

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 9, 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: **JAMAICA COURT RESIDENCES - PROJECT NO. 383126**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit (CDP) to demolish four existing residential units on two lots and construction of four residential units (two 1,105 square-foot units, one 1,814 square-foot unit, and one 1,846 square-foot unit) within two duplex buildings. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.1-acre site is located at 837, 839, 841, and 843 Jamaica Court in the MBPD-R-S zone of the Mission Beach Planned District, Airport Influence Area (Review Area 2 - SDIA), FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. Exempt from Environmental. Report No. HO-15-108.

RECOMMENDATION:

Approve

- ITEM – 5: **PLAYA PACIFICA DUPLEXES - PROJECT NO. 398708**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit (CDP) and Tentative Map (TM) to demolish an existing surface parking lot and construction of four (4) residential condominium units, within two, 3-story duplex buildings, for a total of 8,105 square feet. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 6,244 square foot lot is located at 1625 Hornblend Street in the RM-2-5 zone, Coastal Overlay Zone (Non-Appellable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal), Pacific Beach Community Plan and Local Coastal Program Area. Exempt from Environmental. Report No. HO-15-111.

RECOMMENDATION:

Approve

- ITEM – 6: ***CONTINENTAL COMMERCE - PROJECT NO. 334882**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Renee Mezo

Site Development Permit for the construction a 44,000-square-foot, one-story tilt-up concrete shell building on a 5.5-acre site located at 7155 Camino Maquiladora in the IBT-1-1 (International-Business and Trade) Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Federal Aviation Authority (FAA) and the Airport Influence Area (Brown Field) Overlay Zones within the Otay Mesa Community Plan area. Mitigated Negative Declaration No. 334882. Report No. HO-15-099.

RECOMMENDATION:

Approve

- ITEM – 7: **CAMPUS AVENUE MAP WAIVER - PROJECT NO. 417959**
City Council District: 3; Plan Area: Uptown

STAFF: Renee Mezo

Tentative Map Waiver to create two residential condominium units (under construction) and to waive the requirements to underground overhead utilities. The 0.08-acre site is located at 4481-4483 Campus Avenue in MR-1500 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-15-107.

RECOMMENDATION:

Approve

ITEM – 8: **SPRINT SAN DIEGO ICE ARENA - PROJECT NO. 397813**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Simon Tse

Conditional Use Permit to modify an existing Wireless Communication Facility located at 11048 Ice Skate Place in the AR-1-1 zone within the Mira Mesa Community Plan. The project consists of sixteen (16) replacement antennas concealed behind four (4) new Fiberglass Reinforced Panel (FRP) boxes, painted and textured to replicate the existing mechanical screen wall. The project also includes thirty-two (32) Remote Radio Head (RRH) units located behind and below the existing parapet. The equipment associated with this project will continue to operate inside 114-sq ft enclosure with interior modification. Exempt from Environmental. Report No. HO-15-109.

RECOMMENDATION:

Approve

ITEM – 9: **FOOD 4 LESS FUEL CENTER - PROJECT NO. 351732**
City Council District: 4; Plan Area: Mid-City Communities Plan

STAFF: Tim Daly

Neighborhood Use Permit to construct a new gas station with canopy, 112 square-foot kiosk, signs, fuel dispensers, and underground storage tanks and a Planned Development Permit to amend Planned Commercial Development Permit (PCD) Amendment No. 88-0124 to change parking requirements consistent with the underlying zone. The project site is located at 5951 University Ave in the CC-5-3 zone of the Mid-City Communities Plan. Exempt from Environmental. Report No. HO-15-115.

RECOMMENDATION:

Approve