

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 11, 2011  
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: 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: *~Continued from March 23, 2011*  
**4677 PESCADERO TENTATIVE MAP WAIVER - PROJECT NO. 218444**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: PJ Fitzgerald**

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map for the subdivision of a 0.16-acre site to convert two (2) existing residential units to two (2) condominium ownerships, and waive the requirement to underground existing overhead utilities. The property is located at 4677 and 4679 Pescadero Avenue in the RM-1-1 Zone, Coastal (non-appealable), Coastal Height Limit, and Emerging Historic District Overlays, within the Ocean Beach Precise Plan area, Council District 2. Exempt from Environmental.  
Report No. HO-11-023

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 11, 2011

ITEM-5: **AT&T MOBILITY BONITA COVE WEST - PROJECT NO. 198482**  
City Council District: 2; Plan Area: Mission Bay Park

**STAFF: Simon Tse**

Coastal Development Permit (CDP) for a Wireless Communication Facility (WCF) completely concealed inside a 30-foot high clock tower at 3181 Mission Boulevard in the CC-4-5 Zone within the Mission Bay Park Master Plan. The project is within the Coastal Overlay zone (appealable), Coastal Height Limit Overlay Zone (30-foot height limit), and Council District 2. Exempt from Environmental. Report No. HO-11-032

**RECOMMENDATION:**

Approve

ITEM-6: **7-11 SAN YSIDRO BOULEVARD - PROJECT NO. 225720**  
City Council District: 8; Plan Area: San Ysidro

**STAFF: John S. Fisher**

Conditional Use Permit for off-sale beer and wine sales for a new convenience store in an existing building on a 0.64 acre site. The property is located at 644 San Ysidro Blvd in the CSR-3 zone of San Ysidro Planned District within the San Ysidro Community Plan in Council District 8. Exempt from Environmental. Report No. HO-11-034

**RECOMMENDATION:**

Approve

ITEM-7: **BELMONTE RESIDENCE - PROJECT NO. 226722**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct an approximate 5,545 gross square foot, two story, over basement, single family residence on a 21,965 square foot property. The project site is located at 8435 Avenida De Las Ondas, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-11-036

**RECOMMENDATION:**

Approve