

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 20, 2019
COUNCIL CHAMBERS, 12TH 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 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: **APARTMENTS AT 6195 - PROJECT NO. 593021**
City Council District: 9; Plan Area: College Area

STAFF: Derrick Johnson

Planned Development Permit and Neighborhood Development Permit to allow the construction of a 20-unit, four stories, 24,572-square-foot multi-family residential apartment building over an 8,376 square-foot multi-level subterranean parking garage with automated parking lift systems. The project proposes deviations for setbacks and required private open space. The 0.28-acre project site is located at 6195 Montezuma Road, in the RM-3-9 Zone, the Affordable Housing Parking Demand and Parking Impact Overlay zone, Transit Priority Area, the Airport Land Use Compatibility OZ, Airport Influence Area, Montgomery Field, the Core Subarea of the College Community Redevelopment Project area, within the College Area Community Plan area. Exempt from Environmental. Report No. [HO-19-027](#).

RECOMMENDATION:

Approve

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ITEM – 5: **PORTSMOUTH RESIDENCES - PROJECT NO. 532008**

City Council District: 2; Plan Area: Mission Beach

STAFF: Derrick Johnson

Coastal Development Permit for the demolition of an existing 440-square foot one-story single-family residence and the construction of two new single-family residences on two separate lots. The residences would be 1,313 square feet and 1,369-square feet. Each residence would be three stories with roof decks and would contain two parking spaces. The 0.06-acre site is located at 835 Portsmouth Court and 837 Portsmouth Court in the MBPD-R-N Zone, the Coastal Overlay zone (Appealable), the Coastal Height Limit zone, the Parking Impact Overlay zone. (PIOZ-Coastal-Impacts and PIOZ Beach-Impact, the Residential Tandem Overlay zone, the Transit Area Overlay zone, the Mission Beach Specific Plan, the Local Coastal Program area, within the Mission Beach Community Plan area. This development is within the Coastal Overlay zone and the application was filed on March 21, 2017. Exempt from Environmental. Report No. [HO-19-033](#).

RECOMMENDATION:

Approve

ITEM – 6: ***BLACK HALIBUT CDP/SDP - PROJECT NO. 516011**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit for the demolition of existing residential and to construction a 6,927-square-foot (above-grade Gross Floor Area), two-story residential single dwelling unit on a 0.27-acre property. The proposed dwelling unit consists of a 4,195-square-foot basement, a 3,902-square-foot first floor, and a 2,716-square-foot second floor for total of 10,813-square-feet (includes above and below grade floor area). The project site is located at 8470 El Paseo Grande, within the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on October 19, 2016. Mitigated Negative Declaration No. 516011. Report No. [HO-19-029](#).

RECOMMENDATION:

Approve

ITEM – 7: **MO 3940 HOME AVENUE - PROJECT NO. 599099**

City Council District: 9; Plan Area: Mid-City

STAFF: Tim Daly

Conditional Use Permit (CUP) to operate a 2,200 square-feet, Marijuana Outlet within an existing two-story, 8,680 square-foot building at 3940 Home Avenue. The 0.42-

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acre site is located within the IL-3-1 zone of the City Heights Neighborhood of the Mid-City Communities Plan. Exempt from Environmental. Report No. [HO-19-034](#).

RECOMMENDATION:

Approve

ITEM – 8: ***SAN DIEGO RELEAF - PROJECT NO. 575936**
City Council District: 1; Plan Area: Torrey Pines

STAFF: Tim Daly

Conditional Use Permit and Coastal Development Permit to operate a Marijuana Outlet within a 2,014 square-foot existing suite on the first floor of an existing two-story, 41,125 square-foot commercial building located at 10170 Sorrento Valley Road, Suite A. The 2.8-acre site is within the IL-3-1 and Coastal (Appealable) Overlay Zones of the Torrey Pines Community Plan area. This development is within the Coastal Overlay zone and the application was filed on October 11, 2017. This project activity is covered under Mitigated Negative Declaration No. 82-0279. Report No. [HO-19-035](#).

RECOMMENDATION:

Approve