

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 9, 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: 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.**
- ITEM – 4:      **T-MOBILE VIA SONOMA - PROJECT NO. 533991**  
City Council District: 1; Plan Area: University

**STAFF: Simon Tse**

Conditional Use Permit (Process 3) application to maintain an existing Wireless Communication Facility (WCF) located on the 5400 block of Via Sonoma Public Right-of-Way. The WCF supports three antennas concealed inside a radome on a 30-foot-tall light standard. The equipment associated with this project is located inside an existing equipment vault with two air vents. The project is not proposing any changes. The project is located in the RM-2-5 zone of the University Community Planning area - Council District 1. Exempt from Environmental. Report No. HO-17-050.

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF AUGUST 9, 2017

ITEM – 5:       **THE INSTITUTE - PROJECT NO. 537928**  
City Council District: 6; Plan Area: Mira Mesa

**STAFF: Glenn Gargas**

Conditional Use Permit to operate a private school in an existing 21,482-square-foot, two-story, two building, multi-tenant commercial office complex. The private school will accommodate 75 special needs students, ages 3 to 12, in a K to 9th grade programs within 10 classrooms, administration office and one 1,600-square-foot multipurpose room. The 1.47-acre site is located at 9524 Kearney Villa Road, in the IL-2-1 Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area, FAA Part 77 Noticing Area and within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-17-051.

**RECOMMENDATION:**

Approve

ITEM – 6:       **WHITE RESIDENCE - PROJECT NO. 504822**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Karen Bucey**

Coastal Development Permit for a whole house remodel, increase in structure height to 23-feet, and the construction of an 841-square-foot addition to an existing single dwelling unit on a 1.09-acre site located at 369 Silvergate Avenue. The site is in the Peninsula Community Plan and Local Coastal Program Land Use Plan area, RS-1-4 zone, First Public Roadway, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, and the Parking Impact (Coastal) Overlay Zone. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. HO-17-053.

**RECOMMENDATION:**

Approve

ITEM – 7:       **GARRISON LANDING - PROJECT NO. 524769**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Tim Daly**

Tentative Map Waiver for the creation of four residential condominium units (under construction) totaling 6,824 square feet and to waive the requirements to underground existing utilities at 3141-3143 Garrison Street. The 0.115-acre site is in the RM-3-7 zone of the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-17-055.

**RECOMMENDATION:**

Approve