

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 24, 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:       **PEMBROKE TM/NDP - PROJECT NO. 580206**  
City Council District: 9; Plan Area: College Area

**STAFF: Hugo Castaneda**

## HEARING OFFICER DOCKET OF JULY 24, 2019

Tentative Map and Neighborhood Development Permit to consolidate two existing lots that contains an existing single-family residence on-site and subdivide the lot into two 5,318-square-foot parcels with a deviation to lot depth, located at 6205 Pembroke Drive. The 0.24-acre site is in the RS-1-7 zone of the College Area Community Plan area. Exempt from Environmental. Report No. [HO-19-067](#).

### **RECOMMENDATION:**

Approve

ITEM – 5: **\*4337 HOME AVENUE MARIJUANA OUTLET - PROJECT NO. 593686**  
City Council District: 9; Plan Area: Mid-City/City Heights

### **STAFF: Firouzeh Tirandazi**

Neighborhood Use Permit (NUP) to continue operation of the existing auto service station and mini-market in both the CC-1-3 (Commercial-Community) and IL-3-1 (Industrial-light) Zones, and a Conditional Use Permit (CUP) to continue the ABC Type 20 license for off-site consumption of alcohol beverage sale from the existing mini-market in the CC-1-3 Zone, located at 4333 Home Avenue. The project also includes a CUP to operate a Marijuana Outlet in the first floor 1,200-square-foot tenant space within a proposed two-story 2,400-square-foot building located at 4337 Home Avenue in the IL-3-1 Zone. The 1.08-acre project site is also located in the San Diego International Airport (SDIA) Airport Influence Area - Review Area 2, Fire Brush, and High Fire Severity Overlay Zones within the Mid-City-City Heights Community Plan Area. Mitigated Negative Declaration No. 593686. Report No. [HO-19-068](#).

### **RECOMMENDATION:**

Approve