


**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, OCTOBER 21, 2020 AT 9:00 A.M.
VIRTUAL HEARING**

Until further notice, Hearing Officer meetings will be conducted under the provisions of  [California Executive Order 29-20](#), 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. [Learn more](#) 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 [webform](#), email submission or via U.S. mail of written materials, as follows:

Phone-In Testimony

Sign up online via [webform](#) no later than 8am on the day of the hearing in order to participate via phone during the Hearing Officer public hearing. Please visit the [Hearing Officer](#) web page for further instructions.

Agenda Public Comments

Comment on Agenda Items may be submitted using the [webform](#) 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 [webform](#), 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,

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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 **California Environmental Quality Act (CEQA) 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: LEGACY CHURCH - PROJECT NO. 633590

City Council District: 7

Plan Area: Tierrasanta

Staff: Firouzeh Tirandazi

Conditional Use Permit (CUP), an amendment to CUP C-12150 for the construction of a new 2,500 square-foot, one-story building for the expansion of the existing childcare facility located on the Legacy Church Campus. The 4.8-acre site is located at 10881 Tierrasanta Boulevard, in the RS-1-8 (Residential-Single Unit) Zone, and the Airport Land Use Compatibility Plan (MCAS Miramar and Montgomery), Airport Influence Areas – Review Area 2 (MCAS Miramar and Montgomery), Federal Aviation Administration (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery), Brush Management, Brush Zones with 300 Foot Buffer, and Very High Fire Hazard Severity Overlay Zones within the Tierrasanta Community Plan area. Exempt from Environmental. Report No. [H0-20-045](#).

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RECOMMENDATION:

Approve

ITEM – 2: **BURGEON BEER COMPANY - PROJECT NO. 657689**

City Council District: 3

Plan Area: Downtown

Staff: Nicole Pare

Conditional Use Permit/Neighborhood Use Permit (CUP/NUP) to allow a brewery tasting room with the sale of alcoholic beverages for off-site consumption and a 400 square-foot (SF) street-level outdoor patio for Burgeon Beer Company, a future 2,100 SF restaurant and tasting room on the ground floor of the existing Savina high-rise tower, located at 1326 Kettner Boulevard (northwest corner of Kettner Boulevard and A Street). The project site is in the CCPD-CORE base zone, Coastal Overlay Zone, and is within the Columbia neighborhood of the Downtown Community Plan area. [2006 Downtown FEIR](#). Report No. [H0-20-046](#).

RECOMMENDATION:

Approve

ITEM – 3: **MORGAN RESIDENCE - PROJECT NO. 635054**

City Council District: 1

Plan Area: La Jolla

Staff: Sammi Ma

Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The 0.46-acre site is in the Single-Family (SF) Zone of the La Jolla Shore Planned District (LJSPD-SF), Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact (Campus) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [H0-20-048](#).

RECOMMENDATION:

Approve

ITEM – 4: **BURNHAM/CARRIAGE HOUSE - PROJECT NO. 641134**

City Council District: 3

Plan Area: Uptown

Staff: Denise Vo

Amendment to Conditional Use Permit (CUP) No. 451-PC to allow for offices on upper level and a Dwelling Unit on lower level of existing Historic Carriage House currently used as non-habitable space, at 3563 and 3565 7th Avenue. Exempt from Environmental. Report No. [H0-20-049](#).

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RECOMMENDATION:

Approve

ITEM – 5:

GENESEE RETAIL CENTER - PROJECT NO. 641117

City Council District: 6

Plan Area: Clairemont Mesa

Staff: Martha Blake

Planned Development Permit and Site Development Permit to construct a 5,715 square-foot retail building at an existing retail center. The 4-acre project site is located at 4445 Genesee Avenue within the Clairemont Mesa Community Plan area, Council District 6. The site is zoned CC-1-3 and within the Airport Influence Area – Review Area 2 (MCAS Miramar & Montgomery), Clairemont Mesa Height Limit, Community Plan Implementation Overlay Zone -Type B, and Transit Priority Area Overlay zones. Exempt from Environmental. Report No. [H0-20-050](#).

RECOMMENDATION:

Approve