

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 18, 2016
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.**
- ITEM – 4: **MISSION BOULEVARD MIXED USE - PROJECT NO. 431473**
City Council District: 2; Plan Area: Mission Beach

STAFF: Will Zounes

Coastal Development Permit for the construction of a mixed use commercial / residential building with two dwelling units on a vacant lot totaling 4,758 square feet of gross floor area. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.067-acre site is located within the Coastal Overlay zone (Appealable) within the MBPD-VC-N zone of the Mission Beach Planned District the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Local Coastal Program within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-16-029.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 18, 2016

ITEM – 5: **AVINO MAP WAIVER - PROJECT NO. 447403**
City Council District: 1; Plan Area: Carmel Valley/Pacific Highlands Ranch

STAFF: Gaetano Martedi

Tentative Map Waiver to waive the requirement for a Tentative Map for the creation of 276 condominium units previously approved for 276 apartment units under Planned Development Permit (PDP) No. 9181/Site Development Permit (SDP) No. 9182 and Substantial Conformance Review (SCR) No. 1179640 at the southeast corner of Carmel Valley Road and Village Center Loop Road in Pacific Highland Ranch, Unit 13. Exempt from Environmental. Report No. HO-16-019.

RECOMMENDATION:

Approve

ITEM – 6: **MISSION SQUARE MARKET- PROJECT NO. 432218**
City Council District: 7; Plan Area: Navajo

STAFF: Firouzeh Tirandazi

Conditional Use Permit for an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption, in accordance with a Type 20 Alcohol and Beverage Control (ABC) License, within an existing 2,027-square-foot convenience store located at 6171 Mission Gorge Road, Suites 111 and 112. The 1.68-acre site is in the CC-4-2 Zone within the Navajo Community Plan Area. Exempt from Environmental. Report No. HO-16-030.

RECOMMENDATION:

Approve

ITEM – 7: **VERIZON WIRELESS SAN DIEGO MASONIC TEMPLE - PROJECT NO. 365747**
City Council District: 7; Plan Area: Navajo

STAFF: Simon Tse

Conditional Use Permit and Neighborhood Development Permit for a new Wireless Communication Facility (WCF) at 7849 Tommy Drive in the RS-1-7 zone of the Navajo Community Planning area. The WCF will be completely concealed inside a 30-foot-tall architectural tower element with equipment located at the base of the location. Exempt from Environmental. Report No. HO-16-031.

RECOMMENDATION:

Approve