



THE CITY OF SAN DIEGO

**JULY 26, 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@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. 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: Duke Fernandez

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

~Continued from June 21, 2023

ITEM 1: *GIBBY RESIDENCE – PROJECT NO. 1053312

Staff: Will Rogers

City Council District: 1

Plan Area: La Jolla

Coastal Development Permit and Site Development Permit for a proposed addition and remodel of an existing 2,569-square-foot, one-story single-family residence into a 4,117-square-foot, two-story residence with an existing 684-square-foot attached garage. The 0.12-acre site that is located at 8311 El Paseo Grande and is in the LJSPD-SF Zone and Coastal Overlay (non-appealable), La Jolla Shores Archaeological Study Area, Coastal Height Limit, Parking Impact Overlay Zone (Beach Impact Area), and Transit Priority Area, within the La Jolla Community Plan area. [Mitigated Negative Declaration PRJ-1053312](#). Report No. [HO-23-027](#).

DEPARTMENT RECOMMENDATION

Approve the project.

~Continued from July 12, 2023

ITEM 2: 6309 SKYLINE DRIVE – PROJECT NO. 688232

Staff: Carrie Lindsay
City Council District: 4
Plan Area: Encanto Neighborhoods

Tentative Map and Neighborhood Development Permit to subdivide one parcel into four parcels. Parcels One and Two each propose a 2,098 square-foot single-family dwelling unit and opportunity for a future accessory dwelling unit, processed under a separate permit. Parcels Three and Four each contain an existing single-family dwelling unit to remain. The 0.86-acre project site is located at 6309 and 6311 Skyline Drive in the RS-1-7 zone within the Encanto Neighborhoods Plan area. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15332 (In-Fill Development). Report No. [HO-23-033](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 3: NINTH AND ISLAND INTERIM SURFACE PARKING LOT – PROJECT NO. 1063620

Staff: James Alexander
City Council District: 3
Plan Area: Downtown

Conditional Use Permit for an interim surface parking lot on the 5,621 square-foot site at 923 Island Avenue located within the Employment/Residential Mixed-Use district of the Centre City Planned District, Transit Priority Area, Airport Land Use Compatibility Overlay Zone, and the East Village neighborhood of the Downtown Community Plan area (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-23-035](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 4: MULLEN RESIDENCE – PROJECT NO. 697315

Staff: Veronica Davison
City Council District: 2
Plan Area: Ocean Beach

Coastal Development Permit for the demolition of a detached garage to an existing single-family residence and construction of a new two-story, 1,198-square-foot accessory dwelling unit with attached garage and second floor deck. The 0.08-acre site is located at 4953 Coronado Avenue in the RM-2-4 Zone, Coastal (Appealable Area) Overlay Zone, San Diego International Airport Approach Overlay Zone, Coastal Height Limit Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, and Transit Priority Area within the Ocean Beach Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section

15303 (New Construction or Conversion of Small Structures). An appeal to the environmental determination was denied by the City Council on May 23, 2023. Report No. [HO-23-036](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 5: ZAMA LIVE ENTERTAINMENT – PROJECT NO. 1050027

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

Conditional Use Permit for indoor live entertainment at Zama Restaurant located at 465-467 Fifth Avenue. The 10,000 square-foot property is located at the southeast corner of Fifth Avenue and Island Avenue in the Gaslamp Quarter Planned District, the Transit Priority Area Overlay, the Horton/Gaslamp 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-23-037](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 6: 417 SEA RIDGE DRIVE – PROJECT NO. 484426

Staff: Xavier Del Valle
City Council District: 1
Plan Area: La Jolla

Coastal Development Permit (amendment to CDP No. 95-0310) and a new Site Development Permit to for the removal of an existing unpermitted concrete infill area used to stabilize the bluff on a site with an existing single-family residence located at 417 Sea Ridge Drive. The scope of work also includes removing a portion of a planter that was installed within the five-foot bluff setback area; removing portions of an existing private walk ramp, drain and site wall that encroaches into the public right-of-way; installing erosion control netting and hydroseeding along the face of the western slope; and installing a new sidewalk underdrain per City standards. The implementation of these improvements is required to resolve Code Enforcement Case No. 231149. The 0.24-acre site is in the RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Overlay Zone, Coastal Height Limit Overlay Zone, First Public Roadway, and Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan area. This project was determined to be categorically exempt pursuant to Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act. Report No. [HO-23-039](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ADJOURNMENT