

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 15, 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: **VITALE RESIDENCE - PROJECT NO. 583807**
City Council District: 2; Plan Area: Mission Beach

STAFF: Karen Bucey

Coastal Development Permit for a whole house remodel and second and third story additions totaling 772-square feet to an existing 2,316-square-foot residence. The 0.13-acre site is located at 850 Isthmus Court in the Mission Beach Planned District Residential (MBPD-RS) Zone, Coastal (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Residential Tandem Parking, Transit Area, and Transit Priority Area Overlay Zones of the Mission Beach Community Plan Area. This development is within the Coastal Overlay zone. Exempt from Environmental Report No. [HO-19-043](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 15, 2019

ITEM – 5: **369 SILVERGATE AVENUE AMENDMENT - PROJECT NO. 613284**

City Council District: 2; Plan Area: Peninsula

STAFF: Karen Bucey

Amendment to Coastal Development Permit No. 177544 for the demolition of the existing structure and construction of an 11,130-square-foot dwelling unit with attached companion unit and garage, in addition to a pavilion, pool and hardscape. The 1.09-acre site is located at 369 Silvergate Avenue in the Residential (RS-1-4) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-19-046](#).

RECOMMENDATION:

Approve

ITEM – 6: **BONAIR RESIDENCES - PROJECT NO. 579587**

City Council District: 1; Plan Area: La Jolla

STAFF: Martha Blake

Coastal Development Permit, Site Development Permit, and Tentative Map for a small-lot subdivision which proposes to demolish an existing duplex and construct two new, detached two-story single-family residences. The dwelling unit on Lot A would be approximately 2,843 square feet (including a 614-squarefoot basement) and the unit on Lot B would be approximately 2,901 square feet (including a 614-square-foot basement). Each residence would include balconies and roof decks: Lot A would have 286.4 square feet of balcony space and a 505-square-foot roof deck; Lot B would have 155 square feet of balcony space and a 480-square-foot roof deck. The project is located at 744/746 Bonair Street. The 0.14-acre site is designated Low Medium Residential per the La Jolla Community Plan and is subject to the RM-1-1 zoning requirements. The project is also subject to Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay, Parking Impact Overlay (Coastal Impact Area), Residential Tandem Parking Overlay, Transit Area Overlay, Transit Priority Area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-19-049](#).

RECOMMENDATION:

Approve

ITEM – 7: ***SUNSET HOME - PROJECT NO. 556536**

City Council District: 1; Plan Area: La Jolla

STAFF: Martha Blake

Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit for additions to and remodel of an existing 1,675-square-foot single-story dwelling unit with an existing 397-square-foot garage. The work would

HEARING OFFICER DOCKET OF MAY 15, 2019

include a 1,137-square-foot second story addition and a net 240-square-foot first story addition, along with remodeling of the existing structure, for a total of 3,449 square feet. The 0.12-acre-site is located at 8276 Paseo Del Ocaso, in the Coastal Overlay Zone (Non-appealable), within the SF zone of the La Jolla Shoes Planned District of the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Mitigated Negative Declaration No. 556536. Report No. [HO-19-050](#).

RECOMMENDATION:

Approve

ITEM – 8: **MPF 7955 ARJONS DRIVE - PROJECT NO. 602575**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Tim Daly

Conditional Use Permit (CUP) to operate a Marijuana Production Facility within an existing Suite “A,” comprising of an operational area of 4,576 square feet within an existing 19,971 square-foot industrial building. The project site is located on a 0.91-acre site at 7955 Arjons Drive 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, and Airport Land Use Compatibility Overlay Zone – MCAS Miramar within Mira Mesa Community Plan. Exempt from Environmental. Report No. [HO-19-041](#).

RECOMMENDATION:

Deny

ITEM – 9: **MPF 8020 RONSON ROAD - PROJECT NO. 599948**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Hugo Castaneda

Conditional Use Permit to operate a Marijuana Production Facility within an existing 12,960 square-foot building located at 8020 Ronson Road. The project proposed tenant improvements and a 2,343 square-foot addition to bring the total square footage of the building to 15,303 square-feet. The 0.88-acre project site is in the IL-2-1 Zone, Airport Influence Area (MCAS Miramar & Montgomery Field -Review Area1) and Transit Priority Area within the Kearny Mesa Community Plan area. Exempt from Environmental. Report No. [HO-19-047](#).

RECOMMENDATION:

Deny

ITEM – 10: **MPF 9850 VIA DE LA AMISTAD - PROJECT NO. 611944**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Sammi Ma

Conditional Use Permit to operate a Marijuana Production Facility within an existing 7,470 square-foot building located at 9850 Via De La Amistad. The 0.53-acre project

HEARING OFFICER DOCKET OF MAY 15, 2019

site is in IL-2-1 Zone, Prime Industrial Lands, Transit Priority Area, Community Plan Implementation Overlay Zone – Type A (CPIOZ-A), Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Influence Area (Brown Field – Review Area 2), and Airport Land Use Compatibility Overlay (Brown Field) Zones within the Otay Mesa Community Plan area. Exempt from Environmental. Report No. [HO-19-045](#).

RECOMMENDATION:

Deny