

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 28, 2014  
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: **T-MOBILE SPRUCE RUN - PROJECT NO. 333428**  
City Council District: 5; Plan Area: Miramar Ranch North

**STAFF: Alex Hempton**

Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a 30-foot tall light standard, supporting three panel antennas, with two above-ground cabinets located adjacent to the light standard. The project is located in the public right-of-way at 11532 1/3 Spring Canyon Road on the south side of Spring Canyon Road at Spruce Run Drive. Exempt from Environmental Report No. HO-14-020.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 28, 2014

ITEM – 5: **AT&T LOGAN HEIGHTS - PROJECT NO. 333926**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF: Alex Hempton**

Neighborhood Development Permit and Site Development Permit for a Wireless Communication Facility (WCF) consisting of a 40-foot tall faux sandhopper structure, concealing 12 panel antennas, and an equipment enclosure located adjacent to the structure. The project is located at 3034 Commercial Street. Exempt from Environmental. Report No. HO-14-029.

**RECOMMENDATION:**

Approve

ITEM – 6: **AT&T ANCHOR CHURCH - PROJECT NO. 329937**  
City Council District: 4; Plan Area: Mid-City

**STAFF: Alex Hempton**

Neighborhood Development Permit and Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a 40-foot tall monoecalyptus (faux eucalyptus) tree, supporting 12 panel antennas and 24 remote radio units (RRUs). Equipment associated with the antennas and an emergency generator will be located in a 464 square-foot enclosure. The project is located at 1765 Pentecost Way. Exempt from Environmental. Report No. HO-14-030.

**RECOMMENDATION:**

Approve

ITEM – 7: **T-MOBILE VENUSTO ROW - PROJECT NO. 333439**  
City Council District: 5; Plan Area: Rancho Bernardo

**STAFF: Simon Tse**

Conditional Use Permit to modify an existing Wireless Communication Facility (WCF) that consists of three new panel antennas above a replacement light standard and one replacement ground mounted equipment cabinet. The project is located within the right-of-way on the 16000 block of Avenida Venusto in the RS-1-14 zone within the Avenida Venusto Right-of-Way of the Rancho Bernardo Community Plan and Council District 5. Exempt from Environmental. Report No. HO-14-031.

**RECOMMENDATION:**

Deny

HEARING OFFICER DOCKET OF MAY 28, 2014

ITEM – 8: **FELSPAR TOWNHOMES - PROJECT NO. 330425**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Sandra Teasley**

Coastal Development Permit to demolish an existing single-family residence and construct a three-story, four-unit condominium project totaling 6,099 square feet with four attached garages totaling 876 square feet. The project includes a request to waive the requirement to underground overhead utilities. The 0.143-acre site is located at 1135 Felspar Street within the RM-2-5 Zone, Coastal Height Overlay Zone, Coastal Overlay Zone (Non-Appealable) and Parking Impact Overlay Zone. Exempt from Environmental. Report No. HO-14-032.

**RECOMMENDATION:**

Approve

ITEM – 9: **\*HILTON GARDEN INN - PROJECT NO. 303795**  
City Council District: 2; Plan Area: Old Town

**STAFF: Patrick Hooper**

Site Development Permit to demolish an existing motel and construct a new 179 guest room Hilton Hotel with accessory uses including a pool and lobby facilities. The 2.31 acre site located at 4200 Taylor Street in the Rosecrans District of the Old Town San Diego Planned District Ordinance within the Old Town San Diego Community Planning area. Mitigated Negative Declaration No. 303795. Report No. HO-14-035.

**RECOMMENDATION:**

Approve