

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 20, 2013
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: *~Continued from February 20, 2013*

***COSTEBELLE RESIDENCE - PROJECT NO. 295796**
City Council District: 1; Plan Area: La Jolla

STAFF: Paul Godwin

Amendment to a previously approved Site Development Permit which is currently under construction. The original Site Development Permit approved a three-story, 4,851-square-foot, single-family residence with detached two-story, 1,266-square-foot, garage/artist's studio accessory structure. The requested amendment would allow a three-story, 2,040-square-foot garage/guest quarters accessory structure. No changes to the previously approved single-family structure are proposed. The project is located on a 0.62-acre site at 7940 Costebelle Way. Previously Certified Mitigated Negative Declaration No. 2701. Report No. HO-13-017

RECOMMENDATION:
Approve

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ITEM – 5: **SPRINT TRINITY UNITED LTE - PROJECT NO. 253791**
City Council District: 3; Plan Area: Greater North Park

STAFF: Simon Tse

Conditional Use Permit for a modification to an existing Wireless Communication Facility (WCF). The modification consists of reducing the number of Sprint antennas from nine (9) to six (6) and also concealing these antennas inside Fiberglass Reinforced Panel (FRP) boxes, designed to appear as columns on the existing bell tower. The equipment associated with this project will continue to operate with the addition of one fiber cabinet and one fiber junction box. No exterior changes are being proposed to the existing equipment area. This project is located at 3030 Thorn Street in the RS-1-7 Zone of the North Park Community Plan. Exempt from Environmental. Report No. HO-13-016

RECOMMENDATION:

Approve

ITEM – 6: **T-MOBILE NORMAL HEIGHTS CHURCH CUP- PROJECT NO. 291576**
City Council District: 2; Plan Area: Mid-City, Normal Heights

STAFF: Alex Hempton

Conditional Use Permit (CUP), Process 3, for a Wireless Communication Facility (WCF) consisting of antennas and equipment mounted within an existing church bell tower. The project is located at 3295 Meade Avenue. Exempt from Environmental. Report No. HO-13-021

RECOMMENDATION:

Approve

ITEM – 7: **T-MOBILE EVERGREEN NURSERY- PROJECT NO. 275485**
City Council District: 5; Plan Area: Torrey Highlands

STAFF: Alex Hempton

Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of antennas mounted to a 55-foot high monopalm (faux palm tree), with equipment located within an equipment enclosure. The project is located at 14181 Mira Zanja Corte. Exempt from Environmental. Report No. HO-13-022

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 20, 2013

ITEM – 8: **SPRINT POINT LOMA METHODIST - PROJECT NO. 244420**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Jeffrey A. Peterson

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) to continue operating at this location with modifications to what was previously approved. The existing Development Permit No. 99-0923-32 expired on June 28, 2010. The proposal is to remove the antennas attached to the exterior of the church steeple and install six antennas within eight new fiberglass faux columns around the top of the existing steeple. The fiberglass faux columns are architecturally integrated into the façade and will be textured and painted to match the existing church. The project site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), and Coastal Height Limitation Overlay Zone. The site is also within the Airport Environs Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and North Island Naval Air Station (NAS). The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a). Exempt from Environmental. Report No. HO-13-023

RECOMMENDATION:

Approve

ITEM – 9: ***SCRIPPS RANCH PUMP STATION - PROJECT NO. 273683**
City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Helene Deisher

Site Development Permit (SDP) for Environmentally Sensitive Lands to construct a new 2,400-square-foot masonry block pump station (that would replace the existing Scripps Ranch Pump Station), new water/sewer lines, and associated site improvements on a vacant City of San Diego-owned parcel. This proposed project site lies entirely within the City's Multi-Habitat Planning Area (MHPA). The project site is located at 10150 Scripps Lake Drive, 575 feet east of the intersection of Scripps Ranch Boulevard and Scripps Lake Drive in the AR-1-1 zone of the Scripps Miramar Ranch Community Plan area. A Mitigated Negative Declaration No. 273683/SCH No. 2013011038 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Report No. HO-13-025

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 20, 2013

ITEM – 10: ***WU/ TSAI RESIDENCE - PROJECT NO. 260171**
City Council District: 1; Plan Area: La Jolla

STAFF: Tim Daly

Coastal Development Permit and Site Development Permit to demolish the existing residence and construct a 10,759 square-foot single family residence and a 951 square-foot companion unit on a 2.34 acre site located at 9882 La Jolla Farms Road in the RS-1-2 Zone, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, and Residential Tandem Parking Overlay zones. Exempt from Environmental. Report No. HO-13-028

RECOMMENDATION:

Approve

ITEM – 11: **7-11 SABRE SPRINGS - PROJECT NO. 294628**
City Council District: 5; Plan Area: Sabre Springs

STAFF: Will Zounes

Conditional Use Permit for a Type 20 alcohol beverage license for the off-site sales of beer and wine within a 2,292 square-foot convenience store, currently under remodel, on a 1.04-acre site located at 13510 Sabre Springs Pkwy in the CC-2-3 Zone of the Sabre Springs Community Plan. Exempt from Environmental. Report No. HO-13-029

RECOMMENDATION:

Approve

ITEM – 12: **7-11 WASHINGTON STREET - PROJECT NO. 286427**
City Council District: 3; Plan Area: Uptown

STAFF: Michelle Sokolowski

Conditional Use Permit to allow Type 20 (beer/wine) alcohol sales at a proposed 24-hour convenience store. The property site is located at 126 Washington Street, in the CN-2A Zone of the Mid-City Communities Planned District, the FAA Part 77 Notification Area, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-13-030

RECOMMENDATION:

Deny