



THE CITY OF SAN DIEGO

**AUGUST 9, 2023 at 9:00 A.M.
HEARING OFFICER AGENDA
HYBRID MEETING**

**City Operations Building, 3RD Floor
1222 First Avenue, San Diego, California 92101**

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Hearing Officer will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Hearing Officer meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Hearing Officer [webform](#), or via U.S. Mail of written materials, as follows:

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1603558740>

To join by telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 355 8740**

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to City staff.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment: When the Hearing Officer introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by

dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, unmute your phone by tapping the unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

Those participating virtually may NOT cede time to others participating in person or virtually.

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#), indicating the comment type and item number (if relevant). Comments must be submitted the business day prior for it to be distributed to Hearing Officer. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item. Please go to the Hearing Officer [website](#) for further instructions.

Written Materials: Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Hearing Officer at 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior for it to be distributed to the Hearing Officer.

HOW TO WATCH THE MEETING:

The public may view the meetings on their scheduled time-on the [City of San Diego Public Hearings](#) YouTube channel or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION:

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing hearing_officer@sanidiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks: Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/ceqa>**.

Consent Agenda: The Hearing Officer may vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to the Hearing Officer, and which Staff may modify prior to the vote by informing the Hearing Officer verbally or in writing.

The Consent Agenda may be voted on quickly, if you wish to be heard, please submit your [webform](#), the business day prior for it to be distributed to Hearing Officer. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Antoinette Gibbs

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#) checking the appropriate box. All webform comments are limited to 200 words but may include attachments. Comments received after the start of the meeting but before Non-Agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under Announcements/Public Comment.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

AGENDA ITEMS

ITEM 1: 5268 LA JOLLA BOULEVARD – PROJECT NO. 1061390

Staff: Will Rogers

City Council District: 1

Plan Area: La Jolla

Coastal Development Permit for a 55-square-foot first floor living room expansion, a 222-square-foot second-story bedroom/bath, and a 1,112-square-foot roof deck and lounge addition to an existing 2,216-square-foot single dwelling unit located at 5268 La Jolla Boulevard. The 0.16-acre project site is in the RS-1-7 Zone, Coastal Overlay Zone (Appealable and Non-Appealable Area 2) First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and the La Jolla Community Plan. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities). Report No. [HO-23-032](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 2: FELSPAR STREET – PROJECT NO. 1054593

Staff: Christian Hoppe
City Council District: 2
Plan Area: Pacific Beach

Coastal Development Permit and Conditional Use Permit to amend existing Coastal Development Permit and Conditional Use Permit No. 93-0538 (approved in 1993) which allowed an addition to an existing grocery store, a sidewalk café, landscaping, and off-street parking. This amendment would remove five parking spaces located at 1261 Felspar Street. No development is proposed. The two-acre site is located at 1261 Felspar Street and 1260 Garnet Avenue in the RM-2-5 and CC-4-2 Zones, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Standards Transit Priority Area, and the Transit Priority Area within the Pacific Beach Community Plan area. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities). Report No. [HO-23-040](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 3: RALPH RESIDENCE – PROJECT NO. 688476

Staff: Christian Hoppe
City Council District: 2
Plan Area: Peninsula

Coastal Development Permit for a remodel/addition to an existing single-family residence for a new 789-square-foot subterranean garage, conversion of 391 square-feet of the existing garage into new living area, an addition of 438 square-feet for a new recreation room extension at the basement level, and a 577-square-foot cover over the existing deck. The 0.14-acre site is located at 616 San Antonio Avenue in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), and the First Public Roadway within the Peninsula Community Plan area. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (e) (1) (Existing Facilities). Report No. [HO-23-041](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 4: CALLE DEL CIELO – PROJECT NO. 682249

Staff: Hector Rios
City Council District: 1
Plan Area: La Jolla

Site Development and Coastal Development Permit to demolish an existing 4,545-square-foot single family residence and attached garage and construct a new 11,754 square foot single family residence, garages, and pool at 8305 Calle Del Cielo. The 0.69-acre site is

located in the LJSPD-SF Zone, the Coastal (Non-Appealable) Overlay zone, and Coastal Height Limit Overlay zone, in the La Jolla Community Planning Area. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities). Report No. [HO-23-042](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 5: 4225 J STREET – PROJECT NO. 1067000

Staff: Karen Bucey

City Council District: 9

Plan Area: Southeast San Diego

Site Development Permit and Tentative Parcel Map for the small lot subdivision of a 0.15-acre site located at 4225 J Street. The project would create two lots: Lot One, a 0.07-acre site developed with a one-story, three-bedroom, two-bathroom, single dwelling unit and Lot Two, a 0.08-acre site, developed with a two-story, three-bedroom, three-bathroom, single dwelling unit. The site is in the Residential Multiple Dwelling Unit (RM-1-1) Base Zone of the Southeastern San Diego Community Plan area. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15302 (Replacement or Reconstruction). Report No. [HO-23-043](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ADJOURNMENT