

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 24, 2003
COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BLDG
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 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 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.**

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***LADERA STREET STAIRS – PROJECT NO. 6735
Peninsula Community Plan Area**

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application for a Coastal Development and Site Development Permit for Environmentally Sensitive Lands for the renovation of the existing beach access stairway **southwest of the intersection of Sunset Cliffs Boulevard & Ladera Street** in the Peninsula Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay, and Beach Parking Impact Overlay Zone. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

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ITEM-5: ***ALLEN RESIDENCE – PROJECT NO. 3696**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approve, conditionally approve, modify or deny an application for a Coastal Development Permit, Site Development Permit (Sensitive Coastal Resources) and Variance to construct a two-story, 4,120 square foot, addition to an existing 1,478 square foot residence with a three car garage on a 10,497 square foot property. The proposed Variance is for a 25 foot wide driveway where 12 feet is the maximum width allowed. The project site is located at **1658 Torrey Pines Road** in the RS-1-7 Zone; Coastal Overlay Zone (appealable area), Sensitive Coastal Resources Overlay Zone, Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone, and Beach Parking Impact Overlay Zone, within the La Jolla Community Plan Area. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

ITEM-6: ***NEXTEL – UPAS WIRELESS COMMUNICATION FACILITY**
Greater North Park Community Plan Area

STAFF: Firouzeh Tirandazi

Approve, conditionally approve, or deny an application to install and operate an unmanned wireless communication facility consisting of 12 panel antennas (8 façade mounted within screen boxes and 4 located inside a new faux chimney textured and painted to match the exterior finish of the single family residence), 2 Global Positioning System (GPS) antennas, and a 680-square-foot addition serving as garage space with 276 square feet of the space housing the associated facility equipment. The project site is located at **3048 Haller Street**, in the RS-1-7 zone, in the Greater North Park Community Plan area. Negative Declaration No. 42-0800.

RECOMMENDATION:

Approval.

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ITEM-7: ***SPRINT-LOMAS SANTA FE – PROJECT NO. 5081**
Fairbanks Ranch Country Club Specific Plan Area

STAFF: **Firouzeh Tirandazi**

Approve, conditionally approve or deny an application to install and operate an unmanned wireless communication facility consisting of a new 30-foot tall utility

pole supporting two panel antennas, with associated support equipment located inside an approximately 73-square-foot underground vault and one at grade power and telephone connection cabinet on the north side of the San Dieguito Road within the public right-of-way. The project site is located at **15110 ½ San Dieguito Road** in the Fairbanks Country Club Specific Plan Area. Mitigated Negative Declaration

RECOMMENDATION:

Approval.

ITEM-8: **COLEMAN COMPANION UNIT – PROJECT NO. 6629**
Encanto Community Plan Area

STAFF: **William Zounces**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to convert an existing 628 square foot workshop into a Companion Unit on a 14,359 square foot site with an existing single family residence at **5267 Hilltop Drive** in the SF-600 Zone of the Southeastern San Diego Planned District in the Encanto Neighborhoods Community Plan.

RECOMMENDATION:

Approval.