

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 20, 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: **PARZEN ADDITION AND RENOVATION - PROJECT NO. 633944**

City Council District: 2; Plan Area: Peninsula

STAFF: Karen Bucey

Coastal Development Permit for the construction of first and second story additions totaling 494 square-feet and the remodel of an existing 2,292 square foot, two-story, dwelling unit, located at 584 San Antonio Avenue. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-095](#).

RECOMMENDATION:

Approve

ITEM – 5: **MO 11189 SORRENTO VALLEY ROAD SUITE 103 - PROJECT NO. 559038**

City Council District: 1; Plan Area: Torrey Pines

STAFF: Sammi Ma

Conditional Use Permit (CUP) to operate a Marijuana Outlet (MO) in a 1,767-square-foot tenant space in Suite #103, within an existing five-unit commercial condominium complex at 11189 Sorrento Valley Road. The 3.2-acre site is located in the IL-3-1 Zone, Airport Influence Area (Miramar – Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Accident Potential Zone 2 (Miramar), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Transit Priority Area, Parking Impact Overlay Zone (Coastal), Coastal Height Limitation Overlay Zone, and Prime Industrial Lands within the Torrey Pines Community Plan area. This development is within the Coastal Overlay (Non-Appealable) Zone. Exempt from Environmental. Report No. [HO-19-103](#).

RECOMMENDATION:

Approve

ITEM – 6: **MPF 4425 CONVOY STREET - PROJECT NO. 616814**

City Council District: 6; Plan Area: Kearny Mesa

STAFF: Edith Gutierrez

Conditional Use Permit (CUP) to operate a Marijuana Production Facility within a 8,699-square-foot tenant suite in an existing 25,164-square-foot building located at 4425 Convoy Street, Suite 106. The 1.57-acre site is in the IL-3-1 Zone, the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Montgomery Field Safety Zone 2, the Airport Influence Area (MCAS Miramar Review Area 2 and Montgomery Field Review Area 1), the Federal Aviation Authority (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery Field), and the Transit Priority Area Overlay Zones. Exempt from Environmental. Report No. [HO-19-106](#).

RECOMMENDATION:

Deny

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ITEM – 7: **OSTEND COURT - PROJECT NO. 529509**
City Council District: 2; Plan Area: Mission Beach

STAFF: Martha Blake

Coastal Development Permit and Map Waiver for two existing structures proposed for condominium ownership on one lot. The 0.05-acre site is located at 805 and 807 Ostend Court, within the MBPD-R-S Zone, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and is within the Mission Beach Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. HO-19-108.

RECOMMENDATION:

Approve

ITEM – 8: ***STYLLI RESIDENCE - PROJECT NO. 543042**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit, to amend Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571, for the construction of an addition and remodel to an existing, 11,439-square-foot, two-story single-family residence, to add 826-square-feet on the upper level and add 1,068-square-feet to the lower level on a 0.87-acre property. The project site is located at 9046 La Jolla Shores Lane, in the RS-1-4 and RS-1-1 zones, the Coastal Overlay Zone (Appealable), the Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal-Impact and Beach-Impact), Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and is within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Mitigated Negative Declaration No. 543042. Report No. [HO-19-109](#).

RECOMMENDATION:

Approve

ITEM – 9: **GROCERY OUTLET OFF-SITE ALCOHOL SALES - PROJECT NO. 2012-08A**
City Council District: 3; Plan Area: Downtown

STAFF: Nicole Pare

Conditional Use Permit (CUP) No. 2012-08 to remove the expiration date and make modifications to reflect current code requirements for off-site alcohol beverage sales for the Grocery Outlet located at 1002 Market Street, San Diego, CA, 92101, in the East Village neighborhood of the Downtown Community Plan Area. Exempt from Environmental. Report No. [HO-19-104](#).

RECOMMENDATION:

Approve with conditions.

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ITEM – 10: **T-MOBILE WCF AT 222 J STREET - PROJECT NO. 2019-05**
City Council District: 3; Plan Area: Downtown

STAFF: Nicole Pare

Conditional Use Permit (CUP) for a T-Mobile wireless communication facility, with six panel antennas, six RRUs, and associated equipment at the J Street Inn, an existing SRO hotel located at 222 J Street in the Marina neighborhood of the Downtown Community Plan Area. The proposed concealment is a 9-foot tall RFP screen box mounted on top of the existing elevator penthouse, painted and textured to match the existing building materials. Exempt from Environmental. Report No. [HO-19-105](#).

RECOMMENDATION:

Approve with conditions.