



THE CITY OF SAN DIEGO

**MARCH 6, 2024, 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.

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, 3<sup>rd</sup> 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](mailto: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>.

**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:** 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: 604 DENNERY ROAD – PROJECT NO. 1073202****Staff:** May Rollin**City Council District:** 8**Plan Area:** Otay Mesa

Conditional Use Permit for the sale of alcoholic beverages outlet (Type 20) to allow the sales of beer, and wine for off-site consumption at Chevron Extra Mile Store. The 1.03-acre site is located at 604 Dennery Road in Council District 8 in the CC-1-3 zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ), Community Plan Implementation Overlay Zone (CPIOZ), Affordable Housing Parking Demand, ALUCP Airport Influence Area (AIA), FAA Part 77 Noticing Area, Very High Fire Hazard Severity Zone (VHFSZ) within the Otay Mesa Community Plan Area. The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and where the exceptions listed in Section 15300.2 would not apply.

[Report No. HO-24-004.](#)

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 2: 4575 CAMINO DE LA PLAZA – PROJECT NO. 1093210****Staff:** May Rollin**City Council District:** 8**Plan Area:** San Ysidro

Conditional Use Permit for an ABC Type 21 (Off-Sale General) Alcohol Beverage Outlet license to allow the sale of beer, wine, and distilled spirits at a proposed first-floor retail suite within a new six-level parking structure currently under construction located at 4575 Camino De La Plaza. The 0.03-acre site is in the Commercial Regional (CR-2-1) Base Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ), Coastal Height Limit Overlay Zone (CHLOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, ALUCP Airport Influence Area (AIA), FAA Part 77 Noticing Area, Cultural Sensitivity Area, Paleontological Sensitivity Area, Geologic Hazard Category within the San Ysidro Community Planning Area. The project site was previously analyzed within the certified San Ysidro Community Plan Update (SYCPU) Environmental Impact Report No. 310690/SCH No. 2015111012. A consistency evaluation was prepared to determine if conditions specified in the California Environmental Quality Act (CEQA) Statute and CEQA Guidelines, Section 15162 would require preparation of additional CEQA review for the project. As the evaluation outlines, the project is consistent with the original certified Environmental Impact Report No. 310690/SCH No. 2015111012 and would not result in new impacts. Based on the CEQA Guidelines Section 15162 Evaluation

consistency analysis, the project would not require any additional environmental review. [Report No. HO-24-010.](#)

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 3: 8011 LA JOLLA SHORES – PROJECT NO. 1063139**

**Staff:** Jose Bautista

**City Council District:** 1

**Plan Area:** La Jolla

Site Development Permit for the remodel of an existing 2,274-square-foot single dwelling unit to include the addition of 188-square-foot to the existing garage, and a 703-square-foot second story addition with a roof deck. The 0.21- acre project site is located at 8011 La Jolla Shores Drive and is within the LJSPD-SF (La Jolla Shores Planned District – Single Family) Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (Coastal and Beach Impact), Transit Area Overlay Zone (TAOZ), Parking Standards Transit Priority Area (PSTPA), and the Transit Priority Area (TPA). This project was deemed exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). [Report No. HO-24-011.](#)

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 4: 4920 DIXIE – PROJECT NO. 1067299**

**Staff:** Hector Rios

**City Council District:** 2

**Plan Area:** Pacific Beach

Coastal Development Permit to demolish an existing duplex and garage to construct a two-unit multifamily dwelling unit and construct a new two-unit, two-story over basement, multi-family dwelling unit consisting of 7,838 square feet located. The project site is zoned RM-1-1 within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area in the Pacific Beach Community Plan. This project was deemed exempt from the California Environmental Quality Act pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). [Report No. HO-24-012.](#)

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 5: NICHOLS STREET PIER – PROJECT NO. 1097375****Staff:** Robin MacCartee**City Council District:** 2**Plan Area:** Peninsula

Coastal Development Permit to construct a new public access stairway with a 30 square-foot concrete landing to an existing private wooden pier. The 0.0034-acre site is located east of the unimproved intersection of Nichols Street and San Antonio Avenue and associated with 2905 and 2900 Nichols Street in the Residential-Single (RS-1-7) zone and the Coastal Overlay (Appealable) Zone of the Peninsula Community plan area. The project is CEQA exempt under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). [Report No. HO-24-013.](#)

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ADJOURNMENT**