


AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, MAY 20, 2020 AT 9:00 A.M.
VIRTUAL HEARING

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:

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 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, 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. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

HEARING OFFICER DOCKET OF MAY 20, 2020

purposes of CEQA. An Addendum ([553296](#)) to Mitigated Negative Declaration No. [96-7731](#), was prepared for the proposed project. Report No. [HO-20-019](#).

RECOMMENDATION:

Approve

ITEM – 2: **SDG&E CASPIAN - PROJECT NO. 602244**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Karen Bucey

Site Development Permit for the construction of a private storm drain system to tie into the existing City of San Diego storm drain. The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. Exempt from Environmental. Report No. [HO-20-022](#).

RECOMMENDATION:

Approve

ITEM – 3: **RAU RESIDENCE CDP/SDP - PROJECT NO. 640816**

City Council District: 1 Plan Area: La Jolla

Staff: Xavier Del Valle

Coastal Development Permit and Site Development Permit to demolish an existing single-family residence and construct a new two-story, 4,007 square-foot single family residence over basement with a roof terrace, site retaining walls, pool, spa, and improvements at a site located at 6515 Neptune Place. The 0.12-acre site is in the RM-1-1 Zone, the Coastal (Appealable) Overlay Zone, the Sensitive Coastal Overlay Zone (Coastal Bluff), the Parking Impact Overlay Zone – Coastal Impact, the Transit Area Overlay Zone, the Transit Priority Area, the Residential Tandem Overlay Zone, and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-023](#).

RECOMMENDATION:

Approve

ITEM – 4: **BELLA VISTA MAP WAIVER - PROJECT NO. 642592**

City Council District: 2 Plan Area: Linda Vista

Staff: Gerald Sennett

Map Waiver for the creation of ten new condominium units, currently under construction on one lot, located at 5429 Laurretta Street. The 0.22-acre site is located

HEARING OFFICER DOCKET OF MAY 20, 2020

in the RM-3-7 Zone, and the San Diego International Airport (SDIA) Airport Influence Area – Review Area 2, Federal Aviation Administration (FAA) Part 77 Noticing Area, Parking Impact (Campus), Parking Standards Transit Priority Area, and Transit Priority Area Overlay Zones within the Linda Vista Community Plan Area. Exempt from Environmental. Report No. [HO-20-024](#).

RECOMMENDATION:

Approve

ITEM – 5:

***AT&T TJ RIVER - PROJECT NO. 621894**

City Council District: 8

Plan Area: Tijuana River Valley

Staff: Travis Cleveland

Conditional Use Permit and Site Development Permit to construct a Wireless Communication Facility consisting of a 30-foot-tall faux wooden water tower concealing 12 panel antennas, 24 Remote Radio Units (RRUs), and associated equipment and cabling. Additional equipment, including a 15-kW diesel backup generator, will be in a 153-square-foot exterior equipment area, screened by a cedar fence. The site is located at 2805 Hollister Street in the OF-1-1/AR-1-1 zones and contains Environmentally Sensitive Lands in the form of the Multi-Habitat Planning Area (MHPA) and a FEMA Flood Hazard Area. The project does not develop in these areas. The site is located within State Coastal Development Permit jurisdiction. Mitigated Negative Declaration No. [621894](#). Report No. [HO-20-027](#).

RECOMMENDATION:

Approve