

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 4, 2018  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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:       **MISSION DUPLEX - PROJECT NO. 547729**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Karen Bucey**

Coastal Development Permit and Tentative Map Waiver for the site located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units. Unit A is project proposed to be 1,985-square-feet and Unit B is project proposed to be 2,005-square-feet. Each unit contains four-bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage. This development is within the Coastal Overlay zone Exempt from Environmental. Report No. HO-18-021.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 4, 2018

ITEM – 5: **URBAN EDGE TENTATIVE MAP WAIVER - PROJECT NO. 565998**

City Council District: 3; Plan Area: Uptown

**STAFF: Hugo Castaneda**

Tentative Map Waiver for the subdivision to create five residential condominium units currently under construction, and to waive the requirement to underground existing overhead utilities at 4079 1st Avenue. The 0.125-acre site is located in the RM-3-9 zone of the Uptown Community Plan area. Exempt from Environmental. Report No. HO-18-023.

**RECOMMENDATION:**

Approve

ITEM – 6: **TIERRASANTA CONDO CONVERSION MAP WAIVER - PROJECT NO. 573604**

City Council District: 7; Plan Area: Tierrasanta

**STAFF: Travis Cleveland**

Map Waiver for the creation of four commercial condominium units within an existing commercial building at 10715 Tierrasanta Blvd. The 0.54 acre site is in the CC-1-3 zone within the Tierrasanta Community Plan area and Council District 7. Exempt from Environmental. Report No. HO-18-024.

**RECOMMENDATION:**

Approve

ITEM – 7: **MISSION VALLEY RADIO TOWER - PROJECT NO. 548228**

City Council District: 7; Plan Area: Mission Valley

**STAFF: Tim Daly**

Conditional Use Permit for the continued use of an existing major transmission, relay, or communication switching system tower and equipment shelter. The 0.97-acre site is located at 9040 Friars Road in the IL-2-1 and MVPD-MV-CO Base Zones of the Mission Valley Community Plan area. Exempt from Environmental. Report No. HO-18-027.

**RECOMMENDATION:**

Approve