

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 18, 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: Chris Larson

- 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.**

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ITEM – 4: ***MO 2281 FAIRMOUNT AVENUE - PROJECT NO. 607352**
City Council District: 9; Plan Area: Mid-City/City Heights

STAFF: Firouzeh Tirandazi

Conditional Use Permit to operate a 2,800-square-foot Marijuana Outlet within an existing 3,976-square-foot building located at 2281 Fairmount Avenue. The 0.50-acre project site is located in the IL-3-1 and OR-1-1 Zones, Brush Management, and Very High Fire Hazard Severity Overlay Zones, and the Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), within the Mid-City-City Heights Community Plan Area. [Negative Declaration No. 607352](#) and [Appendices](#). Report No. [HO-19-081](#).

RECOMMENDATION:

Approve

ITEM – 5: **HAMILTON III MAP WAIVER - PROJECT NO. 627462**
City Council District: 3; Plan Area: North Park

STAFF: Bryan Hudson

Tentative Map Waiver for the creation of two (2) residential condominium units for a residential duplex over a three-car garage currently under construction and the conversion of an existing single-family dwelling with detached garage to a condominium unit for a total of three (3) condominium units and waive the requirement to underground existing off-site overhead utilities for the project site located at 4174, 4176 & 4178 Hamilton Street. The 0.12-acre site is located within the RM-3-7 base zone within the North Park Community Plan area. Exempt from Environmental. Report No. [HO-19-085](#).

RECOMMENDATION:

Approve

ITEM – 6: **RIVERDALE SDP - PROJECT NO. 612608**
City Council District: 7; Plan Area: Navajo

STAFF: Derrick Johnson

Site Development Permit for the demolition of an existing 10,927-square-foot restaurant, the construction of two drive-thru restaurant buildings, totaling 4,875-square feet, Building A: 1,000-square feet and Building B: 3,875-square feet. The 1.31-acre site is located at 10370 Friars Road in the CC-1-3 Zone, the Airport Influence Area (Montgomery Field/Review Area 2), the Community Plan Implementation Overlay Zone - Type A & B (CPIOZ-A & B), the FAA Part 77 Notification Area (Montgomery Field/47' AMSL) and the Transit Priority Area zone, within the Navajo Community Plan area. Exempt from Environmental. Report No. [HO-19-086](#).

RECOMMENDATION:

Approve

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ITEM – 7: **AHERN CDP - PROJECT NO. 622662**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Coastal Development Permit for the 194-square-foot addition/remodel to an Historical Resource Board designated 3,222-square-foot single dwelling; an 88-square-foot addition to an existing 619-square-foot garage, and a new 729-square-foot detached one-story companion unit located at 7025 Vista Del Mar Ave. The 0.28-acre site is in the RS-1-7 Zone and the Coastal (Appealable and Non-Appealable) Overlay Zones within the La Jolla Community Plan and Council District 1. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-088](#).

RECOMMENDATION:

Approve

ITEM – 8: **BIRD ROCK CONDOS - PROJECT NO. 595139**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Coastal Development Permit and Tentative Map for the creation of four residential condominium units and two commercial condominium units under construction at 5656 La Jolla Boulevard. The 0.17-acre site is in Zone 4 of the La Jolla Planned District and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area and Council District 1. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-032](#).

RECOMMENDATION:

Approve

ITEM – 9: ***GRADY RESIDENCE - PROJECT NO. 572694**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (for a site within the La Jolla Shores Planned District) for the demolition of existing dwelling and construction of two-story, 4,640 square-foot single-family residence over 2,176 square-foot basement with garage and studio on a 0.149-acre property. The project site is located at 7910 Saint Louis Terrace, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (Non-Appealable) Zone, Coastal Height Limitation Overlay Zone, La Jolla Shores Archaeological Study Area, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Beach & Coastal), Transit Area Overlay Zone, and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-090](#).

RECOMMENDATION:

Approve

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ITEM – 10: **MONARCH MAP WAIVER - PROJECT NO. 628927**
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](#). The Hearing Officer will review and consider information contained in the Final Environmental Impact Report (SCH No. 2017011008) for the [Scripps Mesa Joint Occupancy Project](#) that was prepared by the San Diego Unified School District, as Lead Agency.

RECOMMENDATION:

Approve