


**AGENDA FOR THE CITY OF SAN DIEGO  
HEARING OFFICER MEETING  
WEDNESDAY, DECEMBER 16, 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:

**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,

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.

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

-2-

## HEARING OFFICER DOCKET OF DECEMBER 16, 2020

ITEM – 2: **VERIZON TOWNSGATE EL CAMINO - PROJECT NO. 651464**  
City Council District: 1 Plan Area: Carmel Valley

Staff: William Zounes

Site Development Permit/Neighborhood Use Permit/Neighborhood Development Permit for a Wireless Communication Facility (WCF) consisting of the replacement of two athletic field light poles with new athletic light poles: one that will support four antennas, four remote radio units and two surge suppressors and the other supporting two antennas, two remote radio units and one surge suppressor, both screened by a cylindrical shroud. A 200-square-foot enclosure is also proposed to house the associated equipment. The athletic light poles are located along and near the first base line of the northern baseball field at the Carmel Valley Recreation Center located at 3777 Townsgate Drive in the CVPD-EP zone of the Carmel Valley Community Planning area. Exempt from Environmental. Report No. [HO-20-057](#).

**RECOMMENDATION:**

Approve

ITEM – 3: **\*AIRWAY LOGISTICS CENTER - PROJECT NO. 665589**  
City Council District: 8 Plan Area: Otay Mesa

Staff: Travis Cleveland

Site Development Permit to construct a new 247,780-square-foot multiple-tenant industrial distribution building, located on parcel 646-110-28 on the south side of airway road between Excellante Street and Centurion Street. The 12.83-acre site is in the IBT-1-1 Zone within the Otay Mesa Community Plan Area and Council District 8. EIR Addendum No. [665589](#). Report No. [HO-20-060](#).

**RECOMMENDATION:**

Approve

ITEM – 4: **POLK 4 MAP WAIVER - PROJECT NO. 662123**  
City Council District: 3 Plan Area: North Park

Staff: Carrie Lindsay

Map Waiver application to waive the requirements of a Parcel Map to create 4 residential condominium units in buildings under construction on a .092-acre site at 2828 Polk Ave in the RM-3-7 Zone within the North Park Community Plan, Airport Influence Area, Transit Area Overlay and Transit Priority Area. Council District 3. Exempt from Environmental. Report No. [HO-20-062](#).

**RECOMMENDATION:**

Approve

ITEM – 5: **\*7760 HERSCHEL AVE CDP/MW - PROJECT NO. 632775**  
City Council District: 1 Plan Area: La Jolla

7760 Herschel Ave; Coastal Development Permit and Tentative Map to construct a two-story duplex with four (4) residential condominium units for a total of approximately 13,384 square feet with a subterranean garage on a surface parking lot located at 7760 Herschel Avenue. The 0.16-acre site is located in the La Jolla Planned District Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone. Mitigated Negative Declaration No. [632775](#). Report No. [HO-20-058](#).

Approve

Staff: Derrick Johnson

Site Development Permit for addition to existing single-family residence consisting of 945-square-feet to basement, 551-square-feet to first floor, and a new detached 1,200-square-foot Companion unit over 546-square-feet of basement parking. The 0.49-acre site is located at 7834 Esterel Drive in the LJSPD-SF Zone of the La Jolla Community Plan area. Council District 1 Exempt from Environmental. Report No. [HO-20-065](#).

Approve