

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 5, 2018  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
9:00 A.M.**

**NOTE:** *Land Use Hearings are held at 9:00 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Duke Fernandez

- ITEM – 1:       **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2:       **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3:       **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM – 4:       **\*NORTH CITY PRESBYTERIAN CHURCH - PROJECT NO. 150585**  
City Council District: 5; Plan Area: Sabre Springs

**STAFF: Paul Godwin**

Site Development Permit and amendment to Conditional Use Permit No. 545-PC for the phased expansion of an existing religious facility. The project would include demolition of approximately 2,946 square feet of building area and construction of two new buildings with 7,039 square feet and 25,503 square feet, for sanctuary, office, fellowship and childcare uses. The project includes a Multi-Habitat Planning Area (MHPA) Boundary Line Correction. The 7.39-acre site is located at 11717 Poway Road in the AR-1-1 Zone within the Sabre Springs Community Plan. Mitigated Negative Declaration No. 150585. Report No. [HO-18-100](#).

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF DECEMBER 5, 2018

ITEM – 5:       **SPRINT MARANATHA SEVENTH DAY ADVENTIST - PROJECT NO. 596945**  
City Council District: 4; Plan Area: Encanto Neighborhoods

**STAFF: Simon Tse**

Conditional Use Permit for a modification to an existing Wireless Communication Facility (WCF) located at 6065 Skyline Drive in the RS-1-7 zone of the Encanto Community Planning area. The modification consists of replacement antennas and new remote radio head units concealed behind the existing fiberglass reinforced panel (FRP) screen wall, painted and textured to match the surface of the building. Exempt from Environmental. Report No. [HO-18-112](#).

**RECOMMENDATION:**

Approve

ITEM – 6:       **\*CARMEL VALLEY HOTEL - PROJECT NO. 454123**  
City Council District: 1; Plan Area: Carmel Valley

**STAFF: Glenn Gargas**

Coastal Development Permit, Neighborhood Development Permit (for proposed mechanical lift/tandem parking as two spaces) and Site Development Permit (Carmel Valley Planned District) for the demolition of an existing restaurant building and construction of a 106,675-square foot, 5-story hotel building with 127 guest rooms and subterranean parking at 3510 Valley Centre Drive. The 1.46-acre site is in the Visitor Commercial (VC) zone of the Carmel Valley Planned District, Coastal (Appealable & Non-appealable) and Parking Impact Overlay zones within the Carmel Valley Community Plan Area This development is within the Coastal Overlay zone and the application was filed on December 2, 2015. Mitigated Negative Declaration No. 454123. Report No. [HO-18-117](#).

**RECOMMENDATION:**

Approve

ITEM – 7:       **30<sup>TH</sup> AND C STREET - PROJECT NO. 468207**  
City Council District: 3; Plan Area: Golden Hill

**STAFF: Anthony Bernal**

Site Development Permit to demolish an existing single dwelling unit and an existing commercial building and construct a mixed-use building with forty dwelling units on ten contiguous lots resulting in 15,826 square-feet of total development. The 0.83-acre site is located at 2957-2979 C Street in the GHPD-GH-1000 and GHPD-GH-CN zone(s) of the Greater Golden Hills Community Plan area within Council District 3. Exempt from Environmental. Report No. [HO-18-106](#).

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF DECEMBER 5, 2018

ITEM – 8:       **MPF 1555 LAUREL BAY LANE - PROJECT NO. 585579**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF: Firouzeh Tirandazi**

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within eight existing commercial condominiums encompassing an entire 19,240 square-foot building located at 1555, 1561, 1567, 1573, 1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace and 8706 Sherwood Terrace. The 8.44-acre site is located in the IL- 2-1 Zone within the Otay Mesa Community Plan area in Council District 8. Exempt from Environmental. Report No. [HO-18-113](#).

**RECOMMENDATION:**

Approve

ITEM – 9:       **MPF 10145 VIA DE LA AMISTAD - PROJECT NO. 597132**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF: Tim Daly**

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within Suite B-9, comprising of an operational area of 960 square feet within an existing 27,038 square-foot building located at 10145 Via De La Amistad. Operations would include manufacturing of cannabis products for distribution to State licensed Marijuana Outlets. The 5.97-acre site is in the IL-2-1 Zone, Prime Industrial Lands, FAA Part 77 Noticing Area - Brown Field, Airport Influence Area - Brown Field Review Area 2, Airport Land Use Compatibility Overlay Zone - Brown Field, Community Plan Implementation Overlay Zone - A, Fire Brush Management Zone, Fire Very High Fire Hazard Severity Zone, and Transit Priority Area within the Otay Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-120](#).

**RECOMMENDATION:**

Approve