

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JUNE 19, 2013  
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: 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: **\*WHITE RESIDENCE - PROJECT NO. 268982**  
City Council District: 1; Plan Area: Del Mar Mesa

**STAFF: John S. Fisher**

Site Development Permit and MHPA Boundary Line Adjustment for the construction of a new single family residence through the application of design guidelines at 6696 Duck Pond Lane in the AR-1-1 and AR-1-2 Zones within the Del Mar Mesa Community Plan area. Findings to MEIR. Report No. HO-13-052

**RECOMMENDATION:**

Approve

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ITEM – 5: **NATIONAL PACIFIC PETROLEM - PROJECT NO. 291127**  
City Council District: 6; Plan Area: Mira Mesa

**STAFF: Glenn Gargas**

Conditional Use Permit, an Amendment to CUP No. 88-0231, to allow a new Liquor License (a Type 20 - off-sale beer and wine) at an existing 979-square-foot gas station with convenience store located on a 0.51-acre property. The project site is located at 6795 Mira Mesa Boulevard, in the CC-1-3 Zone, MCAS Miramar Influence Area 1; FAA Part 77 Overlay Zones and within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-13-053

**RECOMMENDATION:**

Approve

ITEM – 6: **T-MOBILE SAN DIEGO ICE ARENA - PROJECT NO. 297769**  
City Council District: 6; Plan Area: Mira Mesa

**STAFF: Simon Tse**

Conditional Use Permit to modify an existing Wireless Communication Facility (WCF) located at 11048 Ice Skate Place, San Diego, CA 92126. The project consists of a total of seven replacement Long Term Evolution (LTE) antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) screening boxes, painted and textured to match the existing building. The equipment associated with this project will continue to operate inside the existing 160-square foot prefabricated equipment enclosure. Exempt from Environmental. Report No. HO-13-054

**RECOMMENDATION:**

Approve

ITEM – 7: **LAMONT STREET TOWNHOMES - PROJECT NO. 304111**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Will Zounes**

Coastal Development Permit and Tentative Parcel Map and a request to waive the requirements to underground existing overhead utilities to demolish two single family dwellings and a detached garage and construct two three story and two two-story condominiums for a total of four condominiums on a 5,954 square foot lot located at 3953-59 Lamont St. The site is in the RM-2-5 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone and, the Residential Tandem Parking Overlay Zone. Exempt from Environmental. Report No. HO-13-056

**RECOMMENDATION:**

Approve

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ITEM – 8: **OCEAN BEACH POLICE TRAILER - PROJECT NO. 303770**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Helene Deisher**

Coastal Development Permit to allow the continued use and placement of a San Diego Police office trailer within the Ocean Beach Municipal Fishing Pier Parking lot located at 5000 Newport Avenue. The office trailer measures 40'L x 11'H x 10'W, occupies four parking spaces which is not required parking and does not obstruct any designated view corridor, public or emergency access. The site is located in the Ocean Beach Precise Plan and also within the CC-4-2 Zone, the Airport Influence Area for San Diego International Airport, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Beach and Coastal), and the Residential Tandem Parking Overlay Zone. Exempt from Environmental. Report No. HO-13-058

**RECOMMENDATION:**

Approve