

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 6, 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: 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.**

~Continued from October 16, 2013

ITEM – 4: **T-MOBILE BARRIO LOGAN HEALTH CENTER- PROJECT NO. 283282**
City Council District: 8; Plan Area: Barrio Logan

STAFF: Karen Lynch

Conditional Use Permit and Site Development Permit application for a wireless communication facility consisting of the replacement of 12 panel antennas on the Barrio Logan Health Center building. Currently, T-Mobile has two sectors of antennas, one on the south side and one on the east side which are proposed to be replaced and upgraded with skirts and chin straps. The existing sector on the north would be removed from the rooftop mechanical screen and relocated to the northern side of the building behind new Fiberglass Reinforced Panels (FRP) that would be painted and textured to match the building. Associated equipment cabinets are located on the roof top behind a mechanical screen. The project is located at 1809 National Avenue. Exempt from Environmental Report No. HO-13-084

RECOMMENDATION:
Approve

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ITEM – 5: **ENCANTO BOYS & GIRLS CLUB - PROJECT NO. 321471**
City Council District: 4; Plan Area: Skyline-Paradise Hills

STAFF: Renee Mezo

Site Development Permit and a Conditional Use Permit (amendment to Conditional Use Permit No. 820450 and Site Development Permit No. 874338) for the increase in enrollment for the existing charter school and the continued use of the Boys & Girls Club, childcare and religious assembly. The 1.80 acre-site is located at 6785 Imperial Avenue in the CSF-1 & OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. Exempt from Environmental. Report No. HO-13-092

RECOMMENDATION:

Approve

ITEM – 6: **COPLEY BUSINESS CENTER - PROJECT NO. 321355**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Sandra Teasley

Tentative Map application to subdivide a 6.95-acre lot into three parcels each with an existing structure. The site is located at 5751-5771 Copley Drive in the IL-2-1 Zone within the Airport Influence Area (MCAS Miramar). Exempt from Environmental. Report No. HO-13-094

RECOMMENDATION:

Approve

ITEM – 7: **DEBLOIS RESIDENCE - PROJECT NO. 321843**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Morris Dye

Coastal Development Permit (CDP) to demolish an existing one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck on a 0.12-acre lot located at 658 Pacific View Drive located within the RS-1-7 Zone, the First Public Roadway, Coastal (appealable), Coastal Height, and Parking Impact Overlay Zones, within the Pacific Beach Community Plan Area and within Council District 2. Exempt from Environmental. Report No. HO-13-095

RECOMMENDATION:

Approve

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ITEM – 8: ***BROADWAY & PACIFIC MAP WAIVER - PROJECT NO. 313405**
City Council District: 3; Plan Area: Centre City

STAFF: Renee Mezo

Coastal Development Permit (CDP) and a Tentative Map Waiver to create 221 residential condominium units and six (6) commercial condominium units (proposed for construction in accordance with the previously approved Civic Centre Development Permit/CDP No. 2012-23). The 1.38-acre site is located on the southeast corner of Pacific Highway and West Broadway in the Centre City Planned District, the Coastal Overlay (Non-Appealable Zone 2) and the Parking Impact Overlay Zone, within the Downtown Community Plan. This application was filed on April 16, 2013. This activity, which is part of a series of subsequent discretionary actions, and therefore not considered to be a separate project for purposes of CEQA review as defined in State CEQA Guidelines Section §15378(c) is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the Agency on March 14, 2006 (Resolution R-04001), and subsequent addenda to the FEIR certified by the Agency on August 3, 2007 (Agency Resolution R-04193), April 21, 2010 (Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Agency Resolution R-04544) prepared in compliance with State CEQA Guidelines Section 15168, and a Environmental Secondary Study (ESS) dated July 19, 2010 prepared in accordance with CEQA and State and local guidelines. Pursuant to Section 21166 of CEQA, there is no change in circumstance, additional information or project changes to warrant additional environmental review. This determination reflects the independent judgment of the City of San Diego as Lead Agency for this action. Report No. HO-13-096

RECOMMENDATION:

Approve

ITEM – 9: ***RENDA RESIDENCE - PROJECT NO. 332094**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeannette Temple

Coastal Development Permit to construct a new 10,298 square foot two-story residence on a vacant 0.57-acre site. The project is located at 9521 La Jolla Farms Road in the RS-1-2 zone, the Coastal Overlay (Appealable Area), Coastal Height Limit Overlay and Campus and Beach Parking Impact Overlay zones within the La Jolla Community Plan area. The plans and requested development are the same as was approved December 22, 2004, for this site. No changes from the previously approved project are being requested. Mitigated Negative Declaration No. 29014. Report No. HO-13-097

RECOMMENDATION:

Approve