

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 3, 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: Duke Fernandez

- 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: **JORDAN FAMILY RESIDENCE - PROJECT NO. 572188**
City Council District: 3; Plan Area: Uptown

STAFF: Helene Deisher

Site Development Permit to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and detached garage with a storage room at 4436 Plumosa Way. The project is also requesting a Multi-Habitat Planning Area Boundary Line Adjustment. The 2.74-acre site is located within the RS-1-7 and OR-1-1 zones. The site is also subject to Environmental Sensitive Lands (Steep hillsides), Fire Brush Management, Very High Fire Severity, Airport Influence Area – San Diego International Airport (SDIA) - Review Area 2, FAA-Part 77 Noticing Area – NAS North Island and San Diego International Airport (SDIA), and is within the Transit Priority Area. Exempt from Environmental Report No. [HO-19-028](#).

RECOMMENDATION:

Approve

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ITEM – 5: **T-MOBILE BABAUTA - PROJECT NO. 599971**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Travis Cleveland

Conditional Use Permit application to extend the use of an existing T-Mobile Wireless Communication Facility (WCF) located within the 9400 block of the Babauta Road Public-Right-Of-Way (PROW). The existing WCF consists of three antennas concealed inside a radome on a 27-foot-tall light standard. Equipment is located inside an underground vault with two above ground vents. No changes are being proposed as part of this application. The site is zoned RS-1-11 and is located within the Mira Mesa Community Plan in Council District 6. Exempt from Environmental. Report No. [HO-19-030](#).

RECOMMENDATION:

Approve

ITEM – 6: **CALLE CHIQUITA CDP/SDP - PROJECT NO. 521162**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (due to location with La Jolla Shores Planned District) to demolish a single-family dwelling unit and construct a two-story over basement, single-family dwelling unit with an attached six-car garage, totaling 8,697 square feet on a 0.75-acre property. The project site is located at 2326 Calle Chiquita, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Campus), and is within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-038](#).

RECOMMENDATION:

Approve

ITEM – 7: **MPF 2243 VERUS STREET - PROJECT NO. 585642**
City Council District: 8; Plan Area: Otay Mesa-Nestor

STAFF: Sammi Ma

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 9,250 square-foot two-story warehouse building with an addition of 1,850 square-feet to the second floor mezzanine. The 0.39-acre site is located at 2243 Verus Street in the Otay Mesa-Nestor Community Plan area. Exempt from Environmental. Report No. [HO-19-022](#).

RECOMMENDATION:

Approve

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ITEM – 8: **MPF 10110 SORRENTO VALLEY ROAD - PROJECT NO. 585348**

City Council District: 1; Plan Area: Torrey Pines

STAFF: Firouzeh Tirandazi

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 40,271 square-foot building located at 10110 Sorrento Valley Road. The 12.04-acre site is in the IL-3-1 Zone, Coastal Overlay Zone (Appealable and Non-Appealable), MCAS Miramar Airport Land Use Compatibility Overlay Zone (Airport Influence Area - Review Area 1, Accident Potential Zone 2, Noise 60-65 CNEL), Federal Aviation Administration (FAA) Part 77 Noticing Area, Parking Impact Overlay Zone (Campus and Coastal), Special Flood Hazard Area (100-year Floodplain and 100-year Floodway), Prime Industrial Lands, and Transit Priority Area within the Torrey Pines Community Plan area. Exempt from Environmental. Report No. [HO-19-037](#).

RECOMMENDATION:

Approve

ITEM – 9: **MPF 3443 PICKWICK STREET - PROJECT NO. 603679**

City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Sammi Ma

Conditional Use Permit to operate a Marijuana Production Facility within an existing 1,920 square-foot building located at 3443 Pickwick Street in the Southeastern San Diego Community Plan area. Exempt from Environmental. Report No. [HO-19-040](#).

RECOMMENDATION:

Approve

ITEM – 10: **MPF 9151 RECHO ROAD - PROJECT NO. 585470**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Tim Daly

Conditional Use Permit (CUP) to operate a Marijuana Production Facility within an existing 68,937 square-foot, two-story building located on a 4.72-acre site at 9151 Rehco Road in the IL-2-1 Zone, Prime Industrial Lands, Airport FAA Part 77 Noticing Area – MCAS Miramar, Airport Influence Area Review Area 1 – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – MCAS Miramar, and designated Light Industrial within Mira Mesa Community Plan. Exempt from Environmental. Report No. [HO-19-039](#).

RECOMMENDATION:

Approve