

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 15, 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: Gary Geiler

- 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: **NELSON DUPLEX - PROJECT NO. 296192**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit (CDP) to demolish an existing single-family dwelling unit and construction of a three story, 2,557 square-foot residential duplex, a 483 square-foot garage, and accessory improvements on a 0.055-acre site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels). The project is located at 729 Devon Court, west of Mission Boulevard and east of Ocean Front Walk. The site is in the R-S Zone in the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone (AEOZ), Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 60 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land

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Use Compatibility Plan (ALUCP) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-13-041

RECOMMENDATION:

Approve

ITEM – 5: ***311 DUNEMERE DRIVE - PROJECT NO. 207724**
City Council District: 1; Plan Area: La Jolla

STAFF: Michelle Sokolowski

Coastal Development Permit and Site Development Permit to allow the demolition of the existing single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story (above basement), single-family residence with attached garage, hardscape and retaining walls, with the existing pool, spa and other walls, including the existing seawall, to remain. The subject 0.41-acre site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Mitigated Negative Declaration No. 207724. Report No. HO-13-036

RECOMMENDATION:

Approve

ITEM – 6: **T-MOBILE PAC BELL MIRA MESA - PROJECT NO. 290914**
City Council District: 6; Plan Area: Mira Mesa

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 equipment located in an enclosure on a side of the building. The project is located at 9059 Mira Mesa Boulevard within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-13-038

RECOMMENDATION:

Approve

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ITEM – 7: **LINTON TENTATIVE PARCEL MAP - PROJECT NO. 291712**
City Council District: 2; Plan Area: Peninsula

STAFF: Will Zounes

Tentative Parcel Map to subdivide an existing developed single-family lot into two parcels. The 0.53-acre site is located at 3710 Alcott Street in the RS-1-4 Zone, within the Federal Aviation Administration (FAA) Part 77 area. Council District 2. Exempt from Environmental. Report No. HO-13-043

RECOMMENDATION:
Approve

ITEM – 8: **MAYER DUPLEX - PROJECT NO. 295461**
City Council District: 2; Plan Area: Mission Beach

STAFF: Glenn Gargas

Extension of Time to a previously approved Coastal Development Permit to demolish existing four units and construct a three-story, two residential dwelling units, totaling approximately 2,929 square feet for rent on a 2,766 square foot property. The project site is located at 3458 Bayside Walk in the R-S Zone of the Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones and within the Mission Beach Community Plan area. Exempt from Environmental. Report No. HO-13-046

RECOMMENDATION:
Approve