

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 4, 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:       **B STREET MAP WAIVER - PROJECT NO. 632290**

## HEARING OFFICER DOCKET OF SEPTEMBER 4, 2019

City Council District: 3; Plan Area: Golden Hill

### **STAFF: Hugo Castaneda**

Tentative Map Waiver for the creation of three residential condominium units within a structure that is currently under construction, located at 3019, 3021, and 3023 B Street. The 0.16-acre site is located in the RM-2-5 zone of the Greater Golden Hill Community Plan Area. Exempt from Environmental. Report No. [HO-19-079](#).

### **RECOMMENDATION:**

Approve

### ITEM – 5: **WHITING COURT CONDO CONVERSION - PROJECT NO. 602075**

City Council District: 2; Plan Area: Mission Beach

### **STAFF: Glenn Gargas**

Tentative Map Waiver, to waive the requirement for a Tentative Map for lot consolidation, the conversion of two existing attached residential dwellings units into condominium ownership, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 702 and 708 Whiting Court, north of Verona Court, west of Mission Boulevard, south of Windemere Court and east of Ocean Front Walk, in the R-N Zone of the Mission Beach Precise Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, First Public Roadway Area, and with the Mission Beach Community Plan area. Report No. [HO-19-080](#).

### **RECOMMENDATION:**

Approve

### ITEM – 6: **THE MAP - PROJECT NO. 635682**

City Council District: 1; Plan Area: La Jolla

### **STAFF: Helene Deisher**

Coastal Development Permit to allow an open fence/railing around "The Map" which is a litho-mosaic map of the Grand Canyons of La Jolla and learning exhibit on the ground between the playground and the Kellogg Park Comfort Station near 2100 Vallecitos. The project will also improve the sidewalks leading from the public right-of-way on Vallecitos to the Map. The project area is approximately 3,052 square feet. The site is located within the OP-1-1 Zone, the Coastal Overlay Zone (Appealable area), and within the first public roadway. The site is already developed. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-082](#).

### **RECOMMENDATION:**

Approve

### ITEM – 7: **MONARCH MAP WAIVER - PROJECT NO. 628927**

## HEARING OFFICER DOCKET OF SEPTEMBER 4, 2019

City Council District: 5; Plan Area: Miramar Ranch North

### **STAFF: Glenn Gargas**

Tentative Map Waiver to create a maximum of 8 commercial condominium units for the Scripps Mesa mixed-use project. The Scripps Mesa mixed-use project is proposed to consist of 264 for-rent residential apartment units and will include affordable rental housing and market rate rental housing, retail/commercial (approximately 2,000 square feet), a four-story parking structure, and a makerspace lab/community use facility (approximately 4,000 square feet) for the San Diego Unified School District. The 6.69 Acre site, owned by the San Diego Unified School District, is located at 10380 Spring Canyon Road in the CV-1-1 Base Zone of the Miramar Ranch North Community Planning Area. Report No. [HO-19-084](#).

### **RECOMMENDATION:**

Approve