

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 26, 2015  
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: 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: **\*HACIENDA HEIGHTS APARTMENTS - PROJECT NO. 378743**  
City Council District: 3; Plan Area: Old Town

**STAFF: John S. Fisher**

Site Development Permit to construct a fourteen unit apartment project, including one affordable unit, on a vacant lot, located at 3975 Old Town Avenue. The 0.41 acre site is located in the Multi-Family Residential Zone of the Old Town San Diego Planned District within the Old Town Community Plan area in Council District 3. Mitigated Negative Declaration No. 378743. Report No. HO-15-091.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 26, 2015

ITEM – 5:     **\*INDIANA STREET APARTMENTS - PROJECT NO. 396980**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:         John S. Fisher**

Easement Vacation, Site Development Permit and Neighborhood Development Permit to vacate a portion of a drainage easement, protect two historic residences in place, relocate three other existing residences and garages and construct twenty-one apartment units at 0.56 acre site located at 3537 - 3547 Indiana Street in the MR-1000 zone of the Mid City Communities Planned District in the Greater North Park Community Plan area in Council District 3. A Mitigated Negative Declaration No. 396980 was prepared for this project. The application was deemed complete on January 28, 2015. Mitigated Negative Declaration No. 396980. Report No. HO-15-091.

**RECOMMENDATION:**  
Approve

ITEM – 6:     **\*ALTMAN RESIDENCE - PROJECT NO. 353040**  
City Council District: 1; Plan Area: La Jolla

**STAFF:         Alex Hempton**

Coastal Development Permit and Site Development Permit, Process Three, to demolish an existing accessory structure, construct new additions to an existing single-dwelling unit residence, and construct a new 6,609 square-foot guest unit. The total square footage of all buildings on site will be 31,731 square-feet. The 3.82-acre site is located at 9696 La Jolla Farms Road. This project is located within the Coastal Overlay Zone (Appealable Area). Mitigated Negative Declaration No. 353040. Report No. HO-15-100.

**RECOMMENDATION:**  
Approve

ITEM – 7:     **VERIZON COMSTOCK - PROJECT NO. 391457**  
City Council District: 7; Plan Area: Linda Vista

**STAFF:         Karen Lynch**

Conditional Use Permit for a wireless communication facility consisting of a 40 foot tall monument tower concealing 12 panel antennas, a microwave dish and associated equipment located in the base of the tower. An emergency generator will be located in an adjacent 190 square foot concrete block enclosure. The project is located at 2130 Ulric Street on the property of the Linda Vista Presbyterian Church in the RM-3-7 zone of the Linda Vista Community Planning area. Exempt from Environmental. Report No. HO-15-095.

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF AUGUST 26, 2015

ITEM – 8:     **\*CROWN ST. DUNSTAN’S - PROJECT NO. 418067**  
City Council District: 7; Plan Area: Navajo

**STAFF:       Alex Hempton**

Conditional Use Permit (CUP) for an existing Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted to three (3) parking lot light standards with equipment associated with the antennas located within an 185 square-foot equipment enclosure. The project is located at 6556 Park Ridge Boulevard. Negative Declaration No. 7925. Report No. HO-15-101.

**RECOMMENDATION:**  
Approve

ITEM – 9:     **KEYSTONE 4-UNIT TENTATIVE MAP - PROJECT NO. 414485**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:       PJ FitzGerald**

Coastal Development Permit and Tentative Map to create 4 residential condominium units (currently under construction). The 0.143 acre site is located at 1329 Felspar Street in the RM-2-5 zone, Coastal (non-appealable) overlay zone within the Pacific Beach Community Plan Area and Council District 2. Exempt from Environmental. Report No. HO-15-102.

**RECOMMENDATION:**  
Approve

ITEM – 10:    **T-MOBILE ST. DAVID’S - PROJECT NO. 382019**  
City Council District: 2; Plan Area: Clairemont Mesa

**STAFF:       Karen Lynch**

Conditional Use Permit for an existing wireless communication facility consisting of a 30 foot tall obelisk concealing three panel antennas with associated equipment within a 163 square foot enclosure. The project is located at 5050 Milton Street on the property of St. David’s Episcopal Church in the RS-1-17 zone. A permit approving the original project was approved in 2004 and the permit expired on November 18, 2014. Exempt from Environmental. Report No. HO-15-103.

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF AUGUST 26, 2015

ITEM – 11: **3455 CAMINO DEL RIO SOUTH MMCC - PROJECT NO. 368346**  
City Council District: 3; Plan Area: Mission Valley

**STAFF: Edith Gutierrez**

Conditional Use Permit and Site Development Permit to operate a Medical Marijuana Consumer Cooperative in a 1,564 square-foot tenant space within an existing 4,877 square-foot building located at 3455 Camino Del Rio South. The 0.36-acre site is located in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field), and within the Mission Valley Community Plan Area. This application was filed on May 13, 2014. Exempt from Environmental. Report No. HO-15-104.

**RECOMMENDATION:**

Deny

ITEM – 12: **VERIZON WIRELESS RIDGEWOOD PARK - PROJECT NO. 379009**  
City Council District: 5; Plan Area: Rancho Penasquitos

**STAFF: Simon Tse**

Site Development, Neighborhood Development and Neighborhood Use Permit to install a new Wireless Communication Facility (WCF) located at 12604 La Tortola (Ridgewood Park) in the RS-1-14 zone of the Rancho Penasquitos Community Planning area and Council District 5. The project consists of a total of twelve (12) antennas concealed on a 35-foot tall mono-eucalyptus. The equipment associated with this project is located inside a 220 square foot CMU enclosure with a trellis roof. Exempt from Environmental. Report No. HO-15-106.

**RECOMMENDATION:**

Approve

ITEM – 13: **AWASH MARKET - PROJECT NO. 416774**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Tim Daly**

Conditional Use Permit for a Type 21 General Liquor License for the off-sale of alcoholic beverages from a 6,000 square-foot proposed market located at 2104 El Cajon Boulevard on a 0.32-acre site in the CL-1 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. Exempt from Environmental. Report No. HO-15-110.

**RECOMMENDATION:**

Approve