AGENDA FOR THE CITY OF SAN DIEGO HEARING OFFICER MEETING WEDNESDAY, JUNE 17, 2020 AT 9:00 A.M. VIRTUAL HEARING

Until further notice, Hearing Officer meetings will be conducted under the provisions of <u>California Executive Order 29-20</u>, which suspends specific requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, the Hearing Officer meetings will be conducted by teleconference. Per the Executive Order, there will be no members of the public in attendance at these meetings. In lieu of in-person attendance, members of the public may submit their comments online. <u>Learn more</u> about submitting public comments.

In lieu of in-person attendance, members of the public may participate and provide comment via a virtual meeting, telephone, using the Hearing Officer <u>webform</u>, email submission or via U.S. mail of written materials, as follows:

Agenda Public Comments

Comment on Agenda Items may be submitted using the <u>webform</u> indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Hearing Officer. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Public Comments

Comments may be submitted using the <u>webform</u>, checking the appropriate box. Comments received by the start of the meeting will be distributed to the Hearing Officer. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting.

Written Materials

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to hearingofficer@sandiego.gov or submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Hearing Officer in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior in order for it to be distributed to the Hearing Officer.

Watch the Meeting

The public may view the meeting at their scheduled time on **YouTube**.

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:

HEARING OFFICER DOCKET OF JUNE 17, 2020

<u>hearingofficer@sandiego.gov</u>. 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.

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: Continued from May 20, 2020

*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 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

HEARING OFFICER DOCKET OF JUNE 17, 2020

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.

RECOMMENDATION:

Approve

ITEM - 2: *HOTEL POINT LOMA - PROJECT NO. 612853

City Council District: 2 Plan Area: Peninsula

Staff: Karen Bucey

Coastal Development Permit, Site Development Permit and Neighborhood Development Permit to demolish an existing 40-room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking 0.62-acre site is located at 1325 Scott Street in the Peninsula Community Plan area. This development is within the Coastal Overlay zone. Mitigated Negative Declaration No. 612853. Report No. HO-20-026.

RECOMMENDATION:

Approve

ITEM - 3: *NHA EDUCATION FACILITY CUP - PROJECT NO. 623590

City Council District: 9 Plan Area: Mid-City/City Heights

Staff: Derrick Johnson

Conditional Use Permit for the construction of a proposed Child Care Center including the relocation of four modular buildings totaling 2,880-square feet, 900-square feet for a playground and a 600-square-foot shade structure with turf below. The facility would have 32 children and 10 employees, and hours of operation would be 6:30 AM to 5:30 PM. Currently the modular buildings are being stored in a storage location near the site and will be brought to the site when all necessarily permits are completed. The .32-acre site is located at 4110 41st Street in the RM-1-3, City Heights Redevelopment District, Transit Area Overlay Zone, Transit Priority Area, within the Mid-City Communities Plan area. Mitigated Negative Declaration No. 623590. Report No. HO-20-028.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 17, 2020

ITEM - 4: **220 WEST BROADWAY MAP WAIVER - PROJECT NO. 650202**

City Council District: 3 Plan Area: Downtown

Staff: Nicole Pare

Map Waiver for the creation of ten new condominium units within a 37-story (445-foot tall) mixed-use project comprised of 431 dwelling units including at least 41 very low-income affordable units, 270,493 square feet (SF) of office, and 18,595 SF of commercial space, currently under construction on one lot, located at 220 West Broadway. The 1.25-acre site is in the CCPD-PC zone and is within the Civic/Core neighborhood of the Downtown Community Plan Area. 2006 Downtown FEIR. Report No. HO-20-029.

RECOMMENDATION:

Approve

ITEM - 5: CASA MAYAHUEL - PROJECT NO. 634177

City Council District: 3 Plan Area: Greater North Park

Staff: Travis Cleveland

Conditional Use Permit for a specialty tequila retail store in an existing restaurant located at 2934 Adams Avenue. The 0.07-acre site is located in the CC-3-7 Zone within the North Park Community Plan area. Exempt from Environmental. Report No. <u>HO-20-030</u>.

RECOMMENDATION:

Approve