

**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, SEPTEMBER 21, 2022
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](#), 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/s/1609013394>

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: 160 901 3394**

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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 submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. 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: Antoinette Gibbs

ANNOUNCEMENTS/PUBLIC COMMENT

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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 submit comments via [webform](#). 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:

Continued from August 17, 2022
ITEM – 1: **K-4 RESIDENCE - PROJECT NO. 522708**
City Council District: 1 Plan Area: La Jolla

Staff: Bryan Hudson

Coastal Development Permit, Site Development Permit and Easement Vacation for the demolition of an existing dwelling unit and the construction of a 7,695 square-foot, two-story over basement single-family dwelling unit and 643 square-foot attached garage. The project is located within environmentally sensitive lands and proposes to vacate a public utility easement located at 7595 Hillside Drive. The 0.797-acre site is within the Single Family (SF) Zone of the La Jolla Shores Planned District and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-22-037](#).

RECOMMENDATION:
Approve

ITEM – 2: ***MEADOWS DEL MAR - PROJECT NO. 604841**
City Council District: 1 Plan Area: Del Mar Mesa

Staff: Oscar Galvez III

Site Development Permit (SDP) to restore approximately 10,400-square-feet of clearing and grading within environmentally sensitive lands, located on the western property of an existing single dwelling unit at 5702 Meadows Del Mar. The 1.01-acre site is in the AR-1-2 zone within the Del Mar Mesa Community Plan area, Council District 1. [Mitigated Negative Declaration No. 604841](#). Report No. [HO-22-039](#).

RECOMMENDATION:
Approve

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ITEM – 3: ***16375 BERNARDO CENTER DRIVE NEW CO - PROJECT NO. 625766**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Travis Cleveland

Conditional Use Permit for a new Cannabis Outlet within a 6,453-square-foot tenant space in a 11,930-square-foot building located at 16375 Bernardo Center Drive. The 0.63-acre site is located within the CC 2-3 zone within the Rancho Bernardo Community Plan and City Council District 5. The project is within the scope of the previously adopted Negative Declaration No. 91-0695 for the Bernardo Center project, and no additional environmental document is required under the California Environmental Quality Act. Report No. [HO-22-040](#).

RECOMMENDATION:

Approve

ITEM – 4: ***UNION STREET BUNGALOWS CUP - PROJECT NO. 1050177**

City Council District: 3

Plan Area: Downtown

Staff: James Alexander

Conditional Use Permit for visitor accommodations in the Residential Emphasis land use district of the Centre City Planned District and within Historical Resource No. 1264, the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments, located on the 5,005 square-foot site at 1525-1537 Union Street in the Little Italy neighborhood of the Downtown Community Plan area (Council District 3). The Project is within the scope of the previously certified [Downtown Final Environmental Impact Report](#) as amended and no additional environmental document is required under the California Environmental Quality Act. Report No. [HO-22-042](#).

RECOMMENDATION:

Approve

ITEM – 5: **5153-5155 MUIR AVENUE - PROJECT NO. 681647**

City Council District: 2

Plan Area: Ocean Beach

Staff: Robin MacCartee

Coastal Development Permit and Map Waiver to convert an existing one-story residential unit and an existing three-story residential unit to condominiums and to file a lot consolidation parcel map. There is no development proposed to the site. The 0.148-acre site is located at 5153 Muir Avenue and at 5155 Muir Avenue in the RM-2-4 Zone, the Coastal Overlay (Non-Appealable) Zone, within the Ocean Beach Community Plan area. Exempt from the California Environmental Quality Act (CEQA). Report No. [HO-22-045](#).

RECOMMENDATION:

Approve