

**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, DECEMBER 15, 2021
9:00 A.M.
VIRTUAL HEARING**

**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING
HEARING OFFICER MEETING ACCESS AND PUBLIC COMMENT:**

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of [California Government Code section 54953\(e\), as amended by Assembly Bill 361](#), which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Hearing Officer meetings.

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

JOINING THE WEBINAR AND OFFERING PHONE IN TESTIMONY:

Starting February 10, 2021, the Hearing Officer meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or landline phone.

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1605530072>

TO JOIN BY USING IPHONE ONE-TAP:

US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 553 0072**

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HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

When the Hearing Officer introduces the item you would like to comment on (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, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone

Providing Written Comment Through Webform

Comment on Agenda Items, Non-Agenda Public Comment may be submitted using the webform indicating the Comment type and item number (if relevant) for which you wish to submit your comment. Comments need to be received the business day prior for it to be distributed to 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. Please go to the Hearing Officer website for further instructions.

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 for it to be distributed to the Hearing Officer.

Watch the Meeting

The public may view the meeting at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

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: hearingofficer@sandiego.gov. The City is committed to resolving accessibility requests swiftly 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** at: <https://www.sandiego.gov/ceqa>.

HEARING OFFICER ASSIGNED TO TODAY’S HEARING: Duke Fernandez

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La Jolla Community Plan area. Council District 1. Mitigated Negative Declaration No. Mitigated Negative Declaration No. [237107](#). Report No. [HO-21-057](#).

RECOMMENDATION:

Approve

ITEM – 3: ***OCEAN FRONT RESIDENCE - PROJECT NO. 673099**
City Council District: 2 Plan Area: Ocean Beach

Staff: Karen Bucey

Coastal Development Permit 681291 and Site Development Permit 979531 to demolish an existing 1,147-square-foot, single dwelling unit and to construct a new 2,767 square-foot two-story dwelling with a 952-square-foot basement, 344-square-foot open underground parking, 871 square-foot roof porch with lap pool, and an existing detached 475-square-foot garage to remain. The 0.17-acre site is located at 1615 Ocean Front Street in the Residential-Multiple Unit (RM-2-4) Zone, Coastal (Appealable), and Coastal Height Overlay Zones within the Ocean Beach Community Planning area. Mitigated Negative Declaration No. [673099](#). This development is within the Coastal Overlay zone. Report No. HO-21-060.

RECOMMENDATION:

Approve

ITEM – 4: ***VIA DEL MAR - PROJECT NO. 670393**
City Council District: 1 Plan Area: Carmel Valley

Staff: Karen Bucey

Coastal Development Permit and Site Development Permit for the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar in the Agricultural Residential (AR-1-2) Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Severity Zone, and Transit Priority Area Overlay Zones within the Carmel Valley Community Plan area. Mitigated Negative Declaration No. [670393](#). Report No. [HO-21-061](#).

RECOMMENDATION:

Approve

ITEM – 5: ***HICKS RESIDENCE - PROJECT NO. 560839**
City Council District: 1 Plan Area: La Jolla

Staff: Travis Cleveland

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Coastal Development Permit and Site Development Permit to demolish an existing 1,771-square-foot single dwelling and garage, and construct a new 3,992-square-foot, two-story single dwelling unit plus 486-square-foot garage at 8405 Paseo Del Ocaso. The 0.14-acre site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. Mitigated Negative Declaration No. [560839](#). Report No. [HO-21-042](#).

RECOMMENDATION:

Approve

ITEM – 6: **CONANT RESIDENCES - PROJECT NO. 655226**
City Council District: 1 Plan Area: La Jolla

Staff: Xavier Del Valle

Coastal Development Permit, Neighborhood Development Permit, and Tentative Map to demolish an existing a one-story, 1,858 square-foot, single family residence with attached garage and subdividing the site into one lot for the construction of a new three-story, 4,493 square-foot, two-unit residential condominium building with 2,241 square-foot underground basement garage. The 0.083-acre site is located at 420 Pearl Street and is in the La Jolla Planned District Zone 5, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and Transit Priority Area within the La Jolla Community Plan area. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-21-062](#).

RECOMMENDATION:

Approve

ITEM – 7: ***701 FIFTH AVENUE CUP/NUP - PROJECT NO. 656544**
City Council District: 3 Plan Area: Downtown

Staff: Nicole Pare

Conditional Use Permit and Neighborhood Use Permit for indoor and outdoor live entertainment and sidewalk cafe and street-level outdoor dining areas at an existing two-story, 32,000 square-foot, commercial building located on a 0.65-acre site at 701 Fifth Avenue in the Gaslamp Quarter Planned District and within the Gaslamp neighborhood of the Downtown Community Plan area. 2006 Final Environmental Impact Report ([FEIR](#)) for the Downtown Community Plan. Report No. [HO-21-063](#).

RECOMMENDATION:

Partially Approve