

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 26, 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 June 19, 2013*
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

HEARING OFFICER DOCKET OF JUNE 26, 2013

ITEM – 5: ***RAMIREZ RESIDENCE - PROJECT NO. 282667**
City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit for Environmentally Sensitive Lands to demolish an existing residence and construct a 7,733 square-foot single family residence on a 0.59 acre site located at 1011 La Jolla Rancho Road. The project also proposes to connect a new private storm drain system into a public storm drain facility located within the Skylark Place public right-of-way. The site is in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable to the California Coastal Commission), and Coastal Height Limit. Mitigated Negative Declaration No. 282667. Report No. HO-13-059

RECOMMENDATION:

Approve

ITEM – 6: **SPRINT CHRIST UNITED - PROJECT NO. 291968**
City Council District: 3; Plan Area: Greater Golden Hill

STAFF: Alex Hempton

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of one (1) panel antenna mounted behind a decorative element on the side of an existing building. The project is located at 3025 Fir Street. Exempt from Environmental. Report No. HO-13-061

RECOMMENDATION:

Approve

ITEM – 7: ***ACTIVCARE AT MISSION BAY - PROJECT NO. 278939**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Sandra Teasley

Conditional Use Permit and a Coastal Development Permit to demolish existing structures and construct a 24,850 square-foot, 60-bed senior care facility on a 1.22 acre site located at 2440 Grand Avenue, in RS-1-7 Zone within Pacific Beach Community Plan, Coastal Overlay Zone. The project includes deviations as allowed by the reasonable accommodations regulations as follows: For the structure to observe a 10-foot front yard setback where 15 is required and a 10-foot street side yard where 18 feet is required. Negative Declaration No. 278939. Report No. HO-13-062

RECOMMENDATION:

Approve