

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 23, 2019
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.**

ITEM - 4: ~Continued from December 19, 2018
***SPINDRIFT - PROJECT NO. 584820**
City Council District: 1; Plan Area: La Jolla Shores

STAFF: Morris Dye

Coastal Development Permit and Site Development Permit for the demolition of an existing dwelling unit and the construction of a 7,992-square-foot, two-story dwelling unit over basement, new pool, open cabana with second story, 502-square-foot guest quarters, landscape improvements, and off-street parking. The 0.57-acre site is located at 1834 Sprindrift Drive in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Sensitive Coastal, FEMA Floodway & Floodplains, Alquist-Priolo Earthquake Fault, Parking (Beach and Coastal), Residential Tandem, Transit Area, and Transit Priority Area Overlay Zones as well as within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on November 16, 2017. Mitigated Negative Declaration No. 584820. Report No. [HO-18-121](#).

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RECOMMENDATION:

Approve

~Continued from December 19, 2018

ITEM – 5:

ALSTON DUPLEX - PROJECT NO. 556840

City Council District: 2; Plan Area: Mission Beach

STAFF: Tim Daly

Coastal Development Permit and Tentative Map for the demolition of an existing residence and the creation of two 3-story, residential duplex condominium units with a combined total of 4,926 square feet. The 0.103-acre site is located at 3816 Bayside Walk in the R-N Zone of the Mission Beach Planned District, Coastal (Appealable); Coastal Height Limit; First Public Roadway; Parking Impact (Beach); Residential Tandem Parking; Transit Area, and Transit Priority Area Overlay Zone within the Mission Beach Community Plan area. This development is within the Coastal Overlay zone and the application was filed on November 16, 2017. Exempt from Environmental. Report No. HO-18-122.

RECOMMENDATION:

Approve

~Continued from December 19, 2018

ITEM – 6:

6TH AT NORTH PARK WAY - PROJECT NO. 593192

City Council District: 3; Plan Area: North Park

STAFF: Anthony Bernal

Tentative Map Waiver for the creation of six condominium units currently under construction (Project No. 493764) and includes waiver of the requirement to underground existing public utilities located at 3047 North Park Way. The 0.14-acre site is located in the RM-3-8 zone within the Greater North Park Community Plan area in Council District 3. Exempt from Environmental. Report No. [HO-18-119](#).

RECOMMENDATION:

Approve

~Withdrawn and Re-Noticed for February 6, 2019 Hearing Date.

ITEM – 7:

BAYVIEW TOWNHOMES MW - PROJECT NO. 611646

City Council District: 2; Plan Area: Peninsula

STAFF: Sammi Ma

Tentative Map Waiver to waive the requirement for Tentative Map for the creation of eight condominium units within a 9,120-square-foot, three-story building over parking, currently under construction, located at 3104-3112 Garrison Street. The 0.23-acre site is located in the RM-3-7, Coastal Height Limitation Overlay, Airport Influence Area Overlay (San Diego International Airport – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area Overlay Zones in the Peninsula Community Plan area. Exempt from Environmental. Report No. [HO-19-004](#).

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RECOMMENDATION:

Approve

- ITEM – 8: *~Withdrawn and Re-Noticed for February 6, 2019 Hearing Date.*
MPF 9731 SIEMPRE VIVA ROAD - PROJECT NO. 585480
City Council District: 8; Plan Area: Otay Mesa

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Production Facility in five tenant spaces, totaling 10,042 square-feet, in an existing 16,820 square-foot building located at 9731 Siempre Viva Road, Suites A, B, C, H and I. The project will occupy 6,140 square-feet of existing floor area and proposes to add an internal second floor of 3,902 square-feet within the existing building envelope. The 1.03-acre site is located in the IL-2-1 Zone within the Otay Mesa Community Plan area. Exempt from Environmental. Report No. [HO-19-005](#).

RECOMMENDATION:

Approve

- ITEM – 9: *~Withdrawn and Re-Noticed for February 6, 2019 Hearing Date.*
MPF 10671 ROSELLE STREET - PROJECT NO. 585605
City Council District: 1; Plan Area: Torrey Pines

STAFF: Firouzeh Tirandazi

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within 7,447 square feet in Suites 200-203, 102, and a portion of Suite 101 of an existing 9,687-square-foot, two-story building located at 10671 Roselle Street. The 0.44-acre project site is in the IL-3-1 Zone and the Coastal Overlay Zone (Appealable and Non-Appealable), Coastal Height Limit Overlay Zone, MCAS Miramar Airport Land Use Compatibility Overlay Zone (Airport Influence Area - Review Area 1 and Accident Potential Zone 2), Parking Impact Overlay Zone (Campus and Coastal), Transit Priority Area, and Prime Industrial Lands within the Torrey Pines Community Plan area. Exempt from Environmental. Report No. [HO-19-001](#).

RECOMMENDATION:

Approve