

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 21, 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: Duke Fernandez

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 November 7, 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: **RAINTREE TERRACE II - PROJECT NO. 488263**
City Council District: 8; Plan Area: San Ysidro

STAFF: Hugo Castaneda

Tentative Map Waiver and a Coastal Development Permit for the demolition of two residential dwelling units and the construction of 18 residential condominium units, this includes a 20-percent density bonus of three units and two affordable, low-income housing units within a single lot. The project includes a waiver of the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone and the Coastal Overlay Zone (Non-Appealable) within the San Ysidro Community Plan area. This development is within the Coastal overlay zone. Exempt from Environmental. Report No. [HO-18-092](#).

RECOMMENDATION:

Approve

ITEM – 6: **DOW SLOPE STABILIZATION - PROJECT NO. 593074**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Variance request to construct a shotcrete retaining wall varying in height from 9 feet to 22 feet, to stabilize a steep slope within the rear yard on a property containing an existing single-family dwelling unit. The Variance request is to allow a 22-foot-high retaining wall where normally the maximum allowed retaining wall height is 12 feet. The 0.47-acre project site is located at 7001 Fairway Road, in the RS-1-4 Base Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-18-111](#).

RECOMMENDATION:

Approve

ITEM – 7: **MPF 7895 CONVOY COURT SUITES 15-17 - PROJECT NO. 585404**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Tim Daly

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within 8,351 square feet of floor area within an existing one-story 38,359 square-foot building located at 7895 Convoy Court. Suites No. 15 through 17. The 3.86-acre site is located within the IL-2-1 Zone, FAA Part 77 Noticing Area (MCAS Miramar and Montgomery Field), Airport Influence Area - Review Area 1 (MCAS Miramar and Montgomery Field), and Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field) within the Kearny Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-115](#).

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RECOMMENDATION:

Deny

ITEM – 8: **MPF 3279 F STREET - PROJECT NO. 587264**
City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Hugo Castaneda

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 3,926 square foot, one-story building located at 3279 F Street. The 0.16-acre site is located in the IL-2-1 zone within the Southeastern San Diego Community Plan area. Exempt from Environmental. Report No. [HO-18-114](#).

RECOMMENDATION:

Approve

ITEM – 9: **MPF 7830 TRADE STREET - PROJECT NO. 585583**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Hugo Castaneda

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 11,820-square-foot, one-story building, located at 7830 Trade Street. The 0.68-acre site is located in the IL-2-1 zone within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-110](#).

RECOMMENDATION:

Approve

ITEM – 10: **MPF 7720 KENAMAR COURT - PROJECT NO. 585902**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Tim Daly

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within an existing 61,539 square-foot building located at 7720 Kenamar Court on a 2.70-acre site in the IL-2-1, Prime Industrial Lands, FAA Part 77 Noticing Area - MCAS Miramar, Airport Influence Area - MCAS Miramar Review Area 1, and Airport Land Use Compatibility Overlay Zone - MCAS Miramar within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-116](#).

RECOMMENDATION:

Approve