

**AGENDA FOR THE CITY OF SAN DIEGO  
HEARING OFFICER MEETING  
WEDNESDAY, APRIL 6, 2022  
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 pursuant to the provisions of [California Government Code section 54953\(e\), as amended by Assembly Bill 361](#), which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Hearing Officer meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone, Zoom, using the Hearing Officer [webform](#), 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 landline phone.

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

<https://sandiego.zoomgov.com/s/1609013394>

**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: 160 901 3394**

## HEARING OFFICER DOCKET OF APRIL 6, 2022

### **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 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

### **Providing Written Comment Through Webform**

**Comment on Agenda Items, Non-Agenda Public Comment** may be submitted using the [webform](#) indicating the Comment type and item number (if relevant) for which you wish to submit your comment. Comments need to be received the business day prior for it to be distributed to 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 go to the Hearing Officer website for further instructions.

### **Written Materials**

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Hearing Officer.

### **Watch the Meeting**

The public may view the meeting at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

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 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 ASSIGNED TO TODAY’S HEARING:** Duke Fernandez

### **ANNOUNCEMENTS/PUBLIC COMMENT**

## HEARING OFFICER DOCKET OF APRIL 6, 2022

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 submit comments via [webform](#). 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: **ASTALOS RESIDENCE - PROJECT NO. 695191**

City Council District: 1

Plan Area: La Jolla

Staff: Ollie Shepherd

Site Development Permit for the construction of a new 5,924 square-foot, two-story single-family dwelling unit, on a vacant lot located at the intersection of Avenida Kirjah and Woodford Drive. The 0.46-acre site is located at 2995 Woodford Drive in the La Jolla Shores Planned District SF zone, with the La Jolla Community Plan area. Council District 1. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-22-008](#).

**RECOMMENDATION:**

Approve

ITEM – 2: **CROWN CASTLE T-MOBILE FIRST CHURCH OF BRETHREN - PROJECT NO. 689155**

City Council District: 9

Plan Area: Mid-City/City Heights

Staff: Nilia Safi

Conditional Use Permit and Neighborhood Development Permit for an existing Crown Castle T-Mobile wireless communication facility consisting of twelve (12) panel antennas in a 30' stealth self-support tower with a 344 square foot ground equipment shelter. The property is located at 3850 Westgate Place in the Mid-City Community Plan. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-22-009](#).

**RECOMMENDATION:**

Approve



## HEARING OFFICER DOCKET OF APRIL 6, 2022

Plan Area. No development is proposed. CEQA determination of consistency (Section 15162) with the [Mission Valley Community Plan Update](#) EIR, SCH No. 20177071066. Report No. [HO-22-014](#).

**RECOMMENDATION:**

Approve

ITEM – 6:

**\*OCEAN FRONT RESIDENCE - PROJECT NO. 673099**

City Council District: 2

Plan Area: Ocean Beach

Staff: Karen Bucey

Coastal Development Permit and Site Development Permit to amend Coastal Development Permit No. 681291 and Site Development Permit No. 979531 to demolish an existing 1,147-square-foot, dwelling unit and to construct a new 2,767 square-foot, two-story dwelling with a 952-square-foot basement, 344-square-foot open underground parking, 871 square-foot roof porch with lap pool, and an existing detached 475-square-foot garage to remain. The 0.17-acre site is located at 1615 Ocean Front Street in the Residential-Multiple Unit (RM-2-4) Base Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Geologic Hazards (52 and 43), Airport Approach, Airport Influence Area, FAA Part 77 Noticing Area, Parking Impact (Beach and Coastal), Transit Priority Area, and Residential Tandem Parking Overlay Zones within the Ocean Beach Community Planning area. This development is within the Coastal Overlay zone. Mitigated Negative Declaration No. [673099](#). Report No. [HO-22-017](#).

**RECOMMENDATION:**

Approve