

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 16, 2015
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st 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: Ken Teasley

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.**

~Continued from September 9, 2015

ITEM – 4: ***CONTINENTAL COMMERCE - PROJECT NO. 334882**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Renee Mezo

Site Development Permit for the construction a 44,000-square-foot, one-story tilt-up concrete shell building on a 5.5-acre site located at 7155 Camino Maquiladora in the IBT-1-1 (International-Business and Trade) Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Federal Aviation Authority (FAA) and the Airport Influence Area (Brown Field) Overlay Zones within the Otay Mesa Community Plan area. Mitigated Negative Declaration No. 334882. Report No. HO-15-099.

RECOMMENDATION:

Approve

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ITEM – 5: **HIRMEZ APPLE TREE - PROJECT NO. 406797**

City Council District: 2; Plan Area: Ocean Beach

STAFF: Francisco Mendoza

Conditional Use Permit to allow the sale of offsite alcohol (Type 21 - Liquor) sales within a proposed 7,324 square-foot grocery store within an existing vacant building. The project includes a Neighborhood Development Permit to resume a discontinued commercial use on a premise that contains previously conforming parking. The 0.321-acre site is located at 4976 Newport Avenue, in the CC-4-2 Zone, Coastal Overlay Zone (non-appealable) and the Parking Impact Overlay Zone. Exempt from Environmental. Report No. HO-15-113.

RECOMMENDATION:

Approve

ITEM – 6: ***LEIBOWITZ RESIDENCE - PROJECT NO. 374521**

City Council District: 1; Plan Area: La Jolla

STAFF: Patricia FitzGerald

Coastal Development Permit and Site Development Permit to demolish an existing residence and detached pool house, and construct a 9,245 square foot single family residence with 157 square foot detached pool house located at 8283 La Jolla Shores Drive. The site is in the Single Family (SF) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable 2 Area), Coastal Height within the La Jolla Community Plan and Local Coastal Program area. Mitigated Negative Declaration No. 374521. Report No. HO-15-116.

RECOMMENDATION:

Approve

ITEM – 7: **TORREY HOLISTICS CLINIC MMCC - PROJECT NO. 390943**

City Council District: 1; Plan Area: Torrey Pines

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 1,294 square-foot tenant space within an existing 9,687 square-foot building located at 10671 Roselle Street. The 0.43-acre site is located in the IL-3-1 Zone, Coastal Overlay Zone (appealable & non-appealable), Airport Influence Area (Miramar), Accident Potential Zone 2 for Miramar, Special Flood Hazard Area, Parking Impact Overlay Zone (Campus & Coastal), within the Torrey Pines Community Plan area. This application was filed on October 24, 2014. Exempt from Environmental. Report No. HO-15-114.

RECOMMENDATION:

Approve

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ITEM – 8: **SUSTAINABLE THERAPEUTICS MMCC - PROJECT NO. 368302**
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

STAFF: **Edith Gutierrez**

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 4,489 square-foot tenant space within an existing 6,025 square-foot building located at 3500 Estudillo Street. The 0.23-acre site is in the IS-1-1 zone and Airport Influence Area (San Diego International) within the Midway/Pacific Highway Corridor Community Plan area. This application was filed on May 15, 2014. Exempt from Environmental. Report No. HO-15-087.

RECOMMENDATION:

Deny