

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 4, 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 MARCH 4, 2020

ITEM – 4: **ADULT DAY HEALTH CENTER - PROJECT NO. 643570**

City Council District: 6; Plan Area: Kearny Mesa

STAFF: Jerry Sennett

Conditional Use Permit to operate an Adult Day Health Center in an 8,416 square-foot tenant space within an existing 54,480 square-foot building. The 2.93-acre project site is located at 4428 Convoy Street, Suite 288, in the IL-3-1 Zone, and the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area – Review Area 1 (Montgomery Field) and Review Area 2 (MCAS Miramar), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Transit Priority Area within the Kearny Mesa Community Plan area. Exempt from Environmental. Report No. [HO-20-008](#).

RECOMMENDATION:

Approve

ITEM – 5: **T-MOBILE TIERRASANTA ADVENTIST - PROJECT NO. 616805**

City Council District: 7; Plan Area: Tierrasanta

STAFF: Nathan White

Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of nine façade-mounted panel antennas, three Remote Radio Units (RRUs) and a 157.5 square-foot equipment enclosure located on the Tierrasanta Adventist church property at 11260 Clairemont Mesa Boulevard in the RS-1-8 zone. Exempt from Environmental. Report No. [HO-20-010](#).

RECOMMENDATION:

Approve

ITEM – 6: **VALLEY MARKET CUP - PROJECT NO. 647767**

City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Conditional Use Permit to allow the sale of alcoholic beverages through a Type 21 License at a 4,790 square-foot retail market located at 6902 La Jolla Boulevard. The 0.43-acre site is in the La Jolla Planned District and the Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-20-011](#).

RECOMMENDATION:

Approve

ITEM – 7: **BAYARD TM/SDP/CDP - PROJECT NO. 622028**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Derrick Johnson

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Site Development Permit, Coastal Development and Tentative Map to create two lots utilizing the Small Lot Subdivision regulations. No new construction is proposed. The project is located at 5076 Bayard street and 919 Tourmaline Street, in the RM-1-1 Zone, the Coastal Height Limit Overlay Zone, the Coastal Non-Appealable Overlay zone, the Coastal Parking Impact Overlay zone, the Transit Overlay zone, and Transit Priority Overlay zone, within the Pacific Beach Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-20-012](#).

RECOMMENDATION:

Approve

ITEM – 8: **BERNARDO CENTER DRIVE TM - PROJECT NO. 512554**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Derrick Johnson

Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The project site is located at 16781 Bernardo Center Drive in the CC-2-3 Zone, the Very High Fire Severity zone and Residential Tandem Parking Overlay zone within the Rancho Bernardo Community Plan area. Exempt from Environmental. Report No. [HO-20-013](#).

RECOMMENDATION:

Approve

ITEM – 9: ***PRICE RESIDENCE - PROJECT NO. 629043**
City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Site Development Permit for the addition and remodel to an existing 1,325 square-foot, single-family residence at a site located at 8144 Paseo Del Ocaso. The project includes a 68 square-foot first floor addition, a 1,575 square-foot second floor addition, and a remodel to the existing single-family residence, the front porch, and the 371 square-foot companion unit. The 0.12-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 La Jolla Shores Archaeological Study Area, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone. Mitigated Negative Declaration No. [629043](#). Report No. [HO-20-014](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 4, 2020

ITEM – 10: **BUROVIC - PROJECT NO. 600552**
City Council District: 2; Plan Area: Peninsula

STAFF: Karen Bucey

Tentative Map Waiver for the condominium conversion of two existing detached dwelling units, on a 0.11-acre site, located at 3144 Ingelow Street and 1557 Evergreen Street within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. Exempt from Environmental. Report No. [HO-20-013](#).

RECOMMENDATION:

Approve