

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 3, 2018
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: **SPRUCE CANYON - PROJECT NO. 531900**
City Council District: 3; Plan Area: Uptown

STAFF: Paul Godwin

Tentative Map, Site Development Permit and Neighborhood Development Permit to allow the demolition of an existing single-family home and the construction of three new single-family homes ranging from 2,386 to 2,507 square feet, each three stories tall with a two-car garage. The application includes a small lot subdivision to create three individual single-family lots. The 0.15-acre site is located at 1037 West Spruce Street, between Horton Avenue and Union Street, in the RM-2-5 Zone, San Diego International Airport Influence Review Area 1, Airport Approach Overlay Zone, The FAA Part 77 Noticing Area, Very High Fire Hazard Severity Zone and Transit Priority Area. Exempt from Environmental. Report No. [HO-18-084](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 3, 2018

ITEM – 5: **STEPHEN HAWKING CUP - PROJECT NO. 591594**
City Council District: 8; Plan Area: Otay Mesa-Nestor

STAFF: Paul Godwin

Conditional Use Permit to allow the operation of a charter school with up to 850 students, kindergarten through eighth grade, in an existing 59,588-square-foot industrial building. The 2.02-acre site is located at 1275 30th Street, at the southeast corner of 30th Street and Del Sol Boulevard, in the IL-2-1 Zone, the Brown Field Airport Influence Review Area 2, The FAA Part 77 Noticing Area, Very High Fire Hazard Severity Zone and Transit Priority Area. Exempt from Environmental. Report No. [HO-18-085](#).

RECOMMENDATION:

Approve

ITEM – 6: **SARANAC STREET - PROJECT NO. 555665**
City Council District: 9; Plan Area: College Area

STAFF: Anthony Bernal

Tentative Map and Neighborhood Development Permit for the subdivision of one lot into two parcels and the construction of a new single-family dwelling unit. The application includes a request to deviate from the Land Development Code regulations for lot frontage and to waive the requirement to underground existing offsite overhead utilities. The existing single-family dwelling unit would remain with a new unit to be constructed at the rear of the site behind the existing unit. The 0.296-acre site is located at 6744 Saranac Street, in the RS-1-7 zone, within the College Area Community Plan, Council District 9. Exempt from Environmental. Report No. [HO-18-087](#).

RECOMMENDATION:

Approve

ITEM – 7: **NAUTILUS CDP/MW FOR CONDOS - PROJECT NO. 595298**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Coastal Development Permit and Tentative Map Wavier for condominium conversion of four existing residential units within two, one-story buildings totaling 2,320 square feet located at 313-319 Nautilus Street. The 0.15-acre site is in the RM-1-1 Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay Zone and the application was filed on March 19, 2018. Exempt from Environmental. Exempt from Environmental. Report No. [HO-18-089](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 3, 2018

ITEM – 8: **MPF 2365 MARCONI COURT SUITE E - PROJECT NO. 585389**

City Council District: 8; Plan Area: Otay Mesa

STAFF: Cherlyn Cac

Conditional Use Permit to operate in a 5,504 square-foot tenant space within an existing building located at 2365 Marconi Court, Suite E. The 1.03-acre site is in the IL-2-1 Zone within the Otay Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-072](#).

RECOMMENDATION:

Approve

ITEM – 9: **MPF 5752 OBERLIN DRIVE SUITE 111 - PROJECT NO. 585509**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Hugo Castaneda

Conditional Use Permit to operate a 960-square-foot Marijuana Production Facility (MPF) within an existing 14,500-square-foot, two story office building located at 5752 Oberlin Drive, Suite 111. The 0.95-acre site is located within the IL-2-1 zone within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-077](#).

RECOMMENDATION:

Approve

ITEM – 10: **MPF 9870 MARCONI DRIVE - PROJECT NO. 585398**

City Council District: 8; Plan Area: Otay Mesa

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Production Facility in an existing 19,748 square-foot building located at 9870 Marconi Drive. The 1.04-acre site is in the IL-2-1 Zone within the Otay Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-075](#).

RECOMMENDATION:

Approve

ITEM – 11: **MPF 9212 MIRA ESTE COURT - PROJECT NO. 585617**

City Council District: 6; Plan Area: Mira Mesa

STAFF: Hugo Castaneda

Conditional Use Permit to operate two Marijuana Production Facilities within an existing 15,950 square foot, two story building located at 9212 Mira Este Court. Suite 100 will comprise an operational area of 14,714 square feet and Suite 101 will comprise an operational area of 1,235 square feet. The 0.60-acre site is located

HEARING OFFICER DOCKET OF OCTOBER 3, 2018

within the IL-3-1 base zone within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-086](#).

RECOMMENDATION:

Approve