

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 21, 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/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: **KIPP ACADEMY CUP - PROJECT NO. 632187**
City Council District: 4; Plan Area: Encanto Neighborhood

STAFF: Anthony Bernal

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Conditional Use Permit to increase student enrollment from 300 to 500 students at an under-construction building (Project No. 620013) located in the southwest parcel adjacent to 404 Euclid Avenue. The 1.54-acre site is located in the CC-3-6 zone within the Encanto Neighborhoods Community Plan area in Council District 4. Exempt from Environmental. Report No. [HO-19-069](#).

RECOMMENDATION:

Approve

ITEM – 5: **SAMPSON RESIDENCE - PROJECT NO. 622745**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Karen Bucey

Coastal Development Permit to demolish an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement. The 0.12-acre site is located at 615 Pacific View Drive in the Residential (RS-1-7) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Geologic Hazard (52), Parking (Beach and Coastal), Residential Tandem Parking, Transit Priority Areas, and Transit Area Overlay Zones. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-072](#).

RECOMMENDATION:

Approve

ITEM – 6: **BARTON COMPANION UNIT - PROJECT NO. 628501**
City Council District: 2; Plan Area: Peninsula

STAFF: Karen Bucey

Coastal Development Permit for the conversion of the existing garage into a 527 square-foot companion unit in addition to storage and construction of a new 724 square-foot three-car garage. The 0.26-acre site is located at 829 Sunset Cliffs Boulevard. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-073](#).

RECOMMENDATION:

Approve

ITEM – 7: ***BAJA FREIGHT FORWARDERS - PROJECT NO. 521798**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Will Zounes

Site Development Permit for the continued operation of an existing truck/trailer parking and storage facility with associated administration office as a permanent use and to construct a new 36,610 square-foot concrete tilt-up building for warehousing and associated office use. The 4.09-acre site is located at 6852 Calle De Linea in the IH-1-1 zones within the Otay Mesa Community Plan within the Community Plan Implementation Overlay Zone (CPIOZ) A, Airport Land Use Compatibility Overlay

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Zone, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FM) Part 77 Notification area. Addendum to Mitigated Negative Declaration No. 78309. Report No. [HO-19-075](#).

RECOMMENDATION:

Approve

ITEM – 8: **BAYSHORE BIKEWAY BARRIO LOGAN SEGMENT - PROJECT NO. 619732**

City Council District: 8; Plan Area: Barrio Logan

STAFF: Helene Deisher

Coastal Development Permit for a new alignment for a bike path would extend along the western side of Harbor Drive from Park Boulevard to Cesar Chavez Parkway and then cross to the eastern side of Harbor Drive and continue to 32nd Street within the existing road right-of-way. The proposed project would provide approximately 2.5 miles of a shared-use, Class I bicycle and pedestrian path and related roadway modifications necessary to accommodate the bikeway, including signage, relocation of existing utilities and storm drains, repaving, street lighting, and other similar improvements. At the Harbor Drive/32nd Street intersection, the existing non-ADA compliant pedestrian bridges would be removed to eliminate sight distance restrictions and replaced with ADA complaint at-grade pedestrian crosswalks. The bikeway segment is located within the public right-of-way, Coastal-Appealable, Coastal-Non-Appealable-2 and within the Barrio Logan Community Planning area. This development is within the Coastal Overlay zone and the application was filed on January 4, 2019. Exempt from Environmental. Report No. [HO-19-076](#).

RECOMMENDATION:

Approve

ITEM – 9: **OCEAN VIEW APARTMENT MAP WAIVER - PROJECT NO. 618785**

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

STAFF: Helene Deisher

Map Waiver for the creation of 14 residential condominiums that are currently under construction at 4460 Ocean View Boulevard. The 0.48-acre site is located within the RM-2-5 base zone within the Southeastern Community Plan area. Exempt from Environmental. Report No. [HO-19-075](#).

RECOMMENDATION:

Approve

ITEM – 10: **777 BEECH STREET – CENTRE CITY DEVELOPMENT PERMIT/CENTRE CITY PLANNED DEVELOPMENT PERMIT NO. 2018-57 and PROJECT NO. 624011**

City Council District: 3; Plan Area: Downtown

STAFF: James Alexander and Hugo Castaneda

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Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Map Waiver (MW) for 777 Beech ("Project") proposes a 12-13-story residential development, averaging 143 feet in height, and comprised of 104 dwelling units and 200 parking spaces on the 20,000 square foot property located on the south side of Beech Street between Seventh & Eighth avenues in the Cortez neighborhood of the Downtown Community Plan Area. The Project will require consideration of a CCDP, a CCPDP for deviations from the code regarding the street wall setback, street wall frontage, and street wall height, and a MW to create 104 residential condominiums. This Project is within the scope of the previously certified Final Environmental Impact Reports and no additional environmental document is required under the California Environmental Quality Act. Report No. [HO-19-078](#).

RECOMMENDATION:

Approve