

**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, NOVEMBER 3, 2021
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 pursuant to the provisions of [California Government Code section 54953\(e\), as amended by Assembly Bill 361](#), which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Hearing Officer meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone, Zoom, 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 landline phone.

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**

HEARING OFFICER DOCKET OF NOVEMBER 3, 2021

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 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

Providing Written Comment Through Webform

Comment on Agenda Items, Non-Agenda Public Comment may be submitted using the webform indicating the Comment type and item number (if relevant) for which you wish to submit your comment. Comments need to be received the business day prior for it to be distributed to 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 go to the Hearing Officer website for further instructions.

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 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. The City is committed to resolving accessibility requests swiftly 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

HEARING OFFICER DOCKET OF NOVEMBER 3, 2021

RECOMMENDATION:

Approve

ITEM – 3: **ETIWANDA MAP WAIVER - PROJECT NO. 666686**

City Council District: 2 Plan Area: Peninsula

Staff: Martha Blake

Coastal Development Permit and Map Waiver to allow the creation of two condominium units consisting of two, detached Single Dwelling Units (SDU): one existing, owner-occupied SDU, and one under construction (CDP No. 1654953), located at 2320 & 2322 Etiwanda Street. The 0.155-acre site is located in the RM-1-1 zone within the Peninsula Community Plan Area. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-21-050](#).

RECOMMENDATION:

Approve

ITEM – 4: **CHALCEDONY FLATS TENTATIVE MAP WAIVER - PROJECT NO. 690801**

City Council District: 2 Plan Area: Pacific Beach

Staff: Benjamin Hafertepe

Tentative Map Waiver for the creation of four condominium units for two three-story duplexes currently under construction under Project No. 663992 located at 1902-1908 Chalcedony Street. The 0.14-acre site is in the RM-1-1 and RM-2-5 zone within the Pacific Beach Community Plan area. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-21-052](#).

RECOMMENDATION:

Approve

ITEM – 5: ***BANCROFT STREET RESIDENCES - PROJECT NO. 458558**

City Council District: 3 Plan Area: Golden Hill

Staff: Carrie Lindsay

Variance to allow construction of two new single-family dwelling units on two contiguous vacant lots, each with a maximum Floor Area Ratio (FAR) of 0.70 where the limit is 0.45, on Assessor Parcel Numbers 539-441-2100 and 539-441-2200, located just north of 1332 Bancroft Street, within the Greater Golden Hill Planning area. Council District 3. The project is consistent with the Final Program Environmental Impact Report for the North park and Golden Hill Community Plan Updates (PEIR), Project No. [380611](#), which was certified by City Council on November 7, 2016. This PEIR adequately describes the activity for the purposes of CEQA. Report No. [HO-21-054](#).

HEARING OFFICER DOCKET OF NOVEMBER 3, 2021

RECOMMENDATION:

Approve