

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 30, 2016
COUNCIL CHAMBERS, 12TH 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 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.**

~Continued from November 16, 2016

ITEM – 4: **FAY AVENUE CDP/TMW - PROJECT NO. 481476**
City Council District: 1; Plan Area: La Jolla

STAFF: Firouzeh Tirandazi

Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to residential condominium units. The 0.161-acre site is located at 7432-7436 Fay Avenue, in the RM-1-1 Zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on April 29, 2016. Exempt from Environmental. Report No. HO-16-074.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF NOVEMBER 30, 2016

ITEM – 5: ***EXPEDITE***

HAINES STREET TOWNHOMES - PROJECT NO. 446317

City Council District: 2; Plan Area: Pacific Beach

STAFF: Will Zounes

Coastal Development Permit and Tentative Map for the demolition of two single family dwelling units and detached garage for the construction of three residential condominiums units. As a component of the application, the project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. 0.14-acre site is located at 4105-4109 Haines Street in the RM-2-5 zone within the Pacific Beach Community Plan and Local Coastal Program area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Coastal Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone. The project site is designated for multi-family residential development (15-30 dwelling units per acre) in the Pacific Beach Community Plan and Local Coastal Program. The project application was filed on October 5, 2015. Exempt from Environmental. Report No. HO-16-076.

RECOMMENDATION:

Approve

ITEM – 6: **AT&T CARDENO AND ALTA LA JOLLA - PROJECT NO. 492397**

City Council District: 1; Plan Area: La Jolla

STAFF: Karen Lynch

Conditional Use Permit for an existing Wireless Communication Facility consisting of nine panel antennas and associated components concealed behind a roof top mechanical screen with equipment located within the Alta La Jolla Club House building on the first floor. The project site is located 1570 Alta La Jolla Drive in the RS-1-4 zone. The previous permit (PTS 82328) that permitted this project expired on October 12, 2016. No modifications are proposed with this project. Exempt from Environmental. Report No. HO-16-075.

RECOMMENDATION:

Approve