

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 16, 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.**

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ITEM – 4: **14TH & COMMERCIAL TENTATIVE MAP - PROJECT NO. 620709**

City Council District: 3; Plan Area: Downtown

STAFF: Jeffrey A. Peterson

Tentative Map for the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development approved under Centre City Development Permit (CCDP) No. 2017-25. The 1.05-acre project site is located at 1402 Commercial Street in the CCPD-MC Zone of the Centre City Planned District Ordinance (CCPDO) within the East Village neighborhood in the Downtown Community Plan area, Transit Priority Area, Transit Area Overlay Zone, Promise Zone, and Council District 3. This project is adequately addressed in the previously certified [Final Environmental Impact Report \(FEIR\)](#) and Addendum for Downtown projects. Report No. [HO-19-096](#).

RECOMMENDATION:

Approve

ITEM – 5: **BERYL CDP/SDP/NDP/TM - PROJECT NO. 619346**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Karen Bucey

Coastal Development Permit, Site Development Permit, Neighborhood Development Permit and Tentative for the demolition of an existing one-story commercial building with attached garage, the creation of a four Parcel small lot subdivision at 1010-1016 Beryl Street, and four (4) three-story dwelling units with attached garages totaling 9,304-square-feet in the Pacific Beach Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-087](#).

RECOMMENDATION:

Approve

ITEM – 6: **RASTETTER CABANA - PROJECT NO. 581185**

City Council District: 1; Plan Area: La Jolla

STAFF: Martha Blake

Coastal Development Permit and Neighborhood Development Permit for the demolition of an existing single dwelling unit and construction of a 1083-square-foot, one-bedroom companion unit with hardscape, landscape, and two parking spaces. The 0.36-acre site is located at 303 Sea Lane, within the RS-1-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Overlay Zone, Transit Priority Area, and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Report No. [HO-19-093](#).

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RECOMMENDATION:

Approve

ITEM – 7: **INGELOW STREET COMMERCIAL ADDITION - PROJECT NO. 619447**

City Council District: 2; Plan Area: Peninsula

STAFF: Derrick Johnson

Site Development Permit to allow the addition of 1,424- square-feet to an existing two-story 4,941- square-foot commercial building within the Roseville neighborhood. The 0.11-acre site is located at 2934 Ingelow Street in the CC-4-2 Zone, the Coastal Overlay zone (non-appealable) and the Community Plan Implementation Overlay Zone B, within in the Peninsula Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-094](#).

RECOMMENDATION:

Approve

ITEM – 8: **MISS 3 MAP WAIVER - PROJECT NO. 630433**

City Council District: 3; Plan Area: North Park

STAFF: Bryan Hudson

Map Waiver to create three (3) residential condominium units of a residential development currently under construction consisting of a duplex and a single-family dwelling on a 0.23-acre lot located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 zone within the North Park Community Plan area and City Council District 3. Exempt from Environmental. Report No. [HO-19-097](#).

RECOMMENDATION:

Approve