

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 6, 2019
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 A.M.**

NOTE: *Land Use Hearings are held at 9:00 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.** For additional information please see California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/ceqa>.*

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Hearing Officer meeting agenda items which are distributed to the Hearing Officer prior to and during the Hearing Officer meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Hearing Officer Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Hearing Officer meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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: Duke Fernandez

- 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.**

HEARING OFFICER DOCKET OF NOVEMBER 6, 2019

ITEM – 4: **1039-1041 VAN NUYS TENTATIVE MAP WAIVER - PROJECT NO. 626966**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Karen Bucey

Tentative Map Waiver for the conversion of two detached dwelling units to condominiums at the 0.14-acre project site located at 1039 and 1041 Van Nuys Street, east of Cass Street, in the Residential (RS-1-7) Zone and within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area. Exempt from Environmental. Report No. [HO-19-098](#).

RECOMMENDATION:

Approve

ITEM – 5: **VERIZON CARMEL RESORT - PROJECT NO. 634099**
City Council District: 5; Plan Area: Rancho Penasquitos

STAFF: Travis Cleveland

Conditional Use Permit to extend the use of an existing Verizon Wireless Communication Facility (WCF) located on Public Utilities Department property at 10985 Avenida Maria. The project proposes to remove and replace two antennas, relocate two existing antennas, and add one surge protector on an existing 25-foot-tall faux pine tree. The faux tree will also be re-branched. The site is zoned RS-1-14. Exempt from Environmental. Report No. [HO-19-099](#).

RECOMMENDATION:

Approve

ITEM – 6: **MCCASLAND RESIDENCE - PROJECT NO. 553305**
City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Site Development Permit to construct a detached 855-square-foot guest quarters to an existing single-family residence at a site located at 2555 Ardath Road. The 0.33-acre site is in the La Jolla Shores Planned District Single Family Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-19-100](#).

RECOMMENDATION:

Approve

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ITEM – 7: **GROSSMAN SDP - PROJECT NO. 629308**
City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Site Development Permit for the construction of an addition and an interior remodel to an existing 2,497 square-foot, single-family residence at a site located at 8914 Nottingham Place. The project includes a 1,255 square-foot, two-story addition, an 80 square-foot interior remodel, and a 39 square-foot addition to the back deck. The 0.18-acre site is in the La Jolla Shores Plan District Single Family Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Campus Impact), and the Transit Priority Area within the La Jolla Community Plan area. Exempt from Environmental. Report No. [HO-19-101](#).

RECOMMENDATION:

Approve

ITEM – 8: **ISRANI RESIDENCE - PROJECT NO. 604651**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit for the demolition of a three-story single-family residence and the construction of a 6,845-square-foot, three-story, single-family residence with an attached four-car garage on a 0.32-acre property. The project site is located at 7310 Vista Del Mar, in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, First Public Roadway, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Beach), Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-102](#).

RECOMMENDATION:

Approve