

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JUNE 19, 2019  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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/ceqa>.*

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:     **BRUZZESE CDP - PROJECT NO. 611846**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Martha Bake**

## HEARING OFFICER DOCKET OF JUNE 19, 2019

Coastal Development Permit (CDP) for the demolition of an existing single story dwelling unit and the construction of two, 3-story dwelling units with an attached garage, totaling 2,937 square feet, located at 730 Ensenada Court. The 0.06-acre site is in the MBPD-R-S Base Zone in the Coastal (Appealable) Overlay Zone of the Mission Beach Community Planning Area, and the First Public Roadway of Council District 2. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-057](#).

### **RECOMMENDATION:**

Approve

ITEM – 5: **METZ/LEWIS CDP NDP - PROJECT NO. 620277**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Derrick Johnson**

Coastal Development Permit and Neighborhood Development Permit to allow portions of an existing residential fence within the public right-of-way to remain and replace portions of the existing solid fence and picket fence with a hogwire mesh fence. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-059](#).

### **RECOMMENDATION:**

Approve

ITEM – 6: **FELTON HOUSE - PROJECT NO. 572795**  
City Council District: 3; Plan Area: North Park

**STAFF: Hugo Castaneda**

Neighborhood Development Permit and Variance to construct a new, one-story single-family dwelling over basement with garage, patio and deck totaling 3,180 square-feet within an environmentally sensitive land, project also includes a front yard setback deviation. The vacant lot is located on the east side of Felton Street, south of Ivy Street and north of Hawthorn Street. The 0.11-acre site is in the RS-1-1 and RS-1-7 zones of the North Park Community Plan area. Exempt from Environmental. Report No. [HO-19-060](#).

### **RECOMMENDATION:**

Approve

ITEM – 7: **WILLINK RESIDENCE - PROJECT NO. 605970**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Tim Daly**

Coastal Development Permit and Site Development Permit to demolish an existing 1,922 square-foot, single-family residence and 573 square-foot garage and construct a new 3,268 square-foot, two-story single-family residence with a 744 square-foot

## HEARING OFFICER DOCKET OF JUNE 19, 2019

garage and 744 square-foot companion unit above. The project is located at 919 Sunset Cliffs Boulevard within the RS-1-7 Zone, Coastal Overlay (Appealable), Coastal Height Limitation, Parking Impact (PIOZ-Beach-Impact & PIOZ-Coastal-Impact), Residential Tandem Parking, Airport Influence Areas (SD International Airport - Review Area 2), Federal Aviation Authority (FAA) Part 77 Noticing Areas (SD International Airport and North Island NAS), Sensitive Coastal Bluff, and First Public Roadway Overlay Zones within the Peninsula Local Coastal Program and Community Plan. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-19-044](#).

### **RECOMMENDATION:**

Approve

ITEM – 8: **MPF 7920 ARJONS DRIVE SUITE H - PROJECT NO. 585414**  
City Council District: 6; Plan Area: Mira Mesa

### **STAFF: Tim Daly**

Conditional Use Permit to operate a Marijuana Production Facility within an existing Suite “H,” comprising of an operational area of 5,235 square feet within an existing 41,054 square-foot industrial building. The project site is located on a 2.86-acre site at 7920 Arjons Drive, Suite H, 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-19-061](#).

### **RECOMMENDATION:**

Deny