

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 24, 2016
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: Chris Larson

- 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: **THE SCRIPPS RESEARCH INSTITUTE (TSRI) - PROJECT NO. 424480**
City Council District: 1; Plan Area: University

STAFF: Jeffrey A. Peterson

Site Development Permit, Planned Development Permit and Coastal Development Permit for the demolition of three buildings and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two offices and research buildings proposed would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square feet with a basement mechanical room. A Planned Development Permit is necessary in order to transfer 12,000 square feet of permitted (but non-utilized) development intensity from Lots 1–3 to Parcel 1 within Torrey Pines Subarea (Subarea 9) of the University Community Plan. The project sites are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. The project sites are zoned IP-1-1, within the University Community Plan, Coastal Overlay Zone (Non-Appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Prime Industrial

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Lands, Community Plan Implementation Overlay Zone - Type B, Airport Influence Area (MCAS-Miramar, Review Area 1), Airport Safety Zone (Transition Zone), and the Parking Impact Overlay Zone (Beach and Campus). This development is within the Coastal Overlay Zone and the application was filed on July 20, 2015. Addendum to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH No. 88062210 & 8907190. Report No. HO-16-050.

RECOMMENDATION:

Approve

ITEM – 5: **ADAMICK RESIDENCE - PROJECT NO. 467227**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit to construct a 425-square-foot, second-story addition to an existing 3,965-square-foot, two-story single family residence, for a total of 4,390 square feet. The 0.18-acre site is located at 306 Fern Glen in the RS-1-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Land Use Plan. This development application was filed on March 8, 2016. Exempt from Environmental. Report No. HO-16-049.

RECOMMENDATION:

Approve

ITEM – 6: **7-11 3911 UNIVERSITY AVENUE - PROJECT NO. 442481**
City Council District: 9; Plan Area: City Heights

STAFF: Derrick Johnson

Conditional Use Permit to allow the transfer of an existing Type 20 Beer and Wine License, for off-site consumption, located at 3805 University Avenue, to a newly constructed 2,150-square-foot, 7-Eleven convenience store located at 3911 University Avenue, within the City Heights Community Plan Area. Exempt from Environmental. Report No. HO-16-056.

RECOMMENDATION:

Approve