

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 2, 2015  
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: **VERIZON MT. SOLEDAD - PROJECT NO. 407711**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Karen Lynch**

Conditional Use Permit and Neighborhood Development Permit for a wireless communication facility consisting of the replacement of two 25-foot tall existing parking lot light poles with two 30-foot tall light poles concealing two panel antennas each within a radome. Associated equipment is located in an existing 288-square foot enclosure. The previous permit, 99-0860-05 is expired and Verizon is proposing to upgrade the project and continue operating on the Mt. Soledad Presbyterian Church property located at 6551 Soledad Mountain Road. Exempt from Environmental. Report No. HO-15-129.

**RECOMMENDATION:**

Approve

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ITEM – 5: **SELF STORAGE LOT 2 - PROJECT NO. 374663**

City Council District: 6; Plan Area: Mira Mesa

**STAFF: Tim Daly**

Planned Development Permit (PDP) to amend PDP No. 404072 for self-storage and office use on Lot 2 on the southwest corner of Camino Ruiz and Carroll Canyon Road. The vacant 7.014 acre lot is in the IL-2-1, ALUCP Noise (MCAS Miramar 60 - 65 CNEL), Airport Influence Area - Review Area 1, FAA Part 77 Noticing Area, and the Residential Tandem Parking Overlay Zones. Environmental Impact Report 98-0978 certified by the City of San Diego on December 12, 2000. Report No. HO-15-132.

**RECOMMENDATION:**

Approve

ITEM – 6: **VERIZON CALVARY EVANGELICAL - PROJECT NO. 376253**

City Council District: 4; Plan Area: Eastern Area

**STAFF: Simon Tse**

Conditional Use Permit and Neighborhood Development Permit for a new Wireless Communication Facility (WCF) located at 3060 54<sup>th</sup> Street (Calvary Evangelical Church) in the RS-1-7 zone of the Eastern Areas Community Plan. The WCF consists of twelve (12) panel antennas located on a 30-foot tall mono-eucalyptus tree with an associated equipment enclosure and an emergency generator. Exempt from Environmental. Report No. HO-15-134.

**RECOMMENDATION:**

Approve

ITEM – 7: **TIME WARNER COMMUNICATION HUB - PROJECT NO. 427117**

City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Sandra Teasley**

Conditional Use Permit to demolish an existing building and construct an approximately 6,238-square-foot communications switching station. The structure will house equipment that will provide internet, data, video and telephone services. The 0.50-acre site is located at 4020 Convoy Street in the IL-2-1 zone within the Kearny Mesa Community Plan Area. Exempt from Environmental. Report No. HO-15-135.

**RECOMMENDATION:**

Approve

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ITEM – 8: **NBC FENCE VARIANCE - PROJECT NO. 418414**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Sandra Teasley**

Variance to construct an 8 foot high perimeter fence surrounding an existing office/TV broadcasting building located at 9680 Granite Ridge Drive. A portion of the fence would exceed the allowable 6 foot height limit in the front yard setback only along Granite Ridge Drive. The 2.372-acre site is in the IL-2-1 zone within the Kearny Mesa Community Plan Area and Council District 2. Exempt from Environmental. Report No. HO-15-136.

**RECOMMENDATION:**

Approve

ITEM – 9: **5151 LONG BRANCH MAP WAIVER - PROJECT NO. 364563**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Morris Dye**

Map Waiver to convert four dwelling units into a 4-unit residential condominium complex. The 0.092-acre site is located at 5151 Long Branch Avenue in the RM-2-4 zone, Ocean Beach Emerging Historic District, Coastal Height Limit, Airport Approach, Airport Influence Area, Parking Impact, and the Residential Tandem Overlay Zones of the Ocean Beach Precise Plan and Local Coastal Program. Exempt from Environmental. Report No. HO-15-118.

**RECOMMENDATION:**

Approve