

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 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: 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: **SAN CARLOS VILLAGE CUP - PROJECT NO. 6157077**
City Council District: 6; Plan Area: Navajo

STAFF: Karen Bucey

Conditional Use Permit for an existing fitness center facility's proposed 24-hour, seven days a week operation within an existing one-story, 34,215-square-foot building located at 8876 Navajo Road in the CC-1-3 Zone within the Navajo Community Plan area. Exempt from Environmental. Report No. [HO-19-019](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 6, 2019

ITEM – 5: **5251 CHELSEA STREET CDP - PROJECT NO. 609389**

City Council District: 1; Plan Area: La Jolla

STAFF: Xavier Del Valle

Coastal Development Permit for the remodel and addition to an existing two-story, single dwelling unit for a total of approximately 4,332 square feet located at 5251 Chelsea Street. The 0.17-acre site is located in the RS-1-7 base zone within the Coastal Overlay Zone (Appealable) within the La Jolla Community Plan area and Council District 1. Exempt from Environmental. Report No. [HO-19-024](#).

RECOMMENDATION:

Approve

ITEM – 6: **MARDOUM SDP - PROJECT NO. 612206**

City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Site Development Permit for a La Jolla Shores Planned District Permit for a 54-square-foot first-floor addition and a 1,377-square-foot second-floor addition to an existing 1,933-square-foot, one-story single dwelling unit located at 7830 Roseland Drive. The 0.23-acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone in the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on August 2, 2018. Exempt from Environmental. Report No. [HO-19-026](#).

RECOMMENDATION:

Approve

ITEM – 7: **BAYVIEW TOWNHOMES - PROJECT NO. 611646**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Sammi Ma

Map Waiver to waive the requirement for a 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](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 6, 2019

ITEM – 8: **MPF 3940 HOME AVENUE - PROJECT NO. 611536**
City Council District: 9; Plan Area: Mid-City/City Heights

STAFF: Hugo Castaneda

Conditional Use Permit to operate a 6,480 square-foot Marijuana Production Facility (MPF) within an existing 8,680 square-foot building, located at 3940 Home Avenue. The 0.42-acre site is located in the IL-3-1 zone within the Mid-City: City Heights Community Plan area. Exempt from Environmental. Report No. [HO-19-020](#).

RECOMMENDATION:

Approve

ITEM – 9: **MPF 8390 MIRAMAR PLACE - PROJECT NO. 585648**
City Council District: 1; Plan Area: University

STAFF: Sammi Ma

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within an existing 16,752 square-foot building located at 8390 Miramar Place, Suites A through C. The 0.72-acre project site is in the IL-2-1 Zone within the University Community Plan area. Exempt from Environmental. Report No. [HO-19-023](#).

RECOMMENDATION:

Approve