



THE CITY OF SAN DIEGO

JANUARY 31, 2024, 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/1613831565>

To join by telephone:

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

When prompted, input **Webinar ID: 161 383 1565**

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 to the meeting to be distributed to the Hearing Officer and posted online with the meeting materials. 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.

Please Note: Documents related to the Hearing Officer meeting agenda items which are distributed to the Hearing Officer prior to the meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 92101.

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Hearing Officer meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 3rd Floor, San Diego, CA. 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 the meeting location as identified herein in a binder labeled "Late-Arriving Materials". Late arriving materials received during the Hearing Officer meeting are available for review by making a verbal request of the Legislative staff at the meeting location.

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 hearingofficer@sandiego.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](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 and posted online with the meeting materials. 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: Patricia Bautista

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: 7964 LOWRY TERRACE – PROJECT NO. 1080285

Staff: May Rollin
City Council District: 1
Plan Area: La Jolla

Site Development Permit and Coastal Development Permit for the demolition of an existing single-story dwelling unit and existing site improvements; and the construction of a single-story 3,733-square-foot single-dwelling unit with associated site improvements, located at 7964 Lowry Terrace. The 0.24-acre site is in the LJSPD-SF base zone (La Jolla Shores Planned District-Single Family zone) and within the Coastal Overlay zone (Non-Appealable Area 2), Coastal Height Limit Overlay zone, Parking Impact Overlay zone (Beach Impact), Transit Area Overlay zone, Transit Priority Area, and the Complete Communities Mobility Choices – Mobility Zone 2 of the La Jolla Community Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures. [Report No. HO-24-001](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 2: TWO AMERICA PLAZA – PROJECT NO. 1076060

Staff: Jacob Basinger
City Council District: 3
Plan Area: Downtown

Tentative Map Waiver to create 48 residential condominiums and two (2) commercial condominiums for a 13-story mixed-use development on a single lot at 1111 Kettner Boulevard approved under Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit No. 2018-58. The 65,317 square-foot Project site is located on the south side of West B Street between Kettner Boulevard and India Street within the Core land use district of the Centre City Planned District, the Employment Overlay and Transit Priority Area Overlay, the Columbia neighborhood of the Downtown Community Plan area, and Council District 3. The Project is within the scope of the previously certified [Downtown Final Environmental Impact Report](#) as amended and no additional environmental document is required under the California Environmental Quality Act. [Report No. HO-24-003](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 3: 7443 EADS AVENUE – PROJECT NO. 1070073

Staff: Blake Sonuga
City Council District: 1
Plan Area: La Jolla

Coastal Development Permit and Map Waiver to demolish an existing garage, construct a new 3,327-square-foot dwelling unit with a 950-square-foot Accessory Dwelling Unit (ADU), add a 286-square-foot Junior ADU to an existing 1,556-square-foot dwelling unit, and create two condominium units, each with an ADU. The 0.16-acre site is located at 7443 Eads Avenue in the RM-1-1 (Residential Multiple Unit) Zone, the Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone within the La Jolla Community Plan. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

[Report No. HO-24-005.](#)

DEPARTMENT RECOMMENDATION

Approve the project.

ADJOURNMENT