


**AGENDA FOR THE CITY OF SAN DIEGO  
HEARING OFFICER MEETING  
WEDNESDAY, FEBRUARY 10, 2021 AT 9:00 A.M.  
VIRTUAL HEARING**

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**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING  
HEARING OFFICER MEETING ACCESS AND PUBLIC COMMENT:**

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:

**JOINING THE WEBINAR AND OFFERING PHONE-IN TESTIMONY:**

Starting February 10, 2021, the Hearing Officer meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

**THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:**

<https://sandiego.zoomgov.com/j/1605530072>

**TO JOIN BY USING IPHONE ONE-TAP:**

US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

**TO JOIN BY TELEPHONE:**

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 553 0072**

**HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:**

When the Hearing Officer introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button

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on your computer, tablet, or Smartphone, or by dialing \*9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial \*6 on your phone

### WRITTEN COMMENT THROUGH WEBFORM:

**Comment on Agenda Items** may be submitted (no later than 8 AM day of meeting in order to participate) 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. Please visit the [Hearing Officer](#) web page for further instructions.

**Non-Agenda Public 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.

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 DOCKET OF FEBRUARY 10, 2021

**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:       \*8423 EL PASEO GRANDE CDP/SDP - PROJECT NO. 661815**

City Council District: 1

Plan Area: La Jolla

Staff: Benjamin Hafertepe

Coastal Development Permit and Site Development Permit to demolish an existing 1,528 square-foot single family residence and detached garage, and to construct a new 3,994 square-foot two-story single-family residence with a 461 square-foot attached garage and a 1,102 square-foot attached companion unit located at 8423 El Paseo Grande. The 0.12-acre site is in the La Jolla Shores Planned District Single Family Zone and Coastal Overlay Zone (Appealable 1) within the La Jolla Community Plan area. Council District 1. Mitigated Negative Declaration No. 661815. Report No. [HO-21-002](#).

#### **RECOMMENDATION:**

Approve

**ITEM – 2:       SPRINT AVENIDA MAGNIFICA - PROJECT NO. 651217**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: William Zounes

Conditional Use Permit for the continued operation of a Wireless Communication Facility on an existing 32-foot high street light pole consisting of two (2) panel antennas within the Public Right of Way located near the corner of Avenida Magnifica and Pomerado Road within the RS-1-8 zone, in the Scripps Miramar Ranch

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Community Plan Area. Council District 5. Exempt from Environmental. Report No. [HO-21-003](#).

### **RECOMMENDATION:**

Approve

ITEM – 3:

### **TEXAS 5 MAP WAIVER - PROJECT NO. 662125**

City Council District: 3

Plan Area: North Park

Staff: Carrie Lindsay

A Map Waiver application to waive the requirements of a Parcel Map to create 5 residential condominium units in buildings under construction on a 0.161-acre site at 4419-4427 Texas Street in the RM-2-5 Zone within the North Park Community Planning Area and City Council District 3. Exempt from Environmental. Report No. [HO-21-004](#).

### **RECOMMENDATION:**

Approve

ITEM – 4:

### **ILLION STREET TENTATIVE MAP - PROJECT NO. 671928**

City Council District: 2

Plan Area: Clairemont Mesa

Staff: Firouzeh Tirandazi

Tentative Map for the proposed subdivision of an existing parcel into two parcels, and the demolition of an existing dwelling unit and site grading to create two residential pads to support future residential development. The 0.27-acre site is located at 1850 Illion Street in the RS-1-7 Zone, and the Airport Environs Overlay Zone – San Diego International Airport (SDIA-Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Clairemont Mesa Height Limitation Overlay Zone within the Clairemont Mesa Community Plan area. Exempt from Environmental. Report No. [HO-21-005](#).

### **RECOMMENDATION:**

Approve