

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 6, 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: 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.**
- ITEM – 4: **T-MOBILE NORTHMINSTER - PROJECT NO. 600831**
City Council District: 6; Plan Area: Clairemont

STAFF: Karen Lynch

Conditional Use Permit for a modification to an existing Wireless Communication Facility (WCF) located at 4324 Clairemont Mesa Boulevard in the RM-3-7 zone. The modification consists of six replacement antennas concealed inside new FRP screen boxes painted and textured to match the surface of the building and the removal of six TMAs. The associated equipment will remain in the current location with a new vinyl fence. Exempt from Environmental. Report No. [HO-19-003](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF FEBRUARY 6, 2019

ITEM – 5: **HOULTON BLUFF REPAIR - PROJECT NO. 553802**

City Council District: 2; Plan Area: Ocean Beach

STAFF: Martha Blake

Site Development Permit to remove existing bluff protection devices and construct a new, approximately 26 feet in height and 54 feet in length seawall. The 0.12-acre project site is located at 4820 Point Loma Avenue within the Coastal Overlay Zone (Appealable), Sensitive Coastal Overlay Zone – Coastal Bluff, and First Public Roadway in the RM-2-4 zone and the application was filed on June 22, 2017. Exempt from Environmental. Report No. [HO-19-006](#).

RECOMMENDATION:

Approve

ITEM – 6: **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 – 7: **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

HEARING OFFICER DOCKET OF FEBRUARY 6, 2019

ITEM – 8: **MPF 2220 NIELS BOHR - PROJECT NO. 585368**

City Council District: 8; Plan Area: Otay Mesa

STAFF: Tim Daly

Conditional Use Permit (CUP) to operate a Marijuana Production Facility within an existing 86,288 square-foot building located at 2220 Niels Bohr Ct., San Diego, CA 92154. The project is located within a 2.61-acre site, within the IL-2-1 Zone, Transit Priority Area, Community Plan Implementation Zone "A" (CPIOZ-A), Geologic Hazard 53, Very High Severity Zone, Airport FAA Part 77 Noticing Area – Brown Field, Airport Influence Area Review Area 2 – Brown Field, and Airport Land Use Compatibility Overlay Zone – Brown Field. Exempt from Environmental. Report No. [HO-19-010](#).

RECOMMENDATION:

Approve

ITEM – 9: **MPF 9350 TRADE PLACE - PROJECT NO. 585463**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Tim Daly

Conditional Use Permit (CUP) to operate a Marijuana Production Facility within an existing 43,536 square-foot building within Suites A, B, C, and D located at 9350 Trade Place. The Marijuana Production Facility would occupy 40,368 square feet of floor area and an existing deli would occupy the remaining 168 square feet of floor area. The project site is located within a 2.3-acre site within the IL-2-1 Zone, Geologic Hazards 51 and 53, FAA Part 77 Noticing Area – MCAS Miramar, Airport Review Area 1 – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – Noise – MCAS Miramar - 60-70 CNEL, Very High Fire – Brush Management Overlay. Exempt from Environmental. Report No. [HO-19-009](#).

RECOMMENDATION:

Approve