


**AGENDA FOR THE CITY OF SAN DIEGO  
HEARING OFFICER MEETING  
WEDNESDAY, SEPTEMBER 16, 2020 AT 9:00 A.M.  
VIRTUAL HEARING**

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Until further notice, Hearing Officer meetings will be conducted under the provisions of  [California Executive Order 29-20](#), which suspends specific requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, the Hearing Officer meetings will be conducted by teleconference. Per the Executive Order, there will be no members of the public in attendance at these meetings. In lieu of in-person attendance, members of the public may submit their comments online. [Learn more](#) about submitting public comments.

In lieu of in-person attendance, members of the public may participate and provide comment via a virtual meeting, telephone, using the Hearing Officer [webform](#), email submission or via U.S. mail of written materials, as follows:

**Phone-In Testimony**

Sign up online via [webform](#) no later than 8am on the day of the hearing in order to participate via phone during the Hearing Officer public hearing. Please visit the [Hearing Officer](#) web page for further instructions.

**Agenda Public Comments**

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Hearing Officer. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

**Non-Agenda Public Comments**

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Hearing Officer. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting.

**Written Materials**

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to [hearingofficer@sandiego.gov](mailto:hearingofficer@sandiego.gov) or submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Hearing Officer in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior in order for it to be distributed to the Hearing Officer.

**Watch the Meeting**

The public may view the meeting at their scheduled time on [YouTube](#).

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats,

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and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to: [hearingofficer@sandiego.gov](mailto:hearingofficer@sandiego.gov). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501. ***Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*** For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

**HEARING OFFICER ASSIGNED TO TODAY'S HEARING:** Duke Fernandez

### **ANNOUNCEMENTS/PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items may email comments to [hearingofficer@sandiego.gov](mailto:hearingofficer@sandiego.gov), with the term "Non-Agenda Public Comment" in the subject line of the email. All comments are limited to 200 words.

Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under "Announcements/Public Comment."

### **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

### **ITEMS TO BE PLACED ON CONSENT AGENDA**

#### **DISCUSSION ITEMS:**

ITEM – 1: **T-MOBILE 26<sup>TH</sup> & C STREET - PROJECT NO. 533580**

City Council District: 3

Plan Area: Golden Hill

Staff: Nilia Safi

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF), consisting of the removal of an existing 30-foot tall decorative pole and installation of a 30-foot standard city light pole supporting three antennas with associated equipment to be located in an underground vault adjacent to the pole. The site is located on the northwest corner of 26th & C Streets in the Golden Hill Community Plan area. Exempt from Environmental. Report No. [HO-20-037](#).

#### **RECOMMENDATION:**

Approve

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ITEM – 2:           **2521 CALLE DEL ORO SDP - PROJECT NO. 653331**

City Council District: 1

Plan Area: La Jolla

Staff: Xavier Del Valle

An interior remodel and addition to an existing one-story, 5,920 square-foot single-family residence located at 2521 Calle Del Oro. The project includes construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet. The 0.46-acre site contains Environmentally Sensitive Lands (Steep Hillides) and is in the La Jolla Shores Planned District Single Family Zone, the Coastal (Non-Appealable-2) Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact), the Brush Management Zone, and the Very High Fire Hazard Zone within the La Jolla Community Plan area. The project was determined to be exempt from CEQA pursuant to Section 15301, Existing Facilities. Report No. [HO-20-042](#).

**RECOMMENDATION:**

Approve

ITEM – 3:           **CUVIER STREET TMW CDP - PROJECT NO. 641955**

City Council District: 1

Plan Area: La Jolla

Staff: Xavier Del Valle

A Coastal Development Permit and Tentative Map Waiver for additions to two existing single-story units that total 1,167 squarefeet each at 7315 Cuvier Street and 614 Sea Lane. The project includes a second story addition to each unit with roof decks that will create two detached residential condominiums that total 2,034 squarefeet for Sea Lane and 2,160 squarefeet for Cuvier Street. The 0.13-acre site is in the RM-1-1 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area. Staff has determined the project to be exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Report No. [HO-20-043](#).

**RECOMMENDATION:**

Approve