

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 29, 2019
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 A.M.**

NOTE: *Land Use Hearings are held at 9:00 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: Duke Fernandez

- 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: **T-MOBILE OCEAN VIEW HILLS AND SEA DRIFT ROW - PROJECT NO. 615809**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Karen Lynch

Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a 28-foot, 9-inch tall light pole supporting three panel antennas with associated equipment located within an adjacent subterranean vault. The light pole is located on the east side of Ocean View Hills Parkway at the intersection of Sea Drift Way in the Public-Right-of-Way (PROW). The WCF was previously approved in 2008 but the permit expired in 2018 and T-Mobile is seeking a new permit to continue operating the WCF without any changes. Exempt from Environmental. Report No. [HO-19-025](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 29, 2019

ITEM – 5: **MATTAMAL - PROJECT NO. 610368**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Karen Bucey

Coastal Development Permit for the demolition of the two existing one-bedroom detached dwelling units and a two-car garage totaling 1,300 square feet and the construction of a duplex consisting of two attached 1,028-square-foot, two-bedroom, two-bathroom dwelling units each and a shared detached 393-square-foot, two-car garage for a total development of 2,449 square feet. The 0.08-acre site is located at 5018 and 5018 ½ Narragansett Avenue in the Residential Multiple Dwelling Unit (RM-2-4) Zone, Coastal Overlay Zone (Appealable), First Public Roadway, Coastal Height Limitation, Parking (Beach & Coastal) Impact, Residential Tandem Parking, Transit Priority Area, Airport Influence Area (Review Area 1 - San Diego International Airport), and FAA Noticing Area Overlay Zones, within the Ocean Beach Community Plan and Local Coastal Program. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-19-048](#).

RECOMMENDATION:

Approve

ITEM – 6: ***TOYON RESIDENCE - PROJECT NO. 599273**
City Council District: 1; Plan Area: La Jolla

STAFF: Anthony Bernal

Site Development Permit for the construction of a 3,170-square foot two-story single-family dwelling unit with an attached 499-square foot junior unit, and a 554-square foot two car garage, totaling 4,233-square feet on a vacant lot located at 5595 Toyon Road. The 1.51-acre site is in the RS-1-1 Zone within the College Area Community Plan Area. Mitigated Negative Declaration No. 599273. Report No. [HO-19-052](#).

RECOMMENDATION:

Approve

ITEM – 7: ***HERSHFILED RESIDENCE - PROJECT NO. 603740**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Coastal Development Permit and Site Development Permit for the demolition of an existing dwelling unit and construction of a 10,757-square-foot single dwelling unit located at 8230 Prestwick Drive. The project includes an attached 611-square-foot garage, 596-square-foot basement garage lift, and a 460-square-foot pool equipment room, for a total of 12,424 square feet of construction. The 0.448-acre site is in the Single Family (SF) Zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan and Council District 1. This development is within the Coastal Overlay zone. Mitigated Negative Declaration No. 603740. Report No. [HO-19-051](#).

HEARING OFFICER DOCKET OF MAY 29, 2019

RECOMMENDATION:

Approve

ITEM – 8: ***9036 LA JOLLA SHORES CDP SDP - PROJECT NO. 588291**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Site Development Permit for Environmentally Sensitive Lands and a Coastal Development Permit for the demolition of an existing 1,706-square-foot single dwelling unit and garage located at 9036 La Jolla Shores Lane. The project proposes site grading that would restore the site, install a drainage system, new sidewalk, erosion control measures, drought-tolerant landscaping and a 42-inch guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. No structures are proposed as part of the project. The 0.655-acre site is in the RS-1-1 and RS-1-4 Zones and in the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan. This development is within the Coastal Overlay zone. Mitigated Negative Declaration No. 588291. Report No. [HO-19-053](#).

RECOMMENDATION:

Approve