

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 11, 2014
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: 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: **GARBACZEWSKI RESIDENCE - PROJECT NO. 352168**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit and Variance for the demolition of a single-family dwelling unit and construction of a two-story, 1,178-square foot single-family dwelling unit, a 253-square foot garage, a roof deck, and accessory improvements. The 0.037-acre site located at 3826 Bayside Walk, east of Mission Boulevard and on the southwestern corner of Seagirt Court and Bayside Walk, in the R-N Zone within the Mission Beach Planned District, Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, the First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-14-033.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 11, 2014

ITEM – 5: **VERIZON GRACE CHURCH - PROJECT NO. 348610**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Karen Lynch

Conditional Use Permit and Neighborhood Development Permit for a wireless communication facility consisting of a 35-foot tall architectural tower concealing 12 panel antennas, 12 remote radio units and a 4-foot diameter microwave dish. Associated equipment will be located in the base of the tower. An associated 30kw generator is proposed to be in an adjacent 400-square foot enclosure designed to match the tower and a concrete block wall, designed to match the generator enclosure is proposed on the other side of the tower. The project is located at 9050 Mira Mesa Boulevard. Exempt from Environmental. Report No. HO-14-024.

RECOMMENDATION:

Approve

ITEM – 6: ***BIDDULPH RESIDENCE - PROJECT NO. 319815**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeannette Temple

Coastal Development Permit to demolish an existing 3,321-square-foot, two-story residence and construct a 3,091 square-foot, two-story over basement, single-family residence. The 0.11-acre site is located at 7106 Vista Del Mar and includes a request for a 222 square foot Lot Line Adjustment with 7080 Neptune Place. The sites are in the RS-1-7 zone, Coastal Overlay (appealable area), Coastal Height Limitation Overlay, and Parking Impact Overlay zones within the La Jolla Community Plan area and Council District 1. Mitigated Negative Declaration No. 319815. Report No. HO-14-036.

RECOMMENDATION:

Approve