

RECOMMENDATION:

Approve

ITEM-8: **AT&T ROLANDO 4855 SEMINOLE DRIVE - PROJECT NO. 212884**
City Council District: 7; Plan Area: Mid-City

STAFF: Alex Hempton

Conditional Use Permit to permit a Wireless Communication Facility (WCF) consisting of antennas and equipment located within an existing building located at 4855 Seminole Drive in the RS-1-7 zone within the Mid-City Community Plan area. Exempt from Environmental. Report No. HO-11-002

RECOMMENDATION:

Approve

ITEM-9: **JACK IN THE BOX EL CAJON BOULEVARD - PROJECT NO. 188132**
City Council District: 3; Plan Area: Greater North Park

STAFF: Michelle Sokolowski

Site Development Permit for the proposed demolition of the existing drive-thru/walk-up restaurant and construction of a new, approximately 1,721-square-foot, drive-thru/walk-up restaurant, including outdoor dining, with deviations to the development regulations. The 0.24-acre site is located at 2890 El Cajon Boulevard in the CN-1 Zone of the Mid-City Communities Planned District, the FAA Part 77 Noticing Area (Lindbergh Field), the North Park Redevelopment Project Area, and the Transit Area Overlay Zone, within the Greater North Park Community Plan area. Exempt from Environmental. Report No. HO-11-014

RECOMMENDATION:

Approve

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ITEM-10: ***MEHL RESIDENCE - PROJECT NO. 214566**
City Council District: 1; Plan Area: La Jolla

STAFF: Morris Dye

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a 4,569 square-foot single family residence on a 0.19-acre site located at 5380 Calumet Avenue in the RS-1-7 Zone and within the La Jolla Community Plan Area, Coastal Overlay (appealable), Coastal Height Limit, Sensitive Coastal Overlay, First Public Roadway, Residential Tandem Parking, Parking Impact, and Transit Area zones. Mitigated Negative Declaration No. 214566. Report No. HO-11-017

RECOMMENDATION:

Approve

ITEM-11: **HERE COMES THE BRIDE - PROJECT NO. 179810**
City Council District: 6; Plan Area: Mission Valley

STAFF: Glenn Gargas

Site Development Permit to amend Mission Valley Planned Development Permit 98-0463 to allow for a bridal retail store use within an existing 3,600 square feet of office space on an approximate 2.21-acre property. The project site is located at 2225 Camino Del Rio South in the MV-CO-CV Zone of Mission Valley Planned District, FAA Part 77 Overlay Zone and within the Mission Valley Community Plan area. Exempt from Environmental. Report No. HO-11-018

RECOMMENDATION:

Approve

ITEM-12: **PEZZI RESIDENCE - PROJECT NO. 200974**
City Council District: 4; Plan Area: Southeastern San Diego

STAFF: John S. Fisher

Site Development Permit, Southeastern San Diego Development Permit, Southeastern San Diego Historic Permit and Variance to construct a 420 square foot garage and attic conversion to 305 square feet of living space (retroactively), and remove skylights from the roof on a 0.07 acre site with an existing designated historic single family residence at 633 20th Street in the MF-3000 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. Exempt from Environmental. Report No. HO-11-019

RECOMMENDATION:

Approve