

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 5, 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.** For additional information please see California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/city-clerk/officialdocs/public-notices>.*

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Hearing Officer meeting agenda items which are distributed to the Hearing Officer prior to and during the Hearing Officer meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Hearing Officer Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Hearing Officer meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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: **BRODIAEA WAY RESIDENCE - PROJECT NO. 389648**
City Council District: 1; Plan Area: La Jolla

STAFF: Martha Bake

HEARING OFFICER DOCKET OF JUNE 5, 2019

Coastal Development Permit and Site Development Permit to demolish an existing single-family one-story residence and detached garage in order to construct a 9,025 square-foot, two-story residence with a basement, attached 1,085 square-foot garage, and a 460 square-foot detached pool house. The 0.64-acre project is located at 7362 Brodiaea Way in the RS-1-4 Zone of the La Jolla Community Plan area and Council District 1. The project is within to the Coastal Overlay Zone (Non-appealable), Coastal Height Overlay, and Parking Impact Overlay (Coastal) areas. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-054](#).

RECOMMENDATION:

Approve

ITEM – 5: **OCEAN FRONT WALK MAP WAIVER - PROJECT NO. 627839**
City Council District: 2; Plan Area: Mission Beach

STAFF: Martha Bake

Map Waiver for the creation of three residential condominium units from three residential apartment units currently under construction for a total of 5,974 square feet of conversion located at 2761 Ocean Front Walk. The 0.09-acre site is in the MBPD-R-5 Base Zone in the Coastal (State-PMT) Overlay Zone of the Mission Beach Community Planning Area, and the First Public Roadway of Council District 2. Exempt from Environmental. Report No. [HO-19-055](#).

RECOMMENDATION:

Approve

ITEM – 6: **24 HOUR FITNESS - PROJECT NO. 610554**
City Council District: 5; Plan Area: Rancho Penasquitos

STAFF: Xavier Del Valle

Conditional Use Permit and Site Development Permit for a 24 Hour Fitness health club that will include tenant improvements within an existing 30,068-square-foot commercial building, and demolition of the loading area to provide a 3,550-square-foot pool and spa area. The 3.94-acre site is located at 14331 Peñasquitos Drive, and is designated commercial, employment, retail and services, and is within the CC-1-3 Zone and in the Rancho Peñasquitos Community Plan area. In addition, the project site is located within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area (MCAS Miramar- Review Area 2), and the Community Plan Implementation Overlay Zone B. Exempt from Environmental. Report No. [HO-19-056](#).

RECOMMENDATION:

Approve