

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 20, 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: ***Expedite***

MPF 3279 NATIONAL AVENUE - PROJECT NO. 585635

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

STAFF: Firouzeh Tirandazi

Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP) to operate a Marijuana Production Facility, with requested deviations from the development regulations pertaining to separation requirements, within an existing 3,390 square-foot building located at 3279 National Avenue. The 0.16-acre project site is in the IL-3-1 Zone, and the Transit Priority Overlay Zone within the Southeastern San Diego Community Plan area. The project site is also located within the Promise Zone and is in conformance with the criteria of the Affordable Housing/Infill Projects and Sustainable Buildings Expedite Program. Exempt from Environmental. Report No. [HO-19-016](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF FEBRUARY 20, 2019

ITEM – 5: ***LOGAN AVENUE SDP CDP - PROJECT NO. 585277**

City Council District: 8; Plan Area: Barrio Logan

STAFF: Anthony Bernal

Logan Avenue SDP CDP proposes to construct a 4,503-square-foot, two-story over basement mixed-use building which will include 11 artist studios, retail sales, offices, and gallery space. The 0.10-acre vacant lot is located at 2142 Logan Avenue, within the Redevelopment Subdistrict (Commercial Use Area) in the Barrio Logan Planned District within the Barrio Logan Community Plan area. Additionally, the site is in the Coastal Overlay Zone (Non-Appealable Area 2), Airport Influence Review Area, Federal Aviation Administration Part 77 Noticing Area, Parking Impact Overlay Zone, Transit Area Overlay Zone, the Promise Zone, and the Downtown Special Fault Zone. Negative Declaration No. 585277. Report No. [HO-19-007](#).

RECOMMENDATION:

Approve

ITEM – 6: **OLIVE PARK TMW - PROJECT NO. 613598**

City Council District: 3; Plan Area: Uptown

STAFF: Anthony Bernal

Tentative Map Waiver for the creation of 17 condominium units (one commercial and 16 residential units) in an under-construction development and waive the requirement to underground exiting overhead utilities at 2750 Fourth Avenue in the Uptown Community Plan. The 0.35-acre site is located in a developed, urban neighborhood and is surrounded by similar multi-family development at 2750 Fourth Avenue in the CC-3-8 and RM-3-9 zones, within the Uptown Community Plan area. Exempt from Environmental. Report No. [HO-19-008](#).

RECOMMENDATION:

Approve

ITEM – 7: **MPF 9220 MIRA ESTE COURT - PROJECT NO. 585378**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Hugo Castaneda

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within a 10,149-square-foot building, located at 9220 Mira Este Court. The 0.55-acre site is located in the IL-3-1 zone within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-19-011](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF FEBRUARY 20, 2019

ITEM – 8: ***PATHRIA RESIDENCE - PROJECT NO. 566727**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit to demolish an existing single-family dwelling unit and construct a 4,546-square-foot, two-story, single-family dwelling unit with an attached two-car garage on a 0.15-acre property. The project site is located at 7975 Calle de la Plata, in the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan area. Mitigated Negative Declaration No. 566727. Report No. [HO-19-012](#).

RECOMMENDATION:

Approve

ITEM – 9: **MPF 4655 RUFFNER STREET - PROJECT NO. 604122**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Tim Daly

Conditional Use Permit (CUP) to operate a Marijuana Production Facility within an existing 21,210 square-foot building located at 4655 Ruffner Street. The 0.83-acre project site is in the IL-2-1 Zone, and the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Montgomery Field - Noise 60-65 CNEL and Safety Zone 6, the Airport Influence Area (MCAS Miramar Review Area 2 and Montgomery Field Review Area 1), the Federal Aviation Authority (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery Field), and the Transit Priority Area Overlay Zones. Exempt from Environmental. Report No. [HO-19-014](#).

RECOMMENDATION:

Approve

ITEM – 10: **HEALING CENTER CUP AMENDMENT - PROJECT NO. 545920**
City Council District: 3; Plan Area: Mission Valley

STAFF: Firouzeh Tirandazi

Site Development Permit (SDP) and Conditional Use Permit (CUP), amending previously approved SDP No. 1420871 and CUP No. 1330834, to allow for the continued operation of a Marijuana Outlet and its expansion from 400 square feet to 1,218 square feet within an existing 19,700 square-foot two story building. The 0.93-acre project site is located 3703 Camino Del Rio South, in the MV-CO Zone of the Mission Valley Planned District, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Montgomery Field - Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Transit Priority Area within the Mission Valley Community Plan Area. Exempt from Environmental. Report No. [HO-19-015](#).

HEARING OFFICER DOCKET OF FEBRUARY 20, 2019

RECOMMENDATION:

Approve

ITEM – 11: **TOULON RESIDENCE - PROJECT NO. 511360**
City Council District: 2; Plan Area: Mission Beach

STAFF: Glenn Gargas

Coastal Development Permit to demolish an existing residential structure and construct a 1,377-square-foot, three-story, single dwelling unit with an attached two-car garage. The 0.03-acre site is located at 816 Toulon Court, in the R-N Zone of the Mission Beach Planned District, Coastal Overlay zone (Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the Mission Beach Community Plan area. Exempt from Environmental. Report No. [HO-19-017](#).

RECOMMENDATION:

Approve

ITEM – 12: **HARDIMAN RESIDENCE - PROJECT NO. 550448**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

A Coastal Development Permit to demolish an existing single dwelling unit and construct a two-story, over-basement 4,011-square-foot single dwelling unit located at 5626 Dolphin Place. The 0.10-acre site is in the Coastal (Appealable) Overlay Zone and the RS-1-7 Zone within the La Jolla Community Plan area. Report No. HO-19-018. The City Council denied an appeal of the environmental exemption on January 7, 2019, per Resolution No. 312164. The scope of this hearing only includes the project. Report No. [HO-19-018](#).

RECOMMENDATION:

Approve

ITEM – 13: **HERSCHEL MW CDP - PROJECT NO. 602979**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

A Tentative Map Waiver and Coastal Development Permit (amending CDP No. 472934) for the condominium creation of three residential condominiums from three residential units under construction, located at 7460-7464 Herschel Avenue. The 0.11-acre site is in the Coastal (Non-Appealable) Overlay Zone and the RS-3-7 Zone within the La Jolla Community Plan area. Exempt from Environmental. Report No. [HO-19-021](#).

RECOMMENDATION:

Approve