

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 10, 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.** For additional information please see California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/ceqa>.*

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Hearing Officer meeting agenda items which are distributed to the Hearing Officer prior to and during the Hearing Officer meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Hearing Officer Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Hearing Officer meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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: **RITCHEY STREET TM - PROJECT NO. 409608**
City Council District: 4; Plan Area: Skyline-Paradise Hills

STAFF: Martha Bake

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Tentative Map and Neighborhood Development Permit for subdivision of one existing lot into three parcels. The 0.42-acre-site is located at 403 Ritchey Street is within the RS-1-7 zone and is within the Transit Priority Area of the Skyline-Paradise Hills Community Planning Area. Exempt from Environmental. Report No. [HO-19-031](#).

RECOMMENDATION:

Approve

ITEM – 5: **T-MOBILE ANCHOR CHURCH - PROJECT NO. 598489**
City Council District: 4; Plan Area: Mid-City Eastern Area

STAFF: Travis Cleveland

Conditional Use Permit (CUP) to modify an existing, previously-permitted 40' faux broadleaf Wireless Communication Facility (WCF) at 1765 Pentecost Way. The project proposes to remove (6) T-Mobile panel antennas and (3) twin AWS TMA's, install (3) 8' dual panel antennas, (3) Remote Radio Units (RRUs), and ancillary work. The project site is zoned RM-2-5 and is within the Mid-City Eastern Area. Council District 4. Exempt from Environmental. Report No. [HO-19-058](#).

RECOMMENDATION:

Approve

ITEM – 6: ***KEARNS KROUPA REMODEL - PROJECT NO. 612368**
City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Site Development Permit for a remodel and addition to an existing 2,274-square-foot (SF), one-story duplex. The project includes an addition to the first unit, including a 80-square-foot (SF) addition to the first floor, a second story addition of 1,181-SF, and a third story addition of 112-SF to provide a stairwell and hallway for access to a rooftop deck, and the second unit includes an interior remodel only for a total of 3,825-SF of construction. The 0.14-acre project site is located at 8015 and 8017 El Paseo Grande and is in the La Jolla Shores Planned District MF1 Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Transit Priority Area, and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Mitigated Negative Declaration No. 612368. Report No. [HO-19-062](#).

RECOMMENDATION:

Approve

ITEM – 7: **GILLISPIE SCHOOL - PROJECT NO. 610620**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

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Coastal Development Permit, Site Development Permit and Conditional Use Permit for change in use and an amendment to Coastal Development Permit No. 1000514 and Conditional Use Permit 1000515, to merge two existing lots with the existing school lots and remodel an existing, one-story commercial building to add new school programs, new signage and parking lot re-striping, located at 7380 and 7420 Girard Ave. The 2.39-acre site is located in the RM-3-9 Zone, RM-1-1 Zone and Zone One of the La Jolla Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Areas Overlay Zone and within La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-063](#).

RECOMMENDATION:

Approve

ITEM – 8:

FLC CUP - PROJECT NO. 591479

City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Glenn Gargas

Conditional Use Permit to amend CUP No. 89240 to allow an existing church use to continue to operate within an 11,549-square-foot suite of an existing 44,293-square-foot, two story building at 10695 Treena Street, Suite 101. The 3.69-acre site in the IP-2-1 Zone and within the Scripps Miramar Ranch Community Plan area. Council District 5. Exempt from Environmental. Report No. [HO-19-064](#).

RECOMMENDATION:

Approve

ITEM – 9:

NEFF RENTAL VARIANCE - PROJECT NO. 482367

City Council District: 4; Plan Area: Encanto Neighborhoods

STAFF: Paul Godwin

Variance to allow an electrically charged perimeter fence for an existing equipment rental facility located on a 3.27-acre site at 6144 Federal Boulevard, in the CO-2-1 Zone, within the Encanto Neighborhoods Community Plan. Exempt from Environmental. Report No. [HO-19-066](#).

RECOMMENDATION:

Approve