

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 22, 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: **VERIZON GILMAN COURT - PROJECT NO. 365466**
City Council District: 1; Plan Area: La Jolla

STAFF: Alex Hempton

Neighborhood Use Permit, Neighborhood Development Permit and Site Development Permit for a Wireless Communication Facility (WCF) consisting of antennas mounted to a new 30-foot tall monopine (faux pine) tree with equipment and an emergency power generator located adjacent to the tree. The project is located at 7650 Gilman Court, west of Interstate 5. Exempt from Environmental Report No. HO-15-069.

RECOMMENDATION:
Approve

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ITEM – 5: **VERIZON WESSEX - PROJECT NO. 392236**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Alex Hempton

Neighborhood Use Permit, Site Development Permit and Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted to a replacement light standard, with above-ground equipment located adjacent to the light standard. The project is located within the public right-of-way at 18430 1/3 Pomerado Road, on the west side of Pomerado Road, south of Cloudesly Drive. Exempt from Environmental. Report No. HO-15-076.

RECOMMENDATION:

Approve

ITEM – 6: **SPRINT NEW LIFE CHURCH - PROJECT NO. 395980**
City Council District: 3; Plan Area: Greater Golden Hill

STAFF: Alex Hempton

Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of panel antennas, located inside an existing tower element, with equipment associated with the antennas located in an enclosure behind the church. The project is located at 766 N. 28th Street, north of CA State Route 94 and west of 28th Street. Exempt from Environmental. Report No. HO-15-092.

RECOMMENDATION:

Approve

ITEM – 7: **VERIZON MOUNT ACADIA - PROJECT NO. 316241**
City Council District: 6; Plan Area: Clairemont Mesa

STAFF: Alex Hempton

Conditional Use Permit and Neighborhood Development Permit for a Wireless Communication Facility (WCF) consisting of panel antennas mounted within an existing 91'-5" tall steel tower behind new radio-frequency transparent screening. Equipment and an emergency power generator associated with the antennas will be located in an enclosure at the base of the tower. This project is located at 3520 Mount Acadia Boulevard. Exempt from Environmental. Report No. HO-15-093.

RECOMMENDATION:

Approve

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ITEM – 8: **VERIZON WIRELESS VIVIENDA - PROJECT NO. 393901**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Simon Tse

Conditional Use Permit and Neighborhood Development Permit application to install a new Wireless Communication Facility (WCF) located at 16550 Bernardo Heights Parkway, San Diego, CA 92128. The project consists of a total of twelve (12) antennas concealed inside a raised cupola screen extension behind Fiberglass Reinforced Panel (FRP), painted and textured to match the existing building. The equipment associated with this project is located inside a 384-square foot enclosure. Exempt from Environmental. Report No. HO-15-077.

RECOMMENDATION:

Approve

ITEM – 9: **MORSE/FREUND CDP - PROJECT NO. 353467**
City Council District: 2; Plan Area: Peninsula

STAFF: Will Zounes

Coastal Development Permit to remodel an existing single family home by adding a second story room, pool, pool room and landscape and remove an existing detached garage. The project site is located at located at 737 Stafford Place in the RS-1-7 zone of the Peninsula Community Planning area within the Coastal Overlay Zone (appealable). Exempt from Environmental. Report No. HO-15-085.

RECOMMENDATION:

Approve

ITEM – 10: **4725-4729 SARATOGA AVENUE - PROJECT NO. 358480**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Francisco Mendoza

Tentative Map and Coastal Development Permit to convert two existing units into condominiums. The 0.160-acre site is located at 4725 & 4729 Saratoga Avenue in the RM-1-1 zone and Coastal Overlay (Non-appealable) zone of the Ocean Beach Community Plan. Exempt from Environmental. Report No. HO-15-088.

RECOMMENDATION:

Approve

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ITEM – 11: **TEMPEL DUPLEX - PROJECT NO. 389360**
City Council District: 2; Plan Area: Mission Beach

STAFF: Will Zounes

Vesting Tentative Map Waiver and Coastal Development Permit to demolish an existing duplex and construct a duplex. The 2,779 square-foot lot is located at 2760 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District in the Mission Beach Precise Plan and Local Coastal Program Area and the Coastal Overlay Zone (Appealable). Exempt from Environmental. Report No. HO-15-089.

RECOMMENDATION:

Approve

ITEM – 12: **LAWRENCE VTMW/CDP - PROJECT NO. 405862**
City Council District: 2; Plan Area: Peninsula

STAFF: Francisco Mendoza

Vesting Tentative Map and Coastal Development Permit to create four residential condominium units current under construction into condominiums. The 0.172-acre site is located at 3007, 3011, 3015 and 3019 Lawrence Street in the RM-3-9 zone, Coastal (Non-appealable) Overlay zone within the Peninsula Community Plan Area. Exempt from Environmental. Report No. HO-15-090.

RECOMMENDATION:

Approve

ITEM – 13: **NAUTILUS TM/CDP - PROJECT NO. 395761**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Tentative Parcel Map and Coastal Development Permit (an amendment to CDP No. 263494) to convert an existing duplex and residence under re-construction into condominium ownership on a 6,499 square foot property. The project site is located at 401, 403, and 405 Nautilus Street, in the RM-1-1 zone, Coastal Non-Appealable, Coastal Height Limitation Overlay Zones and within the La Jolla Community Planning Area. Exempt from Environmental. Report No. HO-15-094.

RECOMMENDATION:

Approve

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ITEM – 14: ***ARTHOFER SDP - PROJECT NO. 349880**

City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Site Development Permit to remodel an existing 3,426 square-foot single family home by modifying the basement and first floor and adding a 1,957 square-foot second story. The project is located at 1890 Viking Way, within the SF zone of the La Jolla Planned District within the Coastal Overlay Zone (non-appealable), Coastal Height Overlay Zone, within La Jolla Community Plan area Council District 1. Mitigated Negative Declaration No. 349880. Report No. HO-15-097.

RECOMMENDATION:

Approve