

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 19, 2020
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.**

HEARING OFFICER DOCKET OF FEBRUARY 19, 2020

ITEM – 4: **MARTIN RESIDENCE - PROJECT NO. 642527**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Derrick Johnson

Coastal Development Permit to demolish an existing single-family residence and detached garage, to allow for the construction of a new two story residential single-family residence with a detached garage and companion unit above the garage, for a total of 2,346 square feet. The 0.07-acre site is located at 709 Law Street in the RM-1-1 Zone, the Coastal Overlay zone, the Coastal Height Limitation Overlay zone, the 1st Public Roadway, Parking Impact Overlay zone, Parking Standards Transit Priority area, Residential Tandem Parking Overlay zone, Transit Area Overlay zone, and Transit Priority area, within the Pacific Beach Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-003](#).

RECOMMENDATION:

Approve

ITEM – 5: **DURANGO CDP/TM- PROJECT NO. 624232**
City Council District: 1; Plan Area: Torrey Pines

STAFF: Glenn Gargas

Coastal Development Permit and Tentative Map for the subdivision of an existing 0.30-acre lot into two separate parcels with Parcel 1 consisting of 6,913 square feet and Parcel 2 consisting of 6,148 square feet of lot area, with an existing single-family residence to remain on Parcel 1. The project site is located at 13796 Durango Drive, in the RS-1-6 Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the Torrey Pines Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-004](#).

RECOMMENDATION:

Approve

ITEM – 6: **DUKE RESIDENCE - PROJECT NO. 619828**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Derrick Johnson

Coastal Development Permit to demolish an existing single-family residence and detached garage, to allow for the demolishing of an existing single-family residence and detached garage. The construction of a new residence at front of site and the construction of a new duplex (two units) over garage at the rear of the site. The 0.12-acre site is located at 4811 Pescadero Avenue in the RM-2-4 Zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), First Public Roadway, Residential Tandem Parking Overlay zone, Airport Influence Area - Review Area 2 (San Diego International Airport), FAA Part 77 Noticing Area (SDIA- Lindbergh

HEARING OFFICER DOCKET OF FEBRUARY 19, 2020

Field and North Island NAS), Parking Impact Overlay zone (Beach and Coastal), Transit Priority areas, within the Ocean Beach Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-005](#).

RECOMMENDATION:

Approve

ITEM – 7: **BENAVENTE RESIDENCE - PROJECT NO. 614175**

City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Site Development Permit for the construction of a 1,575-square-foot second story addition and a 240-square-foot roof deck to an existing 1,616-square-foot one-story single-family residence at a site located at 8516 La Jolla Shores Drive. The 0.13-acre site is in the La Jolla Shores Planned District Single Family Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Beach-Impact, PIOZ-Coastal-Impact, PIOZ-Campus-Impact), and the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-006](#).

RECOMMENDATION:

Approve

ITEM – 8: **SUGARMAN SDP - PROJECT NO. 625509**

City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Site Development Permit for the construction of a two-story, 5,077 -square-foot single family residence with a 3,279 -square-foot basement garage on a vacant lot located at 8356 Sugarman Drive. The 0.25-acre site is in the La Jolla Shores Planned District Single Family Zone within the La Jolla Community Plan area, and Council District 1. Exempt from Environmental. Report No. [HO-20-007](#).

RECOMMENDATION:

Approve

ITEM – 9: **MO 7625 CARROLL ROAD - PROJECT NO. 632038**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Sammi Ma

Amendment to Conditional Use Permit (CUP) No. 1338819, to convert an existing Medical Marijuana Consumer Cooperative to a Marijuana Outlet, within an existing 2,731-square-foot tenant suite. The 1.29-acre site is located at 7625 Carroll Road in the IL-3-1 Zone, Airport Influence Area (Miramar – Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Federal Aviation Authority Part 77

HEARING OFFICER DOCKET OF FEBRUARY 19, 2020

Noticing Area (MCAS Miramar) within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-20-009](#).

RECOMMENDATION:

Approve