


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

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**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](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](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

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](mailto: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](mailto: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: **4080 CENTRE STREET TM - PROJECT NO. 674250**  
City Council District: 3 Plan Area: Uptown

Staff: Karen Howard

Tentative Map for the creation of 20 commercial condominium units in an existing building at 4080 Centre Street. The 0.321-acre site is in the CC-3-8 zone (Community Commercial) of the Uptown Community Plan Area, Council District 3. Exempt from Environmental. Report No. HO-21-027.

#### **RECOMMENDATION:**

Approve

ITEM – 2: **UTAH MAP WAIVER - PROJECT NO. 672390**  
City Council District: 3 Plan Area: North Park

Staff: Carrie Lindsay

Tentative Map Waiver application to waive the requirements of a Parcel Map to create four condominium units currently under construction on a 0.114-acre site located at 4104 Utah Street in the RM-3-7 Zone within the North Park Community Plan area. Council District 3. Exempt from Environmental. Report No. [HO-21-028](#).

#### **RECOMMENDATION:**

Approve

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ITEM – 3: **\*BELLAVA CDP/SDP/TM - PROJECT NO. 655382**

City Council District: 1 Plan Area: La Jolla

Staff: Benjamin Hafertepe

Coastal Development Permit, Site Development Permit, and Tentative Map for demolition of an existing single-family residence, subdivision of existing lot into two single lots, and construction of a new 2,496-sq-ft. residence on the south lot and a new 2,250-sq-ft residence on the north lot located at 7306 Draper Avenue. The 0.14-acre site is in RM-1-1 and Coastal Overlay Zone (Non-Appealable Area 2) within the La Jolla Community Plan area. Council District 1. Mitigated Negative Declaration No. [655382](#). Report No. [HO-21-023](#).

**RECOMMENDATION:**

Approve

ITEM – 4: **LEIDY RESIDENCE - PROJECT NO. 639782**

City Council District: 1 Plan Area: La Jolla

Staff: Benjamin Hafertepe

Coastal Development Permit and Easement Vacation for demolition of an existing 1,876 square-foot dwelling unit and construction of a 6,582 square-foot, two-story single dwelling unit with basement, 405 square-foot garage, 661 square-foot companion unit, and sewer easement vacation located at 6216 Avenida Cresta. The 0.24-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable), Coastal Height Limit, Coastal & Beach Parking Impact, Residential Tandem Parking, Transit Amenity Overlay Zones, and the Transit Priority Area within the La Jolla Community Plan area in Council District 1. Exempt from Environmental. Report No. [HO-21-024](#).

**RECOMMENDATION:**

Approve

ITEM – 5: **2605 CAMINO DEL RIO SOUTH CANNABIS OUTLET CUP - PROJECT NO. 662996**

City Council District: 7 Plan Area: Mission Valley

Staff: Sammi Ma

Conditional Use Permit (CUP) to operate a 2,596-square-foot Cannabis Outlet in Suite 100, with 8,725 square feet of space to remain vacant, within an existing four-story, 27,117-square-foot commercial building located at 2605 Camino Del Rio South. The 0.99-acre site is in the CO-2-2 Zone, Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery and San Diego International Airport – Review Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area within the Mission Valley Community Plan Area. The project site is located within Council Districts 3 and 7;

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however, the building structure where the proposed Cannabis Outlet is located at is entirely within Council District 7. Exempt from Environmental. Report No. [HO-21-029](#).

**RECOMMENDATION:**

Approve