



THE CITY OF SAN DIEGO

**APRIL 5, 2023 at 9:00 A.M.  
HEARING OFFICER AGENDA  
HYBRID MEETING**

**City Operations Building, 3<sup>RD</sup> Floor  
1222 First Avenue, San Diego, California 92101**

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**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.

Effective February 10, 2023, 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 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](mailto: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: CALLE DE LA GARZA REMODEL – PROJECT NO. 696515**

**Staff:** Hector Rios

**City Council District:** 1

**Plan Area:** La Jolla

Site Development Permit for a proposed 1,229 square foot 2nd story addition with deck and 75 square foot 1st floor addition to an existing 7,628 square foot single family residence at 2350 Calle de la Garza. The 0.56-acre site is located in the LJSPD-SF Base Zone and the Coastal (Non-Appealable) Overlay Zone and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area. A 15162-consistency evaluation was conducted with the previously adopted "2014" Calle de la Garza Remodel Mitigated Negative Declaration (LDR No. 341630). The evaluation substantiates the conclusion that supports a determination that no subsequent document is required. Report No. [HO-23-014](#).

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 2: 3070 REYNARD WAY – PROJECT NO. 1061476**

**Staff:** May Rollin  
**City Council District:** 3  
**Plan Area:** Uptown

Conditional Use Permit (CUP) to expand the operation of a fuel station and 2,400-square-foot market. The project possess a Type 20 Alcoholic Beverage Control (ABC) Liquor license scheduled to expire end of April 2023 and is applying for a Type 21 Alcoholic Beverage Control (ABC) Liquor license to allow for the sale of distilled spirits in addition to beer and wine. The 0.23-acre site is located at 3070 Reynard Way in the Commercial Neighborhood (CN-1-3) Base Zone within the Parking Standards Transit Priority, Transit Priority, Airport Land Use Compatibility, Airport Approach, ALUCP Airport Influence Area, ALUCP Noise Contours (SDIA, 60-65 CNEL), FAA Part 77 Noticing Area Overlay Zones of the Uptown Community Plan. This project is exempt from the California Environmental Quality Act (CEQA). Report No. [HO-23-015](#).

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 3: 3737 31<sup>ST</sup> STREET – PROJECT NO. 1048505**

**Staff:** Carrie Lindsay  
**City Council District:** 3  
**Plan Area:** North Park

Tentative Map to consolidate two existing lots into one parcel for the creation of four residential condominium units currently under construction under a separate permit, and a waiver of the requirement to underground existing off-site utilities. The 0.143-acre site is located at 3737 31st Street in the RM-2-5 zone within the North Park Community Plan area. Council District 3. This project is exempt from the California Environmental Quality Act (CEQA). Report No. [HO-23-016](#).

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ADJOURNMENT**