

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 4, 2017
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 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: 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.**
- ITEM – 4: **T-MOBILE THORN - PROJECT NO. 533977**
City Council District: 9; Plan Area: City Heights

STAFF: Karen Lynch

Conditional Use Permit for an existing Wireless Communication Facility consisting of a 30-foot tall light standard supporting three panel antennas and six Tower Mounted Amplifiers concealed within a radome, painted to match the light standard. Existing equipment is located in a subterranean vault with two above ground air vents and a telco cabinet. No changes are being proposed. The project site is located in the 3300 block of 41st Street (west side), just north of Thorn Street within the Public Right-of-Way. The previous permit No. 461296, expired in July 2017. Exempt from Environmental. Report No. HO-17-061.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 4, 2017

ITEM – 5: **EDGEWORTH TM SDP - PROJECT NO. 486903**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Francisco Mendoza

Tentative Map and Site Development Permit for the subdivision of one lot with an existing single dwelling into two lots; the construction of a 3,531-square-foot single dwelling unit with companion unit on the new subdivided lot; and the construction of a 653-square-foot companion unit for the existing dwelling unit; for a total of 8,681 square feet located at 5122 Edgeworth Road. The 0.97-acre site is in the RS-1-4 zone of the Pacific Beach Community plan area within Council District 2. Exempt from Environmental. Report No. HO-17-062.

RECOMMENDATION:

Approve

ITEM – 6: **JAMAICA COURT DUPLEX - PROJECT NO. 531778**
City Council District: 2; Plan Area: Mission Beach

STAFF: Renee Mezo

A Coastal Development Permit and Tentative Map Waiver for the creation of two residential condominium units (under construction) and to waive the requirement to underground existing offsite overhead utilities. The 0.055-acre site is located at 833 and 835 Jamaica Court in the Mission Beach Planned District (MBPD) R-S zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Appealable Area), the Parking Impact Overlay zone (Beach Impact Area), the Residential Tandem Parking Overlay zone and the Transit Area Overlay zone within the Mission Precise Plan and Local Coastal Program. Exempt from the California Environmental Quality Act. Report No. HO-17-063.

RECOMMENDATION:

Approve