


**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, APRIL 28, 2021 AT 9:00 A.M.
VIRTUAL HEARING**

**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING
HEARING OFFICER MEETING ACCESS AND PUBLIC COMMENT:**

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:

JOINING THE WEBINAR AND OFFERING PHONE-IN TESTIMONY:

Starting February 10, 2021, the Hearing Officer meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1605530072>

TO JOIN BY USING IPHONE ONE-TAP:

US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 553 0072**

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

When the Hearing Officer introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button

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on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone

WRITTEN COMMENT THROUGH WEBFORM:

Comment on Agenda Items may be submitted (no later than 8 AM day of meeting in order to participate) 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. Please visit the [Hearing Officer](#) web page for further instructions.

Non-Agenda Public 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, 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>.

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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: ***KEARNY MESA LOGISTIC SDP - PROJECT NO. 649192**
City Council District: 6 Plan Area: Kearny Mesa

Staff: Derrick Johnson

Site Development Permit to demolish all existing structures on the site and construct a single distribution building, and permit a new industrial/logistics building that will have 298,420 square feet of ground floor and 45,580 square feet of mezzanine space, totaling 344,000 square feet and will be constructed on the southern and western portions of the site, located at 5670 Kearny Mesa Road, within the Kearny Mesa Community Plan. Council District 6. Mitigated Negative Declaration No. [649192](#). Report No. [HO-21-018](#).

RECOMMENDATION:

Approve

ITEM – 2: **LUPO MAP WAIVER - PROJECT NO. 672037**
City Council District: 2 Plan Area: Mission Beach

Staff: Travis Cleveland

Map Waiver for two proposed condominiums under construction on one lot at 3680 Mission Blvd. The 0.076-acre lot is in the R-S Zone of the Mission Beach Planned District within the Mission Beach Community Plan area and Council District 2. Exempt from Environmental. Report No. [HO-21-016](#).

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RECOMMENDATION:

Approve

- ITEM – 3: ***COLLEGE VIEW APARTMENTS - PROJECT NO. 646497**
City Council District: 9 Plan Area: College Area

Staff: Travis Cleveland

Site Development Permit and Neighborhood Development Permit to demolish existing apartments and construct a six-story, 90-unit, 175,667-square-foot apartment building at 5420 55th Street. The 2.39-acre site is located in the RS-1-1 and RM-3-9 base zone of the College Area Community Plan Area and City Council District 9. The project requests three zoning deviations on an in-fill site that contains Environmentally Sensitive Lands. A Multi-Habitat Planning Area (MHPA) boundary line adjustment is also requested. Mitigated Negative Declaration No. [646497](#). Report No. [HO-21-012](#).

RECOMMENDATION:

Approve

- ITEM – 4: **3856 BAYSIDE WALK CDP - PROJECT NO. 651186**
City Council District: 2 Plan Area: Mission Beach

Staff: Elisa Flores

Coastal Development Permit for the demolition of three existing buildings with four dwelling units and an attached parking garage, and the construction of a 4,717-square-foot three-story multi-family development with three dwelling units. The 0.09-acre site is located at 3856 Bayside Walk, 829 Tangiers Court and 833 Tangiers Court in the Mission Beach Planned District Residential-North (MBPD-R-N) Zone, First Public Roadway, Coastal (Appealable), Coastal Height Limitation, Parking Impact (Beach and Coastal), Transit Area, Transit Priority Area, and Residential Tandem Parking Overlay Zones within the Mission Beach Community Plan area. Exempt from Environmental. Report No. [HO-21-020](#).

RECOMMENDATION:

Approve

- ITEM – 5: **BAKERY SORRENTO CANNABIS OUTLET - PROJECT NO. 665588**
City Council District: 1 Plan Area: Torrey Pines

Staff: Sammi Ma

Conditional Use Permit and Coastal Development Permit to operate a 5,412-square-foot Cannabis Outlet in Suite A, within an existing 6,676-square-foot building, located at 11330 Sorrento Valley Road. The 1.4-acre site is in the IL-3-1 Zone, Airport

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Influence Area (MCAS Miramar Review Area 1), Airport Safety Zone (MCAS Miramar Zone 2), Coastal Height Limitation Overlay Zone, Airport Land Use Compatibility Overlay Zone, First Public Roadway, Transit Priority Area, and Prime Industrial Lands within the Torrey Pines Community Plan area. This development is within the Coastal Overlay Zone (Non-Appealable Review Area 2). Exempt from Environmental. Report No. [HO-21-022](#).

RECOMMENDATION:

Approve