

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 21, 2012
COUNCIL CHAMBERS, 12TH 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 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: 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: **SPRINT NEXTEL MT. SOLEDAD FOOTHILLS - PROJECT NO. 253786**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeff Peterson

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) containing a total of 9-panel antennas behind Fiberglass Reinforced Panel (FRP) screens incorporated within the existing roof parapets, 1-GPS antenna and 6-equipment cabinets within an approximate 374 square foot equipment room located in the basement of an existing commercial building. The existing WCF was approved September 3, 2001 pursuant to Development Permit No. 99-0271-59, which expired on September 3, 2011. The property is located at 1010 Turquoise Street in the RM-1-1 and CC-4-2 Zones within the Pacific Beach Community Plan, Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone, and Council District 2. The project site is not located within the Coastal Overlay Zone. Exempt from Environmental. Report No. HO-12-017

RECOMMENDATION:

Approve

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ITEM-5: **VERIZON ROBINSON & PARK - PROJECT NO. 237295**
City Council District: 3; Plan Area: Greater North Park

STAFF: Alex Hempton

Conditional Use Permit (CUP) to construct and operate a Wireless Communication Facility (WCF) consisting of the extension of an existing tower element concealing 12 panel antennas (for a total height of 46'5") at 3848 Georgia Street within the Greater North Park Community Plan area. Exempt from Environmental. Report No. HO-12-019

RECOMMENDATION:

Approve

ITEM-6: **SPRINT NEXTEL GOLDEN HILL - PROJECT NO. 244119**
City Council District: 8; Plan Area: Greater Golden Hill

STAFF: Alex Hempton

Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) to construct and operate a Wireless Communication Facility (WCF) consisting of antennas mounted behind radio-frequency screening material, designed to integrate with an existing building, with equipment located on the side of the building. The project is located at 1905 Broadway, south east of the intersection of Broadway and 19th Street within the Greater Golden Hill Community Plan area. Exempt from Environmental. Report No. HO-12-020

RECOMMENDATION:

Approve

ITEM-7: **A & A HOLDINGS MAP WAIVER - PROJECT NO. 263927**
City Council District: 8; Plan Area: San Ysidro

STAFF: Michelle Sokolowski

Map Waiver to waive the requirements for a Tentative Parcel Map and Parcel Map to create two commercial condominium units on a 0.96-acre site located at 4550 - 4590 Border Village Road in the CSR-3 Zone (Commercial) of the San Ysidro Planned District, the San Ysidro Redevelopment Project District, and the FAA Part 77 Overlay Zone, within the San Ysidro Community Plan. Exempt from Environmental. Report No. HO-12-021

RECOMMENDATION:

Approve

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ITEM-8: **SORRENTO DELI MART - PROJECT NO. 256373**
City Council District: 1; Plan Area: Torrey Pines

STAFF: John S. Fisher

Conditional Use Permit to allow the upgrade to a Type 21 liquor license for an existing deli market at 10920 Roselle Street, Suite 109 in the IL-3-1 zone of the Torrey Pines Community Plan area. Exempt from Environmental. Report No. HO-11-095

RECOMMENDATION:

Approve

ITEM-9: ***SHAHBAZ RESIDENCE - PROJECT NO. 216575**
City Council District: 1; Plan Area: La Jolla

STAFF: Tim Daly

Coastal Development Permit and Site Development Permit to demolish the existing 3,869 square-foot single family residence and construct a new two-story single family residence with an attached three car garage for a total area of 7,884 square feet at 6412 Avenida Manana within the La Jolla Community Plan area. Mitigated Negative Declaration No. 216575. Report No. HO-12-026

RECOMMENDATION:

Approve

ITEM-10: **INN AT THE PARK - PROJECT NO. 259241**
City Council District: 2; Plan Area: Uptown

STAFF: Patrick Hooper

Amendment of a previously approved 82 hotel unit Map Waiver to add 9 additional commercial condominium units including office and restaurant spaces within an existing hotel at 525 Spruce St in the CV-1 and MR-400 Zone of Mid City Communities Planned District within the Uptown Community Plan. The Map Waiver was previously approved on February 15, 2012 for 82 timeshare units but inadvertently omitted nine commercial units consisting of two restaurants and office/storage commercial space. This hearing is to approve the additional units within the existing building. Exempt from Environmental. Report No. HO-12-014 (reissued)

RECOMMENDATION:

Approve