

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 10, 2016  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 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: 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:      **AMERICAN TOWER CORPORATION SYCAMORE - PROJECT NO. 403368**  
City Council District: 7; Plan Area: East Elliott

**STAFF: Karen Lynch**

Site Development Permit, Neighborhood Development Permit and Neighborhood Use Permit for an existing 2, 500 square foot wireless communication facility compound consisting of the removal of a 25 foot tall monopole and installation of a 35 foot tall lattice tower supporting antennas for Verizon, T-Mobile and Sprint. The facility also includes existing equipment enclosures for Verizon, T-Mobile, Sprint and AT&T. AT&T currently has antennas on the roof top of the Verizon enclosure. Existing chain link fencing will be replaced with wrought iron and stone pilasters and there will be no expansion of the compound. The property is located at 8510 Mast Boulevard in the RS-1-8 zone. Exempt from Environmental. Report No. HO-16-047.

**RECOMMENDATION:**  
Approve

## HEARING OFFICER DOCKET OF AUGUST 10, 2016

ITEM – 5: **HUENNEKENS RESIDENCE - PROJECT NO. 443644**

City Council District: 1; Plan Area: La Jolla

**STAFF: Gaetano Martedi**

Coastal Development Permit and Site Development Permit for a 1,819-square-foot addition and remodel to an existing two-story, 5,456-square-foot residence, located at 8476 Westway Drive. This development is within the Coastal Overlay zone and the application was filed on September 8, 2015. Exempt from Environmental. Report No. HO-16-043.

**RECOMMENDATION:**

Approve

ITEM – 6: **\*PAMO VALLEY TRAIL - PROJECT NO. 380490**

City Council District: NA; Plan Area: San Diego County-City Owned Land

**STAFF: Helene Deisher**

Site Development Permit for Environmentally Sensitive Lands (ESL) (PROCESS 3) to construct a 3-mile long segment of the Pamo Valley trail that will link two existing trail segments. The trail will be part of the San Dieguito River Park's Coast to Crest Trail. The trail will be a dirt, multi-use trail and include two staging areas at each end. The project is on City owned land within the County of San Diego. Mitigated Negative Declaration prepared and adopted by the San Dieguito River Park Joint Powers Authority (JPA). City to ADOPT the Mitigation, Monitoring and Reporting Program, Report No. HO-16-048.

**RECOMMENDATION:**

Approve

ITEM – 7: **NOVER BLUFF REPAIR - PROJECT NO. 400177**

City Council District: 2; Plan Area: Ocean Beach

**STAFF: John Fisher**

Coastal Development Permit and Site Development Permit for a coastal bluff protection device behind an existing concrete sea wall and west of 1759-1765 Ocean Front Street within the Ocean Beach Community Planning area. This development is within the Coastal Overlay zone and the application was filed on May 7, 2015. Exempt from Environmental. Report No. HO-16-051.

**RECOMMENDATION:**

Approve