

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 12, 2013
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: **TRIPLEX FOR WIR HOLDINGS - PROJECT NO. 290417**
City Council District: 2; Plan Area: Mission Beach

STAFF: Laura C. Black

Coastal Development Permit and Lot Line Adjustment for the demolition of the existing residential dwelling unit and the construction of a three-story, 5,276 square foot triplex and Lot Line Adjustment for an approximate 8.2 square foot portion of Parcel 1 to be transferred to Parcel 2, along the southern property line for the project. The 4,477 square foot site is located at 2719 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District, the Airport Environs Overlay Zone, the 60-65 CNEL noise contour, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The project shall integrate photovoltaic panels

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consistent with council policy 600-27 and 900-14. Exempt from Environmental Report No. HO-13-049

RECOMMENDATION:

Approve

ITEM – 5: **T-MOBILE SPRING CANYON - PROJECT NO. 290644**
City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Karen Lynch

Conditional Use Permit for an existing wireless communication facility. The permit is expired and T-Mobile is seeking a new permit to continue operations including the replacement of the six façade mounted panel antennas on the City water tank. Two outdoor equipment cabinets will remain in a fenced enclosure with no proposed changes. The facility is located at 12225 Spring Canyon Road within the Scripps Miramar Ranch Community Plan area. Exempt from Environmental. Report No. HO-13-045

RECOMMENDATION:

Approve

ITEM – 6: **T-MOBILE CHATSWORTH - PROJECT NO. 283325**
City Council District: 2; Plan Area: Peninsula

STAFF: Alex Hempton

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas façade mounted to the side of an existing building, with two equipment cabinets located on the roof of the building. The project is located at 3704 Tennyson Street within the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-13-047

RECOMMENDATION:

Approve

ITEM – 7: ***LAI RESIDENCE EOT - PROJECT NO. 278685**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Extension of Time for Coastal Development Permit Nos. 40871, 51302, Site Development Permit Nos. 40872, 51303 & Lot Line Adjustment Parcel Map No. 165689 to permit an adjustment between two legal adjoining lots slightly exceeding a total of 20,000 square-feet under one ownership in order to partially demolish existing improvements and remodel and add to an existing single-family

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residence and to construct a new single-family residence on the rear lot located behind 2037 Torrey Pines Road. The project site is located at 2037 Torrey Pines Road, in the SF (single-family) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), the Coastal Height Limit and the Beach Parking Impact Overlay Zones within the La Jolla Community Plan area. Previous Negative Declaration No. 17873. Report No. HO-13-048

RECOMMENDATION:

Approve

ITEM – 8: **7-11 MISSION GORGE - PROJECT NO. 310272**
City Council District: 7; Plan Area: Navajo

STAFF: Morris Dye

Conditional Use Permit for a Type 20 alcohol beverage license for off-sale of beer and wine within a building and tenant improvements on a 0.57-acre site located at 5829 Mission Gorge Road in the IL-3-1 Zone of the Navajo Community Plan. Exempt from Environmental. Report No. HO-13-057

RECOMMENDATION:

Approve