

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 29, 2015
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: 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: **NEFF VARIANCE - PROJECT NO. 379438**
City Council District: 3; Plan Area: Normal Heights/Mid-City

STAFF: Renee Mezo

A Variance is requested to allow a rear yard setback of 5 feet where 13 feet is required to construct a 1,252-square-foot, 15'-7" high detached garage on a 0.39-acre site. The site is located at 3452 Cromwell Place in the RS-1-7 Zone, the Airport Influence Area 2 Overlay Zone (Montgomery Field) and the Federal Aviation Authority Part 77 Noticing Overlay Zone, within the North Adams Neighborhood of the Normal Heights Community of the Mid-City Communities Plan Area. Exempt from Environmental. Report No. HO-15-055.

RECOMMENDATION:

Approve

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ITEM – 5: **CHEVRON - PROJECT NO. 401288**
City Council District: 9; Plan Area: City Heights

STAFF: Tim Daly

Conditional Use Permit Amendment for a Type 21 General Liquor License for off-sale consumption from an existing 1,940 square-foot service station market located at 4055 University Avenue. The 0.91-acre site is in the CU-2-3 and CT-2-3 Zones of the Central Urbanized Planned District within the City Heights Community Plan Area. Exempt from Environmental. Report No. HO-15-060.

RECOMMENDATION:
Approve

ITEM – 6: **AT&T MOBILITY HOUSE OF ICE - PROJECT NO. 383742**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Simon Tse

Conditional Use Permit and Neighborhood Development Permit to modify an existing Wireless Communication Facility (WCF) located at 11048 Ice Skate Place, San Diego, CA 92126. The project consists of a total of twelve (12) replacement antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) screening boxes, painted and textured to match the existing building. The equipment associated with this project will continue to operate inside the existing 311-square foot prefabricated equipment enclosure. Exempt from Environmental. Report No. HO-15-045.

RECOMMENDATION:
Approve

ITEM – 7: **871 AGATE MAP WAIVER - PROJECT NO. 386445**
City Council District: 2; Plan Area: Pacific Beach

STAFF: John S. Fisher

Tentative Map Waiver for a condominium conversion of one existing residential dwelling unit and one under construction for a total of two residential condominium units located at 871 Agate Street. The 0.17 acre lot is located in the RM-1-1 zone of the Pacific Beach Community Plan Area in Council District 2. Exempt from Environmental. Report No. HO-15-063.

RECOMMENDATION:
Approve

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ITEM – 8: **PACIFIC TIME - PROJECT NO. 385885**
City Council District: 2; Plan Area: Linda Vista

STAFF: **Will Zounes**

Conditional Use Permit for a Type 20 Alcohol Beverage Control (ABC) License for the sales of beer and wine for off-site consumption at a proposed specialty grocery store located at 5277 Linda Vista Road. The 1.03 acre site is located in the CC-3-4 Zone of the Linda Vista Community Plan Area and Council District 2. Exempt from Environmental. Report No. HO-15-064.

RECOMMENDATION:

Approve

ITEM – 9: ***PB ROW HOMES - PROJECT NO. 407050**
City Council District: 2; Plan Area: Pacific Beach

STAFF: **Tim Daly**

Tentative Map and Coastal Development Permit to convert six residential units, currently under construction, into condominiums units on a 8,903 square-foot site located at 1514 - 1524 Pacific Beach Ave. in the RM-2-5 and the Coastal Overlay Zones (Non-Appealable). Previous certified Mitigated Negative Declaration No. 149525. Report No. HO-15-065.

RECOMMENDATION:

Approve