

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 7, 2018
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 A.M.**

NOTE: *Land Use Hearings are held at 9:00 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

ITEM - 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM - 2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM - 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

~Continued from October 17, 2018

ITEM - 4: **MPF 7540 TRADE STREET - PROJECT NO. 585637**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Production Facility in an existing 5,548 square-foot building located at 7540 Trade Street. The 11.42-acre site is located in the IL-2-1 zone within the Mira Mesa Community Plan area and Council District 6. Exempt from Environmental. Report No. [HO-18-102](#).

RECOMMENDATION:

Approve

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ITEM – 5: **POLK LOFTS TENTATIVE MAP WAIVER - PROJECT NO. 609378**
City Council District: 3; Plan Area: North Park

STAFF: Bryan Hudson

Tentative Map Waiver for the subdivision to create six residential condominium units currently under construction, and to waive the requirement to underground existing overhead utilities at 1935 Polk Avenue. The 0.18-acre site is located in the RM-3-7 zone of the North Park Area Community Plan. Exempt from Environmental. Report No. [HO-18-098](#).

RECOMMENDATION:

Approve

ITEM – 6: **SELLSWAY STREET TM - PROJECT NO. 589534**
City Council District: 8; Plan Area: San Ysidro

STAFF: Anthony Bernal

Tentative Map for the subdivision to create four residential condominium units currently under construction (PTS 540283). The 0.31-acre site is located at 164-171 Sellsway Street within the RM-1-3 base zone within the San Ysidro Community Plan Area, Council District 8. Exempt from Environmental. Report No. [HO-18-101](#).

RECOMMENDATION:

Approve

ITEM – 7: ***EASTGATE REDEVELOPMENT - PROJECT NO. 554701**
City Council District: 1; Plan Area: University

STAFF: Glenn Gargas

Site Development Permit for the removal of existing storage buildings in two phases and the construction of a new, three-story, self-service storage facility totaling 111,468-square-feet of gross floor area on a property containing Environmentally Sensitive Lands (ESL). This project includes a Multiple Habitat Planning Area (MHPA) Boundary Line Correction. The 9.152-acre site is located at 8440-8480 Eastgate Court, in the IL-2-1 and AR-1-1 Base Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), FAA Part 77 Notification Area (MCAS-Miramar), and within the University Community Plan area. CEQA 151602 Notice of Determination Consistency Negative Declaration No. 80-10-17. Report No. [HO-18-103](#).

RECOMMENDATION:

Approve

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ITEM – 8: **MASON JAR TI - PROJECT NO. 595653**
City Council District: 3; Plan Area: Old Town

STAFF: Martha Blake

Site Development Permit for an interior remodel of an existing 770-square-foot, one-story retail space and the construction of a new, exterior accessible ramp, and stairs for a new restaurant on a 0.11-acre site located at 2615 Congress Street in the CORE zone of the Old Town San Diego Plan District within the Old Town San Diego Community Plan area. Exempt from Environmental. Report No. [HO-18-104](#).

RECOMMENDATION:

Approve

ITEM – 9: **ISLAND COURT BAYSIDE - PROJECT NO. 600832**
City Council District: 4; Plan Area: Encanto Neighborhoods

STAFF: Derrick Johnson

Coastal Development Permit and Tentative Map for the demolition of two existing residences and construction of a new three-story with roof deck, four-unit multi-family residential building, totaling 5,096-square-feet, located at 821-827 Island Court. The 0.11- acre site is located in the MBPD-R-S Zone in the Coastal Overlay zone (Appealable), within the Mission Beach Community Plan area. This development is within the Coastal Overlay zone and the application was filed on March 27, 2018. Exempt from Environmental. Report No. [HO-18-105](#).

RECOMMENDATION:

Approve

ITEM – 10: **SCENIC RESIDENCE - PROJECT NO. 446152**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Site Development Permit (SDP) for Environmentally Sensitive Lands to construct a two-story, 7,930-square-foot single dwelling unit with attached, 810-square-foot garage on a vacant lot located at 6083 La Jolla Scenic Drive South. The project also proposes an Easement Vacation of a sewer easement and a Variance to exceed the maximum front yard paving requirement due to the nature of the flag-shaped site. The 1.37-acre site is in the RS-1-1 zone of the La Jolla Community Plan area within Council District 1. Exempt from Environmental. Report No. [HO-18-094](#).

RECOMMENDATION:

Approve

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ITEM – 11: **MPF 7667 VICKERS STREET - PROJECT NO. 585418**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Production Facility in an existing two-story, 7,462 square-foot building located at 7667 Vickers Street. The 0.37-acre site is located in the IL-2-1 Zone within the Kearny Mesa Community Plan area and Council District 6. Exempt from Environmental. Report No. [HO-18-107](#).

RECOMMENDATION:

Approve

ITEM – 12: **MPF 6225 PROGRESSIVE AVENUE B200 - PROJECT NO. 585510**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Sammi Ma

Conditional Use Permit to operate a 6,006 square-foot Marijuana Production Facility within an existing 17,032 square-foot building. The 6.56-acre site is located at 6225 Progressive Avenue, Suite B200 in the IL-2-1 zone within the Otay Mesa Community Plan. Exempt from Environmental. Report No. [HO-18-109](#).

RECOMMENDATION:

Approve

ITEM – 13: **MPF 4909 PACIFIC HIGHWAY - PROJECT NO. 585434**
City Council District: 2; Plan Area: Linda Vista

STAFF: Hugo Castaneda

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 32,830-square foot, one-story building located at 4909 Pacific Highway. The 1.02-acre site is located within the IL-3-1 zone within the Linda Vista Community Plan area. Exempt from Environmental. Report No. [HO-18-099](#).

RECOMMENDATION:

Approve

ITEM – 14: *~Continued from September 19, 2018*
***MPF 9244 BALBOA AVENUE - PROJECT NO. 585542**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Tim Daly

Conditional Use Permit to operate a Marijuana Production Facility within an existing 45,600 square-foot building. The developed 2.93-acre site is located at 9244 Balboa Avenue in the IL-2-1 Zone within the Kearny Mesa Community Plan area. Negative Declaration No. 585542. Report No. [HO-18-082](#).

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RECOMMENDATION:

Approve

ITEM – 15:

MPF 3433 PICKWICK STREET - PROJECT NO. 585345

City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Production Facility in an existing one-story, 3,500 square-foot building located at 3433 Pickwick Street. The 0.11-acre site is located in the IL-2-1 Zone within the Southeastern San Diego Community Plan area and Council District 8. Exempt from Environmental. Report No. [HO-18-108](#).

RECOMMENDATION:

Approve