

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 5, 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: 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: ***311 SEA RIDGE - PROJECT NO. 451591**
City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Coastal Development Permit and Site Development Permit for the demolition of an existing single family dwelling unit and construction of a new single family home totaling 3,505 square feet over a 3,085 square-foot basement. 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 project is located at 311 Sea Ridge Drive in the RS-1-7 zone within the Coastal Overlay Zone (Appealable), Coastal Height Overlay Zone and First Public Roadway, within the La Jolla Community Plan and Local Coastal Program Land Use area and Council District 1. Mitigated Negative Declaration No. 451591. Report No. HO-16-062.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 5, 2016

ITEM – 5: ***SBA SPRINT DEL MAR HIGHLANDS - PROJECT NO. 386814**

City Council District: 1; Plan Area: Del Mar Mesa

STAFF: Simon Tse

Conditional Use Permit to install, operate and maintain a Wireless Communication Facility (WCF) located at 5074 Del Mar Mesa Road in the AR-1-1 zone of the Del Mar Mesa Community Plan. The WCF consists of three antennas located on an 18-foot-tall mono-broadleaf faux tree and a 62-square-foot underground vault. The existing permit associated with the original installation expired and a new permit is required for the continued operation of this WCF. Negative Declaration No. 13831. Report No. HO-16-064.

RECOMMENDATION:

Approve

ITEM – 6: **THE EVELYN MAP WAIVER - PROJECT NO. 491832**

City Council District: 3; Plan Area: Greater North Park

STAFF: Renee Mezo

Map Waiver application for the creation of 12 condominium residential units (under construction). The 0.24-acre site is located at 2129 El Cajon Boulevard in the CL-1 zone of the Mid-Cities Community Planned District within the Greater North Park Community Plan Area. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in May, 2016, via Project No. 451562. Exempt from Environmental. Report No. HO-16-066.

RECOMMENDATION:

Approve