

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 10, 2008  
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 OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley & Gary Geiler

- 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: **4135 MISSION BOULEVARD MAP WAIVER - PROJECT NO. 163493**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Jeffrey A. Peterson**

Coastal Development Permit to amend Coastal Development Permit No. 116352 and Map Waiver application to waive the requirements of a Tentative Map, and waiver of the undergrounding of overhead utilities to create seven commercial and eighteen residential condominium ownership interests from a mixed-use development that is currently under construction on a 0.503-acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaics). The property is located at 4135 and 4105 Mission Boulevard, the northeast corner of Mission Boulevard and Pacific Beach Drive, in the CV-1-2 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Beach Impact Area of the Parking Impact Overlay Zone, Transit Area Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-08-188

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 10, 2008

ITEM-5: **TASSVIRI HOTEL - PROJECT NO. 145094**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Kathy Henderson**

Conditional Use Permit to convert three residential apartment units to six hotel rooms within an existing building on a 0.19 acre site located at 1135 Torrey Pines Road within the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-08-173

**RECOMMENDATION:**

Approve

ITEM-6: **CROWN CASTLE DEL MAR - PROJECT NO. 117433**  
City Council District: 1; Plan Area: Carmel Valley

**STAFF: Karen Lynch-Ashcraft**

Conditional Use Permit application for a wireless communication facility consisting of a replacement monopole, 95 feet in height, supporting 12 AT&T panel antennas behind screening with an exposed microwave dish and an existing 360 square foot equipment shelter located on the Torrey Pines High School campus at 3710 Del Mar Heights Road. Crown Castle is also requesting an expansion in their compound area to include an additional 725 square feet for future wireless communication carriers. Exempt from Environmental. Report No. HO-08-160

**RECOMMENDATION:**

Deny

ITEM-7: **T-MOBILE SPRUCE - PROJECT NO. 140691**  
City Council District: 5; Plan Area: Scripps Miramar Ranch

**STAFF: Alex Hempton**

Conditional Use Permit and Neighborhood Use Permit application for a Wireless Communication Facility in the public right-of-way on the south side of Spring Canyon Road near the intersection of Spruce Run Drive and Spring Canyon Road. This project consists of a replacement traffic light signal with three panel antennas mounted to the top portion of the pole. Equipment associated with the antennas will be located adjacent to the pole in equipment cabinets. Exempt from Environmental. Report No. HO-08-181

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 10, 2008

ITEM-8: **T-MOBILE WINDY RIDGE - PROJECT NO. 140695**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: Alex Hempton**

Conditional Use Permit application for a Wireless Communication Facility in the public right-of-way near the north-west corner of Windy Ridge Way and Calle Cristobal. This project consists of a replacement traffic light signal with three panel antennas mounted to the top portion of the pole. Equipment associated with the antennas will be located adjacent to the pole in equipment cabinets. Exempt from Environmental. Report No. HO-08-181

**RECOMMENDATION:**

Approve

ITEM-9: **T-MOBILE CANFIELD - PROJECT NO. 140697**  
City Council District: 5; Plan Area: Rancho Bernardo

**STAFF: Alex Hempton**

Conditional Use Permit application for a Wireless Communication Facility in the public right-of-way at the intersection of Canfield Place and Cloudesly Drive on the west side of Cloudesly Drive. This project consists of a replacement light standard with three panel antennas mounted to the top portion of the pole. Equipment associated with the antennas will be located adjacent to the pole in equipment cabinets. Exempt from Environmental. Report No. HO-08-181

**RECOMMENDATION:**

Approve

ITEM-10: **RENAISSANCE PRODUCE – PROJECT NO. 155023**  
City Council District: 1; Plan Area: University

**STAFF: Laura C. Black**

Conditional Use Permit to sell beer and wine for off-site consumption in an existing market located at 8935 Towne Centre Drive, Suites 106 & 107 in the CN-1-2 zone within the University Community Plan Area. Exempt from Environmental. Report No. HO-08-186

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 10, 2008

ITEM-11: **T-MOBILE RYONE ROW - PROJECT NO. 140686**  
City Council District: 5; Plan Area: Rancho Bernardo

**STAFF: Simon Tse**

Conditional Use Permit application for a wireless communication facility consisting of a replacement light standard supporting one cylindrical antenna and one GPS antenna. The facility is located in the City of San Diego public Right-of-Way at the intersection between Avenida Venusto and Caminito Ryone in the RS 1-14 Zone of the Rancho Bernardo Community Planning Area. Exempt from Environmental. Report No. HO-08-187

**RECOMMENDATION:**

Approve

ITEM-12: **JOSEPH RESIDENCE - PROJECT NO. 141308**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Coastal Development Permit (CDP) to allow the remodel and addition of approximately 584-square-feet to the second story of an existing dwelling unit on a 3,500-square-foot site containing an existing 475-square-foot residential unit. The property is located at 4840 Pescadero Avenue in the RM-2-4 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, First Public Roadway and Beach Parking Impact Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. Exempt from Environmental. Report No. HO-08-190

**RECOMMENDATION:**

Approve

ITEM-13: **BEREAN BIBLE BAPTIST ACADEMY - PROJECT NO. 148188**  
City Council District: 8; Plan Area: Otay Mesa-Nestor

**STAFF: Will Zounes**

Conditional Use Permit to amend CUP No. 12022 to utilize existing church quarters from the Trinity Fellowship Christian Reformed Church as a private School for the Berean Bible Baptist Church. The School will range in grades kindergarten through 12 for a total of 51 students. The church is located on a 0.57 acre site at 4110 Palm Avenue in the RS-1-7 Zone within the Otay Mesa Nestor Community Plan Area. Exempt from Environmental. Report No. HO-08-191

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 10, 2008

ITEM-14: **2306 BRANT STREET MAP WAIVER - PROJECT NO. 150681**  
City Council District: 2; Plan Area: Uptown

**STAFF: Paul Godwin**

Map Waiver to allow the creation of four residential condominium units in a building that is currently under construction on a 0.11-acre site located at 2306 Brant Street, in the MR-1000 Zone of the Mid-City Communities Planned District, the Airport Approach, Airport Influence, FAA Part 77, Residential Tandem Parking and Transit Area Overlay Zones, within the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-08-192

**RECOMMENDATION:**

Approve

ITEM-15: **\*NORTH PARK RETAIL - PROJECT NO. 144069**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Paul Godwin**

Site Development Permit to allow the demolition of existing structures and the construction of three commercial structures totaling approximately 21,330 square feet, including a proposed grocery store and retail space, on a 0.84-acre site located at 3201-3231 University Avenue, between 32<sup>nd</sup> Street and Bancroft Street within the Greater North Park Community Plan Area. Mitigated Negative Declaration No. 144069. Report No. HO-08-176

**RECOMMENDATION:**

Approve