CITY OF SAN DIEGO HEARING OFFICER DOCKET FOR HEARING OFFICER MEETING APRIL 29, 2020 AT 9:00 A.M. VIRTUAL HEARING

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Executive Order 29-20, which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Hearing Officer staff members will be participating in Hearing Officer meetings by teleconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Hearing Officer Meetings. We are providing alternatives to in-person attendance for participating in Hearing Officer meetings. Updated information is available on the Hearing Officer webpage: https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer.

Comments on Agenda Items and Non-Agenda Public Items

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items or an Agenda item, may email comments to hearingofficer@sandiego.gov, with the agenda item number in the subject line of the email; alternatively, comments may be submitted using this hearing Officer Public Comment webform. Only comments received by email before 5 p.m. the day before the meeting will be eligible to be read into the record. If you submit more than one form, only one will be read into the record. All other filed comments, including those received after 5 p.m. the day prior and before 8:45 a.m. on the day of the meeting, will be distributed to the Hearing Officer for consideration and made part of the meeting record. If you submit more than one comment, only one will be read into the record. Please note: All comments are limited to 200 words.

If you have an attachment to your comment, you may send it to hearingofficer@sandiego.gov and it will be distributed to the Hearing Officer.

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to: hearingofficer@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501. Those items with an asterisk (*) will include consideration of the appropriate environmental document. For additional information please see <u>California Environmental Quality Act (CEQA)</u> 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.

HEARING OFFICER DOCKET OF APRIL 29, 2020

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Duke Fernandez

ANNOUNCEMENTS/PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items may email comments to hearingofficer@sandiego.gov, with the term "Non-Agenda Public Comment" in the subject line of the email. All comments are limited to 200 words.

Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under "Announcements/Public Comment."

REQUESTS FOR CONTINUANCES OR WITHDRAWALS

ITEMS TO BE PLACED ON CONSENT AGENDA

DISCUSSION ITEMS:

ITEM – 1: CROWN CASTLE BLACK MOUNTAIN MIDDLE SCHOOL - PROJECT NO. 571207

City Council District: 5 Plan Area: Rancho Penasquitos

Staff: Karen Lynch

A Conditional Use Permit/Neighborhood Development Permit for a previously permitted Wireless Communication Facility (WCF) consisting of a 35-foot-tall monopine supporting antennas for T-Mobile and AT&T. It also includes an equipment enclosure for each carrier. The project site is located at 9291 Oviedo Street on the grounds of Black Mountain Middle School in the RS-1-14 zone of the Rancho Penasquitos Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. HO-20-001.

RECOMMENDATION:

Approve

ITEM - 2: **7-11 OTAY MESA - PROJECT NO. 553296**

City Council District: 8 Plan Area: Otay Mesa

Staff: Derrick Johnson

Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct a 870-square-foot addition to an existing 3,095-square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy

HEARING OFFICER DOCKET OF APRIL 29, 2020

and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The 3.07-acre site is located at 8395 Otay Mesa Road in the in the IL-3-1 Zone, the Community Plan Implementation Overlay Zone-A, the Very High Fire Hazard Severity Zones, the Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification are within, the Otay Mesa Community Plan. The project is within the scope of Mitigated Negative Declaration No.96-7731. Adopted on January 28, 1998. The Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA. An Addendum (553296) to Mitigated Negative Declaration No. 96-7731, was prepared for the proposed project. Report No. HO-20-019. (Rev. 4/27/20)

RECOMMENDATION:

Approve

ITEM - 3: **EUCLID AND NARANJA - PROJECT NO. 616955**

City Council District: 4 Plan Area: Encanto

Staff: Travis Cleveland

Euclid and Naranja: Conditional Use Permit, Site Development Permit, and Neighborhood Development Permit to construct two new commercial buildings totaling 7,230 square feet, including a drive-through. The 0.85-acre site is located at 353 Euclid Avenue in the CC-3-6 Zone and the Encanto Neighborhoods Community Plan. Exempt from Environmental. Report No. <u>HO-20-020</u>.

RECOMMENDATION:

Approve

ITEM - 4: CAMPANILE AND MONTEZUMA - PROJECT NO. 625647

City Council District: 9 Plan Area: College

Staff: Travis Cleveland

Campanile and Montezuma: Planned Development Permit and Neighborhood Development Permit to construct a four-story, 42-dwelling-unit structure with subterranean parking. The 0.56-acre site is located at 5750 Montezuma Road in the RM-3-9 zone and the College Area Community Plan. Exempt from Environmental. Report No. <u>HO-20-021</u>.

RECOMMENDATION:

Approve