


**AGENDA FOR THE CITY OF SAN DIEGO  
HEARING OFFICER MEETING  
WEDNESDAY, DECEMBER 2, 2020 AT 9:00 A.M.  
VIRTUAL HEARING**

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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](mailto: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](mailto: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](mailto: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: **\*VARDY HOUSE - PROJECT NO. 644944**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Benjamin Hafertepe

Site Development Permit for a new two-story single-family residence with garage on a vacant lot within Environmentally Sensitive Lands (ESL) located at 13074 Polvera Avenue. The 3.16-acre site is in the AR-1-1 base zone of the Rancho Bernardo Community Plan area. Mitigated Negative Declaration No. [644944](#). Report No. [HO-20-053](#).

#### **RECOMMENDATION:**

Approve

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ITEM – 2: **PEREZ REMODEL - PROJECT NO. 662163**

City Council District: 1

Plan Area: La Jolla

Staff: Travis Cleveland

Site Development Permit for a 1,536-square-foot addition and 96-square-foot demolition to an existing 3,553-square-foot single-family residence at 8433 Prestwick Drive. The 0.46-acre site is in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF) and the Coastal Zone within the La Jolla Community Plan in Council District 1. Exempt from Environmental. Report No. [HO-20-059](#).

**RECOMMENDATION:**

Approve

ITEM – 3: **HOLTGRAVE WALL VARIANCE - PROJECT NO. 641717**

City Council District: 2

Plan Area: Clairemont Mesa

Staff: Derrick Johnson

Variance to maintain an existing six-foot-high retaining wall in the front yard setback, which is over the maximum allowed of three feet. The 0.17-acre site is located in the RS-1-7 Zone within the Clairemont Mesa Community Plan area. Exempt from Environmental. Report No. [HO-20-061](#).

**RECOMMENDATION:**

Approve

ITEM – 4: **\*VOLTAIRE STREET SDP - PROJECT NO. 640598**

City Council District: 2

Plan Area: Peninsula

Staff: Martha Blake

Voltaire Street SDP: Site Development Permit and Map Waiver for the demolition of two existing buildings and the construction of an approximately 38,359-square-foot, mixed used development in two buildings, including 17 residential units and one commercial space. The 0.6-acre site is in the CC-3-5 Zone and Community Plan Implementation Zone-B of the Peninsula Community Plan Area. Mitigated Negative Declaration No. [640598](#). Report No. [HO-20-063](#).

**RECOMMENDATION:**

Approve

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ITEM – 5: **AC HOTEL LIVE ENTERTAINMENT - PROJECT NO. 653653**

City Council District: 1

Plan Area: La Jolla

Staff: Nicole Pare

Conditional Use Permit (CUP) to allow indoor and outdoor live entertainment at AC Hotel, a seven-story hotel (under construction) located on the east side of Fifth Avenue between F and G streets at 743 Fifth Avenue within the Gaslamp neighborhood of the Downtown Community Plan area. The request includes indoor live entertainment with patron dancing on the ground floor and outdoor live entertainment on the rooftop pool deck/lounge. [2006 Downtown FEIR](#). Report No. HO-20-064.

**RECOMMENDATION:**

Approve