


**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, JULY 15, 2020 AT 9:00 A.M.
VIRTUAL HEARING**

Until further notice, Hearing Officer meetings will be conducted under the provisions of  [California Executive Order 29-20](#), which suspends specific requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, the Hearing Officer meetings will be conducted by teleconference. Per the Executive Order, there will be no members of the public in attendance at these meetings. In lieu of in-person attendance, members of the public may submit their comments online. [Learn more](#) about submitting public comments.

In lieu of in-person attendance, members of the public may participate and provide comment via a virtual meeting, telephone, using the Hearing Officer [webform](#), email submission or via U.S. mail of written materials, as follows:

Agenda Public Comments

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Hearing Officer. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Public Comments

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Hearing Officer. All webform comments are limited to 200 words. 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.

Written Materials

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to hearingofficer@sandiego.gov or submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Hearing Officer in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior in order for it to be distributed to the Hearing Officer.

Watch the Meeting

The public may view the meeting at their scheduled time on [YouTube](#).

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 contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to:

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hearingofficer@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501. ***Those items with an asterisk (*) will include consideration of the appropriate environmental document.*** For additional information please see [California Environmental Quality Act \(CEQA\) Notices and Documents](https://www.sandiego.gov/ceqa) at: <https://www.sandiego.gov/ceqa>.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Duke Fernandez

ANNOUNCEMENTS/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.

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items may email comments to hearingofficer@sandiego.gov, with the term "Non-Agenda Public Comment" in the subject line of the email. All comments are limited to 200 words.

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 CONTINUANCES OR WITHDRAWALS

ITEMS TO BE PLACED ON CONSENT AGENDA

DISCUSSION ITEMS:

ITEM - 1: *Continued from June 17, 2020*
***7-11 OTAY MESA - PROJECT NO. 553296**
City Council District: 8 Plan Area: Otay Mesa

Staff: Derrick Johnson

Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct a 870-square-foot addition to an existing 3,095-square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The 3.07-acre site is located at 8395 Otay Mesa Road in the in the IL-3-1 Zone, the Community Plan Implementation Overlay Zone-A, the Very High Fire Hazard Severity Zones, the Airport Safety Zones, 60-65 ALUCP Noise

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Contours (CNEL), the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification are within, the Otay Mesa Community Plan. The project is within the scope of Mitigated Negative Declaration No. 96-7731. Adopted on January 28, 1998. The Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA. An Addendum ([553296](#)) to Mitigated Negative Declaration No. [96-7731](#), was prepared for the proposed project. Report No. [HO-20-019](#).

RECOMMENDATION:

Approve

ITEM – 2: **LA JOLLA MESA CDP SDP - PROJECT NO. 639439**
City Council District: 1 Plan Area: La Jolla

Staff: Xavier Del Valle

Coastal Development Permit and Site Development Permit for an addition to an existing one-story, 4,135 square-foot single-family residence with attached 689 square-foot garage for a total of 4,824 square feet at a site located at 5911 La Jolla Mesa Drive. The scope of work includes the construction of a 1,175 square-foot master suite addition to the existing residence, and a detached 907 square-foot accessory structure including a basement. The 0.78-acre site contains Environmentally Sensitive Lands and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area, and Council District 1. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-033](#).

RECOMMENDATION:

Approve

ITEM – 3: ***THE CONGRESS PARKING - PROJECT NO. 634652**
City Council District: 3 Plan Area: Old Town San Diego

Staff: Denise Vo

The Congress Parking is a Conditional Use Permit (CUP) for a 35-space, 24-hour commercial parking lot on a vacant 0.28-acre site at 2484 Congress Street and 3959 Harney Street in the OTSDPD OTCC-2-2 zone within the Old Town San Diego Community Plan. Mitigated Negative Declaration No. 634652. Mitigated Negative Declaration No. [634652](#). Report No. [HO-20-034](#).

RECOMMENDATION:

Approve

