

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 16, 2015
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: Ken Teasley

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.**

~Continued from December 9, 2015

ITEM – 4: **3501 NATIONAL AVENUE - PROJECT NO. 438010**
City Council District: 9; Plan Area: Southeastern San Diego

STAFF: Tim Daly

Conditional Use Permit and Site Development Permit (Southeastern San Diego Development Permit) for a Type 21, General Liquor License for the sale of alcoholic beverages for off-site consumption from an existing 3,244 square feet market at 3501 National Avenue. The 0.160 acre site is in the CT-2 Zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. Exempt from Environmental. Report No. HO-15-139.

RECOMMENDATION:

Approve

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ITEM – 5: ***WARBLER WAY - PROJECT NO. 391771**
City Council District: 1; Plan Area: La Jolla

STAFF: John S. Fisher

Site Development Permit to allow construction of minor additions to the existing structure and improvements to the site including a 1,846 square foot basement addition and a 1,596 square foot deck and pool at basement level of an existing single family residence and minor remodel of the main floor level for a new staircase from the lower floor, new retaining walls and site stairs, grading for the basement and excavation for the new deck located at 5560 Warbler Way in the La Jolla Community Plan area. Mitigated Negative Declaration No. 391771. Report No. HO-15-137.

RECOMMENDATION:

Approve

ITEM – 6: ***AMITAI RESIDENCE - PROJECT NO. 388734**
City Council District: 1; Plan Area: La Jolla

STAFF: John S. Fisher

Coastal Development Permit and Site Development Permit to construct a 3,148 square foot single story residence including an attached garage on an existing vacant lot located north of Ellentown Road and east of Horizon Way within the La Jolla Community Plan area. Mitigated Negative Declaration No. 388734. Report No. HO-15-142.

RECOMMENDATION:

Approve

ITEM – 7: **1028 BUENOS AVENUE MMCC - PROJECT NO. 369290**
City Council District: 2; Plan Area: Linda Vista

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 2,452 square-foot tenant space within an existing 16,542 square-foot building located at 1028 Buenos Avenue. The 0.73-acre site is located in the IL-3-1 Zone, Parking Impact Overlay Zone and Community Plan Implementation Overlay Zone (Type A) within the Linda Vista Community Plan area. This application was filed on May 9, 2014. Exempt from Environmental. Report No. HO-15-141.

RECOMMENDATION:

Approve

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ITEM – 8: **FELSPAR TOWNHOMES - PROJECT NO. 381122**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Francisco Menodza

Coastal Development Permit to demolish an existing duplex and construct four (4) residential condominium units totaling 6,313 square feet, located at 1367-1369 Felspar Street. The existing 6,243 square-foot lot is located in the RM-2-5 zone of the Pacific Beach Community Plan Area, the Coastal (Non-Appealable) Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-15-143.

RECOMMENDATION:

Approve

ITEM – 9: **KEATS TOWNHOMES - PROJECT NO. 434210**

City Council District: 2; Plan Area: Peninsula

STAFF: Francisco Menodza

Map Waiver to waive the requirements for a Tentative Map and Parcel Map for the creation of four residential condominium units (under construction) totaling 5,761 square feet and to waive the requirements to underground existing utilities at 3125-3131 Keats Street. The 0.115-acre site is in the RM-3-7 zone within the Peninsula Community Plan Area and Council District 2. Exempt from Environmental. Report No. HO-15-144.

RECOMMENDATION:

Approve

ITEM – 10: **VERIZON EAST CLAIREMONT- PROJECT NO. 397089**

City Council District: 6; Plan Area: Clairemont

STAFF: Karen Lynch

Conditional Use Permit for a wireless communication facility consisting of a 30-foot tall church monument concealing 12 panel antennas and 12 Remote Radio Units with associated equipment located within a 153-square foot concrete block enclosure. The project is located on the Clairemont Faith Center Church at 7045 Forum Street in the RS-1-7 zone. Exempt from Environmental. Report No. HO-15-138.

RECOMMENDATION:

Approve