

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 20, 2014
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.**
- ITEM – 4: ***LJVPC MEDICAL OFFICE BUILDING - PROJECT NO. 313148**
City Council District: 1; Plan Area: University

STAFF: Laura C. Black

Site Development Permit for the demolition of an existing vacant, 8,320 square foot restaurant and the construction of a new, 2-story, 14,750 square foot medical office building, on a 6.783 acre site that is developed with an existing 167,672 square foot office building, a 13,213 square foot restaurant and an 8,320 square foot restaurant (to be demolished). The total proposed Gross Floor Area (GFA) after demolition of the restaurant and construction of the medical office building will be 195,635 square feet for the entire premise of the 6.783 acre site. The project is located at 8910 Villa La Jolla Drive, southeast corner of Villa La Jolla Drive and Villa Norte within the CO-1-2 Zone, Coastal Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ Type A), Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan Area. The project shall be consistent with council policy 600-27 and 900-14. . The project has a sustainability goal of Leadership in Energy and Environmental Design (LEED) Silver Certification. Mitigated Negative Declaration No. 313148. Report No. HO-14-046.

RECOMMENDATION:

Approve

- ITEM – 5: **VERIZON-KENEMAR - PROJECT NO. 348562**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Alex Hempton

A Neighborhood Development Permit and Site Development Permit for a Wireless Communication Facility (WCF) consisting of a new 50-foot tall faux eucalyptus tree (monoecalyptus) supporting 12 panel antennas and one microwave dish antenna. The associated, equipment emergency generator will be located in a combined 405-square foot enclosure. The project is located at 7756 Trade Street within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-14-047.

RECOMMENDATION:

Approve

- ITEM – 6: **VERIZON-COVENANT (DOC BROWN 2) - PROJECT NO. 340954**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Alex Hempton

A Site Development Permit for a Wireless Communication Facility (WCF) consisting of antennas mounted on the roof of an existing building behind radio-frequency transparent screening. Equipment associated with the antennas would also be located on the roof behind screening. The project is located at 2930 Howard Avenue, west of 30th Street, on the Covenant Presbyterian Church. Exempt from Environmental. Report No. HO-14-052.

RECOMMENDATION:

Approve

- ITEM – 7: **LA JOLLA BEACH TOWNHOMES - PROJECT NO. 353968**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Tentative Parcel Map and Coastal Development Permit Amendment to convert a four residential dwelling unit apartment building under construction into four condominium dwelling units on a 0.115 acre property. The proposed Coastal Development Permit Amendment will reduce the minimum number of required off-street parking spaces from nine (9) to eight (8) spaces, subsequent to a bedroom count reduction of one bedroom. The project is located at 6633 La Jolla Boulevard, in the RM-3-7 zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation, Parking Impact, Residential Tandem Parking and Transit

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Overlay Zones, within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-14-049.

RECOMMENDATION:

Approve

ITEM – 8: **HERSCHEL RESIDENCES - PROJECT NO. 343612**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Tentative Map to demolish an existing residence and construct an approximate 3,809 square foot, two-dwelling unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 and 7454 Herschel Avenue, in the RM-3-7 zone, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-14-053.

RECOMMENDATION:

Approve

ITEM – 9: **THE POINT MAP WAIVER - PROJECT NO. 357838**

City Council District: 2; Plan Area: Pacific Beach

STAFF: PJ FitzGerald

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map, and waive the requirement to underground existing overhead utilities, to create 22 (21 residential/1 commercial) condominium units (under construction) on a 0.51 acre site. The site is located at 3805 Ingraham Street in the CN-1-2 zone and Coastal Zone (non-appealable) of Pacific Beach Community Plan area. Exempt from Environmental. Report No. HO-14-050.

RECOMMENDATION:

Approve