

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 18, 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: Chris Larson

- 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: *** SPECTRUM III & IV AMENDMENTS - PROJECT NO. 566056**
City Council District: 1; Plan Area: University

STAFF: Jeffrey A. Peterson

Site Development Permit (SDP) and Coastal Development Permit (CDP) to amend SDP No. 1580368 and CDP No. 1580366; a Tentative Map (TM) to amend TM No. 1580380 and a Planned Development Permit (PDP) to increase the size of previously approved research and development (R&D) building located at 3115 Merryfield Row (Building A/Spectrum III). Building A would increase from 57,372 to 118,931 square feet (sf). The additional 61,559-square-foot increase would be obtained through a transfer of unutilized development rights from the 3050 Callan Road (Transfer Site No.1 - 49,290 sf), and 3013-3033 Science Park Road (Transfer Site No.2 - 12,269 sf). The 13.77-acre project site is zoned IP-1-1 (Industrial Park) and is designated Industrial (Scientific Research) within the University Community Plan. In addition, the project site is located within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable and Appealable areas), the Community Plan Implementation Overlay Zone (CPIOZ-B), the First Public Roadway, the Parking Impact Overlay Zone (Coastal and Campus Impact Area), Prime Industrial Lands, Airport Land Use Compatibility Overlay

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Zone, and Airport Influence Area (Accident Potential Zone [APZ] for Marine Corps Air Station [MCAS] Miramar). Mitigated Negative Declaration No. 566056 (Addendum to MND No. 422478/SCH No. 2016061047. Hearing Officer [Report No. HO-18-043](#).

RECOMMENDATION:

Approve

ITEM – 5: **SPRINT GENESEE & 52 - PROJECT NO. 591465**
City Council District: 6; Plan Area: Clairemont

STAFF: Karen Lynch

Conditional Use Permit for an existing Wireless Communication Facility consisting of a 29'-6" pole supporting 3 panel antennas located along the south side of eastbound Highway 52 at the Genesee Avenue offramp. The associated equipment is located in a subterranean vault, below the antenna pole, along the east side of Genesee Avenue adjacent to the parking lot for Marian Bear Memorial Park. Access between the equipment and pole is provided by a staircase. The site is zoned OP-1-1 and is located within the Clairemont Mesa Community Plan area. Exempt from the California Environmental Quality Act (CEQA). [Report No. HO-18-044](#).

RECOMMENDATION:

Approve

ITEM – 6: **VERIZON WIRELESS WINTERWOOD – PROJECT NO. 493456**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Simon Tse

Conditional Use Permit for a new Wireless Communication Facility consisting of six antennas, twelve remote radio units, and six surge protectors inside a 30-foot, 7-inch-long, 42-inch-diameter antenna shroud proposed on an athletic field light pole. Associated equipment will be located inside a 195-square-foot area screened by an eight-foot-tall masonry wall. Project is located on the athletic field of Challenger Middle School, 10810 Parkdale Avenue in the AR-1-1 zone within the Mira Mesa Community Planning Area. Exempt from Environmental. [Report No. HO-18-046](#).

RECOMMENDATION:

Approve

ITEM –7: **T-MOBILE MASONIC – PROJECT NO. 556028**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Simon Tse

Conditional Use Permit to extend the use of a previously-permitted Wireless Communication Facility consisting of six antennas concealed within façade-mounted elements on an existing building, painted and textured to match the building surface.

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Associated equipment will remain inside an existing 152-square-foot enclosure concealed by an 8-foot-tall wooden fence, painted to match the building. Project is located at 1711 Sunset Cliffs Boulevard in the RM-1-1 zone within the Ocean Beach Community Planning Area. Exempt from Environmental. [Report No. HO-18-049](#).

RECOMMENDATION:

Approve

ITEM – 8: **MPF 9874 VIA DE LA AMISTAD - PROJECT NO. 585422**

City Council District: 8; Plan Area: Otay Mesa

STAFF: John S. Fisher

A marijuana production facility located at 9874 Via De La Amistad in the IL-2-1 zone of the Otay Mesa Community Plan area. [Report No. HO-18-050](#).

RECOMMENDATION:

Approve

ITEM – 9: **AT&T MOBILITY PLNU – PROJECT NO. 590729**

City Council District: 2; Plan Area: Peninsula

STAFF: Simon Tse

Conditional Use Permit to extend the use of a previously-permitted Wireless Communication Facility. Project proposes to remove and replace six antennas and eight remote radio units, concealed within façade-mounted elements on an existing building, painted and textured to match the building surface. Associated equipment will remain inside an equipment room located inside an existing building. Project is located at 3900 Lomaland Drive on the campus of Point Loma Nazarene University in the RS-1-7 zone within the Peninsula Community Planning Area. [Report No. HO-18-051](#).

RECOMMENDATION:

Approve

ITEM – 10: **ROBBINS RESIDENCE - PROJECT NO. 521651**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit to construct a second-floor addition/remodel of 1,144-square-foot to a 2,878-square-foot single-family dwelling unit, resulting in a 4,022-square-foot, two-story, single-family dwelling unit on a 0.164-acre property. The project site is located at 314 Ricardo Place, in the RS-1-7 Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach) and within the La Jolla Community Plan area. [Report No. HO-18-053](#).

RECOMMENDATION:

Approve

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ITEM – 11: **SHTEREMBERG RESIDENCE - PROJECT NO. 568083**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Coastal Development Permit and Site Development Permit to demolish an existing dwelling (foundation and slab to remain) and the construction of a 5,435-square-foot single dwelling unit with an attached 3-car garage. The 0.46-acre project site is in the Single-Family Zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan and Council District 1. Exempt from Environmental. [Report No. HO-18-055](#).

RECOMMENDATION:

Approve

ITEM – 12: **RETAIL OUTLET - PROJECT NO. 391370**
City Council District: 8; Plan Area: San Ysidro

STAFF: Francisco Mendoza

Site Development Permit for an approximately 8,000-square-foot, one-story commercial retail building located at 626-630 ½ East San Ysidro Boulevard. The 0.66-acre project site is in the CC-2-3 Zone of the San Ysidro Community Plan. The application was filed on November 4, 2014, and processed in accordance with the 1990 San Ysidro Community Plan and the prior San Ysidro Planned District CSR-3 Zone. Exempt from Environmental. [Report No. HO-18-056](#).

RECOMMENDATION:

Approve