

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 31, 2017  
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: Raynard Abalos

- 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 May 24, 2017
- ITEM – 4:      **\*BLUE HERON-CHELSEA CDP/SDP - PROJECT NO. 502954**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit (due to the property containing Environmentally Sensitive Lands – Coastal Bluffs) to demolish an existing single dwelling unit and construct an 4,984 square-foot, three stories over basement, single dwelling unit on a single lot. The 0.204-acre project site is located at 5228 Chelsea Street in the RS-1-7 Zone, within the Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, First Public Roadway and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on August 16, 2016. Mitigated Negative Declaration No. 502954. Report No. HO-17-034.

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF MAY 31, 2017

ITEM – 5:       **T-MOBILE PRIMERA IGLESIA - PROJECT NO. 372296**  
City Council District: 9; Plan Area: Southeastern San Diego

**STAFF: Karen Lynch**

Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a new 35-foot tall church monument tower concealing nine panel antennas and nine Remote Radio Units (RRUs). The associated equipment will continue to be located within a previously permitted 127-square-foot enclosure that currently exists on the north side of the Casa Del Alfarero Iglesia Del Nazareno Church. Four existing panel antennas mounted to the church building will be removed as part of this project. The project site is located at 3535 Market Street in the RM-2-5 zone. Exempt from Environmental. Report No. HO-17-033.

**RECOMMENDATION:**

Approve

ITEM – 6:       **GRAND AVENUE TOWNHOMES - PROJECT NO. 477022**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Gaetano Martedi**

Coastal Development Permit and Tentative Map to demolish an existing religious facility and detached residence, construct one, three-story building, and to subdivide the property into one lot containing four (4) condominium interests. The project located at 1376 Grand Avenue and 4418 Gresham Street also requests to waive the requirement to underground existing overhead utilities. The 0.142-acre-site is in the RM-2-5 zone. This development is within the Coastal Overlay zone and the application was filed on March 14, 2016. Exempt from Environmental. Report No. HO-17-031.

**RECOMMENDATION:**

Approve

ITEM – 7:       **FALCON STREET RESIDENCES - PROJECT NO. 426489**  
City Council District: 3; Plan Area: Uptown

**STAFF: Tim Daly**

Site Development Permit to demolish two existing duplex structures and construct two single dwelling units totaling 8,625 square feet within environmentally sensitive lands on the premises. The combined 0.48-acre site is located at 4184 and 4194 Falcon Street in the OR-1-1, RS-1-7, and Multiple Habitat Planning Area Overlay Zones of the Uptown Community Plan area. Exempt from Environmental. Report No. HO-17-038.

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF MAY 31, 2017

ITEM – 8:       **826 PISMO COURT CDP - PROJECT NO. 489689**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Francisco Mendoza**

Coastal Development Permit to remodel an existing single dwelling unit by adding a second and third floor, for a total of 1,372 square feet. The 1,250-square-foot lot is located at 826 Pismo Court, within the R-N Zone of the Mission Beach Planned District, the Coastal (Appealable) Overlay Zone, and the Coastal Height Limitation Overlay Zone of the Mission Beach Community Planning area. The application was filed on June 15, 2016. Exempt from Environmental. Report No. HO-17-040.

**RECOMMENDATION:**

Approve