

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 7, 2018  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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: Raynard Abalos

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 February 21, 2018*

ITEM - 4:       **PERRY STREET RESIDENCE - PROJECT NO. 529457**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Glenn Gargas**

Coastal Development Permit, Site Development Permit (due to the site containing Environmentally Sensitive Lands) and Variance (reduce rear setback to 5 feet.) to demolish an existing single family residence, detached garage and construct a two story single-family residence with attached garage and deck totaling 5,159 square-feet. The Variance is requested to reduce the rear yard setback from the required minimum of 13 feet to 5 feet. The 0.22-acre site is located at 2826 Perry Street, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal-Impact), Airport Influence Areas Overlay Zone (SD International Airport - Review Area 2), the FAA Part 77 Noticing Area Overlay Zone (SD International Airport threshold at 140 feet MSL & North Island NAS threshold at 81 feet MSL), and within the Peninsula Community Plan area. This development is within the Coastal Overlay zone and the

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application was filed on February 1, 2017. Exempt from Environmental. Report No. HO-18-010.

### **RECOMMENDATION:**

Approve

*Continued from February 21, 2018*

ITEM – 5: **COAST WALK TRAIL SLOPE FAILURE - PROJECT NO. 576433**

City Council District: 1; Plan Area: La Jolla

### **STAFF: Peter Kann**

Coastal Development Permit and Site Development for work within a coastal bluff. The proposed scope of work would include construction of approximately 60 feet of new four-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to the existing trail. The project would include construction of new wood stairs from the easterly end of the pedestrian bridge up the slope towards Coast Walk Road, removal of existing railing and stairs east of the pedestrian bridge (HRB designated resources #288) will not be affected by the proposed project. The entire project is bounded by the Pacific Ocean to the north, residential uses to the south, Coast Walk Trail to the east and west. The project is located within the Coastal Overlay Zone (Appealable), RS-1-7 (Single Family) Base Zone, and the La Jolla Community Planning Area. This development is within the Coastal Overlay zone and the application was filed on November 28, 2017. Exempt from Environmental. Report No. HO-18-013.

### **RECOMMENDATION:**

Approve

ITEM – 6: **CREIGHTON SUBDIVISION TM - PROJECT NO. 534539**

City Council District: 4; Plan Area: Encanto

### **STAFF: Paul Godwin**

Tentative Parcel Map to subdivide one residential parcel into four residential parcels and a remainder parcel. The remainder parcel will contain a house that is currently under construction. The four new parcels are not proposed for development as a part of this project. The 0.55-acre site is located at 6047 Creighton Way in the RS-1-7 Zone within the Encanto Community Plan Area. Exempt from Environmental. Report No. HO-18-012.

### **RECOMMENDATION:**

Approve

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ITEM – 7:           **615 WRELTON CDP - PROJECT NO. 551969**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Francisco Mendoza**

Coastal Development Permit for the legalization of site retaining walls at 615 Wrelton Drive. The 0.33-acre site is in the RS-1-7 and Coastal (Appealable) Overlay Zones within the La Jolla Community Plan area and Council District 1. No new construction is proposed within the project. Existing walls within the rear setback will be reduced in height to meet regulations. Exempt from Environmental. Report No. HO-18-016.

**RECOMMENDATION:**

Approve

ITEM – 8:           **ORMOND COURT DUPLEX - PROJECT NO. 560454**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Martha Blake**

Coastal Development Permit and Tentative Map Waiver to demolish an existing dwelling unit and construct a two-unit, three-story residential condominium building. The gross floor area of the building would be approximately 2,801 square feet, plus approximately 969 square feet of deck area. The 0.06-acre site is located at 805 Ormond Court in the Mission Beach Planned District within the Mission Beach Precise Plan, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. HO-18-018.

**RECOMMENDATION:**

Approve

ITEM – 9:           **MISSION CENTER COURT MARIJUANA OUTLET - PROJECT NO. 542366**  
City Council District: 7; Plan Area: Mission Valley

**STAFF: Cherlyn Cac**

Conditional Use Permit to operate a Marijuana Outlet in a 2,351 square-foot tenant space within an existing 14,751 square-foot building located at 7850 Mission Center Court. The 0.66-acre site is located in the MV-CO zone of the Mission Valley Planned District, within the Mission Valley Community Plan area. Exempt from Environmental. Report No. HO-18-020.

**RECOMMENDATION:**

Approve