

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 25, 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:    **\*ZAVARO RESIDENCE - PROJECT NO. 327381**  
City Council District: 1; Plan Area: La Jolla

**STAFF:       Laura C. Black**

Coastal Development Permit, Site Development Permit and Variance for the construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The Variance is requesting a reduced front yard setback of three feet where six feet is required. The project shall be consistent with the City's Sustainable Building Policy. Mitigated Negative Declaration No. 327381.  
Report No. HO-15-016.

**RECOMMENDATION:**

Approve

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ITEM – 5: **SCHWAB VARIANCE - PROJECT NO. 385058**

City Council District: 3; Plan Area: Uptown

**STAFF: Jeffrey A. Peterson**

Variance to allow for the reconstruction of a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (proposed 0 foot setback) to the original 1914 Craftsman design, and minor interior remodel. The project site is located at 2285 Pine Street, east of Trias Street, in the RS-1-7 Zone within the Fort Stockton Historic District and the Uptown Community Plan. Exempt from Environmental. Report No. HO-15-010.

**RECOMMENDATION:**

Approve

ITEM – 6: **USMS SEIZED VEHICLE LOT - PROJECT NO. 99733**

City Council District: 8; Plan Area: Otay Mesa

**STAFF: Will Zounes**

Site Development Permit (SDP) to maintain the operations of an existing seized vehicle storage and auction facility for the U.S. Marshall's service on a 30 acre site at located at 9020 Airway Road in the IBT-1-1 zone within the Otay Mesa Community Plan. Council District 8. Exempt from Environmental. Report No. HO-15-017.

**RECOMMENDATION:**

Approve

ITEM – 7: **VAGABOND INN RECONFIGURATION - PROJECT NO. 386426**

City Council District: 7; Plan Area: Mission Valley

**STAFF: Sandra Teasley**

Site Development Permit to remove the following condition of approval, Condition No. 53 from the previously approved project, (Site Development Permit No. 548042, approved by the Hearing Officer on December 16, 2009): *53. Prior to the issuance of the building permit for the proposed hotel structure, the existing motel (Vagabond Hotel) shall have completed the conversion from the existing 88 rooms to the proposed 44 suites, to the satisfaction of the City Engineer.* The site is developed with the existing Vagabond Inn currently containing 88 rooms, and the proposed Holiday Inn Express Hotel at the rear, currently under construction containing 87 rooms. The requested amendment would allow the Vagabond Inn to maintain the existing 88 single rooms as originally proposed. The 2.77-acre site is located at 625 Hotel Circle South in the MV-CV Zone of the Mission Valley Planned District. Exempt from Environmental. Report No. HO-15-019.

**RECOMMENDATION:**

Approve

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ITEM – 8:     **\*T-MOBILE POINT LOMA 7<sup>TH</sup> DAY ADVENTIST CHURCH - PROJECT NO. 377975**

City Council District: 2; Plan Area: Peninsula

**STAFF:         Simon Tse**

Conditional Use Permit for an existing Wireless Communication Facility consisting of twelve (12) antennas concealed inside an existing rooftop cupola. The equipment associated with this project will continue to operate inside a 162-square foot equipment shelter sited between the main church structure and the multi-purpose building. The site is located at 4425 Valeta Street in the RM-1-1 Zone. Negative Declaration (ND) No. 42243. Report No. HO-15-021.

**RECOMMENDATION:**

Approve

ITEM – 9:     **\*T-MOBILE CHRISTIAN CHURCH - PROJECT NO. 378746**

City Council District: 2; Plan Area: Clairemont Mesa

**STAFF:         Simon Tse**

Conditional Use Permit for an existing Wireless Communication Facility consisting of twelve (12) antennas concealed inside a 30-foot tall monument. The equipment associated with this project will continue to operate inside a 13' by 20' enclosure abutting the east building elevation. The site is located at 4330 Moraga Avenue in the RM-1-1 Zone. Mitigated Negative Declaration (MND) No. 8181. Report No. HO-15-022.

**RECOMMENDATION:**

Approve

ITEM – 10:    **KLINKOV CDP - PROJECT NO. 377975**

City Council District: 1; Plan Area: La Jolla

**STAFF:         Glenn Gargas**

Coastal Development Permit for addition / remodel of 2,078 square feet to an existing, 2,939 square foot single family residence, resulting in a 5,014 square foot single family residence on a 8,864 square foot property. The project site is located at 5915 Camino De La Costa, in the RS-1-7 Zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones and within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-15-020.

**RECOMMENDATION:**

Approve

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ITEM – 11: **STYLLI REMODEL - PROJECT NO. 374040**

City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit (due to location within La Jolla Shores Planned District) construction of a 4,863 square foot addition remodel to an existing 4,900 square foot residence to include basement garage and second story to existing single family residence on a 20,329 square foot property. The project site is located at 2452 Paseo Dorado, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation Overlay Zones and within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-15-023.

**RECOMMENDATION:**

Approve