

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 7, 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: 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: **LEFTON RESIDENCE - PROJECT NO. 491207**
City Council District: 2; Plan Area: Mission Beach

STAFF: Karen Bucey

Coastal Development Permit for the remodel of a 2-story single dwelling unit and the proposed addition of 1,643-square-feet consisting of expanded first and second floors and new third story and decks. Various site improvements would also be constructed that include associated hardscape and landscape. The project proposes a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project will contain features which recognize the goals of the Conservation Element of the City of San Diego's General Plan (solar photo voltaic system, high efficiency lighting, energy star appliances, dual pane low-e glazing on windows, etc.) The 4,373-square-foot project site is located at 2750 Bayside Walk. The project site is designated Residential and zoned MBPD-R-S within the Mission Beach Planned District. Additionally, the project site is within the Airports ALUCP Noise Contours (60-65 CNEL), Airport Influence Area (Review Area 1), FAA Part 77 Noticing Area,

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Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal) and Residential Tandem Parking Overlay Zone. This development is within the Coastal Overlay Zone and the application was filed on May 24, 2016. Exempt from Environmental. Report No. HO-16-079.

RECOMMENDATION:

Approve

ITEM – 5: **SPRINT PLNU ROHR - PROJECT NO. 428923**
City Council District: 2; Plan Area: Peninsula

STAFF: Karen Lynch

Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of four panel antennas, eight remote radio heads behind screens on the second floor of the southwest side of the Rohr Science Building on the Point Loma Nazarene University Campus at 3900 Lomaland Drive. Associated equipment is located on the first floor of the building below where the antennas are proposed. Sprint had a previous approval for a WCF at this location, however it is expired. Exempt from Environmental. Report No. HO-16-078.

RECOMMENDATION:

Approve

ITEM – 6: **LAURETTA STREET HOMES - PROJECT NO. 487267**
City Council District: 2; Plan Area: Linda Vista

STAFF: Derrick Johnson

Map Waiver to create a total of three residential condominium units (currently under construction) and to waive the requirement to underground existing overhead utilities. The 0.114-acre site is located at 5842 Lauretta Street, in the RM-3-7 Zone within the Linda Vista Community Plan area. Exempt from Environmental. Report No. HO-16-081.

RECOMMENDATION:

Approve