

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 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: 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: **PLAYA DEL SUR - PROJECT NO. 630623**
City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Tentative Map and Coastal Development Permit for the creation of five condominium units that are currently under construction at a site located at 290-298 Playa Del Sur Street. The 0.16-acre site is in the RM-3-7 zone, the Coastal Overlay zone (a portion of the lot is located within the Appealable and Non-Appealable Areas), the Coastal Height Limitation Overlay zone, the Parking Impact Overlay zone (Coastal and Beach), the Residential Tandem Parking Overlay zone, the Transit Area Overlay zone, and the Transit Priority Area within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-110](#).

RECOMMENDATION:

Approve

ITEM – 5: **CITY LIQUOR - PROJECT NO. 627235**
City Council District: 3; Plan Area: Uptown

STAFF: Jerry Sennett

Conditional Use Permit for an Alcoholic Beverage Outlet for the sale of beer, wine, and distilled spirits for off-site consumption with a Type 21 Alcohol Beverage Control (ABC) license from an approximately 2,700 square foot future market located on the first floor of an existing building at 1985 5th Avenue, Suite A, and 535 Grape Street, Suite C. The 0.11-acre site is in the CC-3-4 Zone, and the Parking Standards Transit Priority Area, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Airport Approach Overlay Zone, the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan – Noise (75+ CNEL), the (SDIA) Airport Influence Area – Review Area 1, (SDIA) Airport Safety Zone 2E, and the FAA Part 77 Noticing Area (SDIA) and Naval Air Station (NAS) North Island, within the Uptown Community Plan area. Exempt from Environmental. Report No. [HO-19-111](#).

RECOMMENDATION:

Approve

ITEM – 6: **NEWMAN RESIDENCE - PROJECT NO. 607808**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (site containing Environmentally Sensitive Lands) for the demolition of an existing single-family dwelling unit and construction of a two-story, 10,861-square-foot single family dwelling unit over basement, which consists of a 3,061-square-foot lower floor basement (below grade), a 2,429-square-foot lower floor (above grade), a 5,828-square-foot main floor with attached garage and a 2,604-square-foot upper floor on a 0.55-acre property. The project site is located at 7742 Whitefield Place in

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the RS-1-5 Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Very High Fire Hazard Severity Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-113](#).

RECOMMENDATION:

Approve

ITEM – 7: **1217 LINCOLN AVENUE - PROJECT NO. 414616**

City Council District: 3; Plan Area: Uptown

STAFF: Derrick Johnson

Tentative Map Waiver to consolidate two lots into one lot and conversion of the two existing single-family dwelling units into residential condominiums. The project site is located at 1215-1217 Lincoln Avenue in the MCCPD-MR-3000 Zone, the Residential Tandem Parking Overlay zone and Transit Area Overlay zone, within the Uptown Community Planning area. Exempt from Environmental. Report No. [HO-19-114](#).

RECOMMENDATION:

Approve

ITEM – 8: **CRISAFULLI SDP - PROJECT NO. 648660**

City Council District: 1; Plan Area: La Jolla

STAFF: Martin Mendez

Site Development Permit for the construction of a 1,921-square-foot, third floor addition; a 42-square-foot, ground level addition; and a 374-square-foot remodel to an existing 4,315-square foot single-family dwelling unit on a 0.97-acre site located at 2695 Hidden Valley Road in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area. Exempt from Environmental. Report No. [HO-19-115](#).

RECOMMENDATION:

Approve

ITEM – 9: **MAYORQUIN RESIDENCE - PROJECT NO. 445196**

City Council District: 1; Plan Area: Torrey Pines

STAFF: Glenn Gargas

Coastal Development Permit to construct a 4,080 square-foot, two-story, over basement, single family residence on a 0.16-acre vacant lot. The project site is located at 2560 Carmel Valley Road (APN 301-123-2300), in the RS-1-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Brush Management Zone (100-foot setback), Parking Impact Overlay Zone and within the Torrey Pines Community Plan area. This was previously noticed as a Process Two,

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however, after new information it has been determined to be a Process Three. This development is within the Coastal Overlay Zone. Exempt from Environmental Report No. [HO-19-116](#).

RECOMMENDATION:

Approve