

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 19, 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: 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:       ~Continued from September 5, 2018  
**MPF 10170 SORRENTO VALLEY ROAD SUITE B - PROJECT NO. 585472**  
City Council District: 1; Plan Area: Torrey Pines

**STAFF: Hugo Castaneda**

Conditional Use Permit to operate a 36,361-square-foot Marijuana Production Facility within an existing 41,124-square-foot two-story office building at 10170 Sorrento Valley Road, Suite B. The 2.90 acre site is in the IL-3-1 zone, within the Torrey Pines Community Plan area in Council District 1. Exempt from Environmental. Report No. [HO-18-068](#).

**RECOMMENDATION:**

Approve

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ITEM – 5:       **NESTOR MAP 134 - PROJECT NO. 610537**  
City Council District: 8; Plan Area: Otay Mesa-Nestor

**STAFF: Helene Deisher**

Coastal Development Permit and Substantial Conformance Review (under the Master Storm Water System Maintenance Program (MSWMP or MMP), Amended Site Development Permit (SDP) No. 2034245 and PEIR 42891/SCH 2004101032) for past emergency channel maintenance conducted in 2010 and 2016, as well as proposed maintenance (FY 2019) within a segment of Nestor Creek known as MMP Map 134. The Project's approval would authorize and mitigate for past emergency maintenance activities (as referenced under PTS # 220166 and PTS # 468373 and associated emergency approvals) and future maintenance within the same project footprint. The maintenance includes the mechanized removal of sediment, vegetation, trash and debris within a concrete and earthen flood control channel to reduce potential flooding and restore original conveyance capacity. A portion of the project site (MMP Map 134) is located within the Coastal Overlay Zone (appealable area). Project site is also within Otay Mesa-Nestor Community Planning Area, Council District 8. Report No. [HO-18-079](#).

**RECOMMENDATION:**

Approve

ITEM – 6:       **LA JOLLA RANCHO CDP/SDP - PROJECT NO. 593799**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit (site containing Environmentally Sensitive Lands) for the construction of a 6,085-square-foot, single-story over basement, single dwelling unit with an attached 4-car garage and a 420-square-foot attached guest quarters for a total of 6,505-square-feet on a 0.50-acre vacant lot. The project site is located on a vacant lot between 832 and 850 La Jolla Rancho Road (840 La Jolla Rancho Road – pending address assignment), in the RS-1-4 and RS-1-1 Base Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Planning area. This development is within the Coastal Overlay Zone and the application was filed on January 11, 2018. Exempt from Environmental. Report No. [HO-18-081](#).

**RECOMMENDATION:**

Approve

ITEM – 7:       **\*SORRENTO VALLEY MO CUP - PROJECT NO. 545299**  
City Council District: 1; Plan Area: Torrey Pines

**STAFF: Cherlyn Cac**

Conditional Use Permit and Coastal Development Permit to operate a Marijuana Outlet in a 3,980 square-foot tenant space within an existing 50,284 square-foot building located at 10150 Sorrento Valley Road. The 12.04-acre site is located in the

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IL-3-1 zone and Coastal Overlay Zone (Appealable and Non-Appealable) within the Torrey Pines Community Plan area. This development is within the Coastal Overlay zone and the application was filed on May 1, 2017. Negative Declaration No. 545299. Report No. [HO-18-071](#).

### **RECOMMENDATION:**

Approve

#### ITEM – 8: **MPF 8333 CLAIREMONT MESA BOULEVARD - PROJECT NO. 585651**

City Council District: 6; Plan Area: Kearny Mesa

#### **STAFF: Cherlyn Cac**

Conditional Use Permit to operate a Marijuana Production Facility in three existing tenant spaces, totaling 6,347 square feet, in an existing 25,600 square-foot building located on a 1.15-acre site at 8333 Clairemont Mesa Blvd., Suites 100, 205, and 214 in the IL-3-1 Zone within the Kearny Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-070](#).

### **RECOMMENDATION:**

Approve

*~This item will be continued to November 7, 2018*

#### ITEM – 9: **\*MPF 9244 BALBOA AVENUE - PROJECT NO. 585542**

City Council District: 6; Plan Area: Kearny Mesa

#### **STAFF: Tim Daly**

Conditional Use Permit to operate a Marijuana Production Facility within an existing 45,600 square-foot building. The developed 2.93-acre site is located at 9244 Balboa Avenue in the IL-2-1 Zone within the Kearny Mesa Community Plan area. Negative Declaration No. 585542. Report No. HO-18-082.

### **RECOMMENDATION:**

Approve

#### ITEM – 10: **MPF 7740 FORMULA PLACE - PROJECT NO. 585486**

City Council District: 6; Plan Area: Mira Mesa

#### **STAFF: Tim Daly**

Conditional Use Permit to operate Marijuana Production Facility within an existing 9,900 square-foot building for production, warehouse, and office space located at 7740 Formula Place. The site is located in the IL-2-1 zone within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-074](#).

### **RECOMMENDATION:**

Approve

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ITEM – 11: **MPF 7595 VICKERS STREET - PROJECT NO. 585530**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Firouzeh Tirandazi**

Conditional Use Permit for a Marijuana Production Facility to operate within 9,968 square feet in an existing building located at 7595 Vickers Street. The 0.47-acre site is located in the IL-2-1 zone within the Kearny Mesa Community Plan area in Council District 6. Exempt from Environmental. Report No. [HO-18-076](#).

**RECOMMENDATION:**

Approve