


**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, NOVEMBER 18, 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@sanidiego.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@sanidiego.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: FAY AVENUE HOMES - PROJECT NO. 662116

City Council District: 1

Plan Area: La Jolla

Staff: Benjamin Hafertepe

Coastal Development Permit, Site Development Permit, and Tentative Map for the subdivision of an existing small lot into two lots, to demolish an existing single-family residence, and to construct two new two-story single-family residences with two detached garages on each lot totaling 5,254 square feet. The 0.16-acre site is located at 7214 - 7216 Fay Avenue RM-1-1 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable 2), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, and Geologic Hazard Category 53 within the La Jolla Community Plan area. Exempt from the California Environmental Quality Act. Report No. [HO-20-051](#).

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RECOMMENDATION:

Approve

ITEM – 2: **DRIBBEN RESIDENCE - PROJECT NO. 663682**

City Council District: 2

Plan Area: Mission Beach

Staff: Elisa Flores

Coastal Development Permit to demolish an existing one-story dwelling unit and to construct a three-story, five-bedroom, dwelling unit with 3,232 square feet of Gross Floor Area (GFA), including an attached 458 square-foot two-car garage (400 square feet of which is exempt from GFA calculations) and an additional 573 square-feet of balcony and deck area, located at 2816 Bayside Walk. The 0.07-acre site is in the Mission Beach Planned District Residential-Southern Zone (MBPD-R-S), Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) for San Diego International Airport (SDIA) 60-65 CNEL, Airport Influence Area (SDIA - Review Area 1), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA-Lindbergh Field), Residential Tandem Parking, Parking Impact (Coastal and Beach) Overlay Zones within the Mission Beach Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15302, Replacement or Reconstruction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 8, 2020 and the opportunity to appeal that determination ended October 22, 2020 Report No. [HO-20-052](#).

ITEM – 3: **SINNETT CDP/SDP - PROJECT NO. 638504**

City Council District: 1

Plan Area: La Jolla

Staff: Xavier Del Valle

The Sinnett Project is a remodel and addition to an existing one-story, 1,684 square-foot single family residence at a site located at 2365 Via Siena. The project includes a remodel and a 2,590 square-foot addition to the existing residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck. The 0.27-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 (Coastal), and the Transit Priority Area within the La Jolla Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act on September 4, 2020 and the opportunity to appeal that determination ended September 21, 2020. Report No. [HO-20-054](#).

RECOMMENDATION:

Approve

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ITEM – 4: **ROSETTE CUP - PROJECT NO. 653271**

City Council District: 3

Plan Area: North Park

Staff: Firouzeh Tirandazi

Conditional Use Permit for an Alcoholic Beverage Outlet for the sale of beer, wine and distilled spirits for off-site consumption, in accordance with a Type 21 Alcohol and Beverage Control (ABC) License, within an existing 149 square-foot retail suite located at 3772 30th Street. The 0.11-acre site is located in the CN-1-3 Zone, and the Parking Standards, Transit Priority Area, Residential Tandem Parking, and Airport Influence Area (San Diego International Airport - Review Area 2) Overlay Zones, and the Federal Aviation Administration Part 77 Notification Area, within the North Park Community Plan area. Exempt from Environmental. Report No. [HO-20-055](#).

RECOMMENDATION:

Approve

ITEM – 5: **PLAYA UNITS CDP/SDP/TM - PROJECT NO. 662091**

City Council District: 1

Plan Area: La Jolla

Staff: Xavier Del Valle

The Playa Units Project proposes to demolish two existing single-family dwelling units that are currently used as vacation rentals, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots at a site located at 242-248 Playa del Norte Street. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit. The project will utilize the small lot subdivision ordinance to create two lots through a Tentative Map and includes a waiver to underground existing utilities. The 0.133-acre site is in the RM-3-7 Zone, the Coastal (Appealable and Non-Appealable Area) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal & Beach Impact), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, and the Geologic Hazard Category 53 within the La Jolla Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act on September 23, 2020 and the opportunity to appeal that determination ended on October 7, 2020. Report No. [HO-20-056](#).

RECOMMENDATION:

Approve

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ITEM – 6: ***7760 HERSCHEL AVE CDP/MW - PROJECT NO. 632775**
City Council District: 1 Plan Area: La Jolla

Staff: Tim Daly

7760 Herschel Ave - CDP/MW; Coastal Development Permit and Map Waiver to construct a two-story duplex with four (4) residential condominium units for a total of approximately 13,384 square feet with a subterranean garage on a vacant lot located at 7760 Herschel Avenue. The 0.16-acre site is located in the La Jolla Planned District Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone; Mitigated Negative Declaration No. 632775. Report No. HO-20-058.

RECOMMENDATION:

Approve