

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 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.**

HEARING OFFICER DOCKET OF DECEMBER 4, 2019

*~Continued from November 20, 2019*

ITEM – 4: **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:**

Approve

*~Continued from November 20, 2019*

ITEM – 5: **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 – 6: **\*WEST MIRAMAR LANDFILL PHASE II - PROJECT NO. 600213**  
City Council District: 6; Plan Area: Military Facilities Area

**STAFF: Karen Bucey**

Site Development Permit to increase the permitted height of the West Miramar Landfill Phase II expanding the capacity and extending the operational life of the existing landfill facility at 5180 Convoy Street on a leased area of Marine Corps Air Station Miramar. Addendum to [Environmental Impact Report No. 122833](#). Report No. [HO-19-107](#).

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 4, 2019

ITEM – 7: **ROGERSON COMPANION UNIT - PROJECT NO. 620687**

City Council District: 2; Plan Area: Peninsula

**STAFF: Martha Blake**

Coastal Development Permit to demolish an existing garage and construct a new, 2-story, 440-square-foot companion unit and new garage on a site with an existing 1,152-square-foot residence at 3848 Jennings Street. The 0.13-acre site is in the RS-1-7 zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, and is within the Peninsula Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-112](#).

**RECOMMENDATION:**

Approve