

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 7, 2018
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.***

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: **VERIZON WIRELESS FORT ROSECRANS - PROJECT NO. 483717**
City Council District: 2; Plan Area: Peninsula

STAFF: Simon Tse

Coastal Development Permit, Neighborhood Development Permit, and Neighborhood Use Permit for Wireless Communication Facility supporting ten antennas on a 30-foot tall faux eucalyptus tree (supporting eight antennas) and a 30-foot tall slim line pole (supporting two antennas) located at 203 Catalina Boulevard (Public Utilities Department – Water Tank Facility). This development is within the Coastal Overlay zone and the application was filed on August 12, 2016. Exempt from Environmental. Report No. HO-18-003.

RECOMMENDATION:

Approve

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ITEM – 5: **SARATOGA RESIDENCES - PROJECT NO. 520037**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Martha Blake

Map Waiver and Coastal Development Permit to create four new condominium dwelling units (currently under construction) on two lots. The 0.16-acre site is located at 4950 to 4956 Saratoga Avenue in the RM-2-4 zone within the Ocean Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area. This development is within the Coastal Overlay zone and the application was filed on November 29, 2016. Exempt from Environmental. Report No. HO-18-004.

RECOMMENDATION:

Approve

ITEM – 6: **EC SCHOOLS - PROJECT NO. 555943**
City Council District: 1; Plan Area: La Jolla

STAFF: Tim Daly

Conditional Use Permit for a vocational English school within an existing five-story office building's second floor, converted 5,957 square-foot office space located at 7979 Ivanhoe Avenue. The overall population of the school, including staff and students would be 294 individuals. The 0.60 acre site is located within the Coastal Overlay zone (Non-Appealable) and within the La Jolla Community Planning and Local Coastal Program Land Use Plan area. This development is within the Coastal Overlay zone and the application was filed on June 27, 2017. Exempt from Environmental. Report No. HO-18-005.

RECOMMENDATION:

Approve

ITEM – 7: **CAMPOS RESIDENCE - PROJECT NO. 534717**
City Council District: 1; Plan Area: La Jolla

STAFF: Hugo Castaneda

Coastal Development Permit and Site Development Permit for an addition and remodel of an existing single-family dwelling unit with an attached garage totaling 4,896 square feet, which includes 2,172 square feet of existing to remain, an 852-square-foot first floor addition and a 1,872-square-foot second floor addition located at 8501 Avenida De La Ondas. The 0.47-acre site is in the Coastal Overlay zone (Non-Appealable) and the SF (single family) zone of the La Jolla Shores Planned District. This development is within the Coastal Overlay zone and the application was filed on April 10, 2017. Exempt from Environmental. Report No. HO-18-006.

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RECOMMENDATION:

Approve

ITEM – 8: **BREMERTON RESIDENCE - PROJECT NO. 549333**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Site Development Permit for the demolition of a single dwelling and the construction of a two-story, 5,103-square-foot single dwelling with an attached, two-car garage located at 3115 Bremerton Place. The 0.345-acre site is in the SF (single family) Zone of the La Jolla Shores Planned District, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone. Exempt from Environmental. Report No. HO-18-011.

RECOMMENDATION:

Approve