

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 17, 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: ***COSOY TM - PROJECT NO. 529221**
City Council District: 3; Plan Area: Uptown

STAFF: Derrick Johnson

Tentative Map for a subdivision to create a third parcel from two existing parcels at 4211 Cosoy Way and 2521 Presidio Drive. The 0.63-acre site is in the RS-1-7 Zone, within the Uptown Community Plan area. No new construction is proposed at this time, the project is only a subdivision. Any new residence will be required to obtain the required construction permits. Addendum to Environmental Impact Report. Report No. [HO-18-088](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 17, 2018

ITEM – 5: ***PRICE COHEN RESIDENCE - PROJECT NO. 591594**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (for site within the La Jolla Shores Planned District) for demolition of an existing residence and construction of a two-story, 3,749-square-foot single-family residence with an attached two-car garage on a 0.133-acre property. The project site is located at 2045 Lowry Place, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay, Transit Area Overlay Zone and within the La Jolla Community Plan. This development is within the Coastal Overlay zone and the application was filed on September 28, 2017. Mitigated Negative Declaration No. 591594. Report No. [HO-18-090](#).

RECOMMENDATION:

Approve

ITEM – 6: **AT&T SDGE SUBSTATION - PROJECT NO. 561426**
City Council District: 7; Plan Area: East Elliott

STAFF: Karen Lynch

Conditional Use Permit and Site Development Permit for a Wireless Communication Facility (WCF) consisting of a 35-foot-tall monument tower concealing 12 panel antennas, 24 Remote Radio Units (RRU), three WCS Filters with associated equipment located in the base of the tower. A 30kW emergency generator will be concealed within a 225-square-foot concrete block enclosure on the north side of the tower. The project site is proposed on the east side of the entrance to the Carlton Hills SDG&E Substation on Pecan Valley Drive (accessed from the 9800 block of Medina Drive). Exempt from Environmental. Report No. [HO-18-091](#).

RECOMMENDATION:

Approve

ITEM – 7: **CASA HERMOSA - PROJECT NO. 560520**
City Council District: 2; Plan Area: Mission Beach

STAFF: Martha Blake

Coastal Development Permit and Tentative Map Waiver to demolish a two-story, 4,382-square-foot apartment building and the construction of a new, 4,257-square-foot, three-story building with three units. Each unit would have a private, two-car garage. The 0.11-acre site is located at 3422-3424 Bayside Walk and zoned MBPD-R-SC in the Mission Beach Planned District within the Mission Beach Precise Plan, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone. This development is within the Coastal Overlay zone

HEARING OFFICER DOCKET OF OCTOBER 17, 2018

and the application was filed on July 6, 2017. Exempt from Environmental. Exempt from Environmental. Report No. [HO-18-093](#).

RECOMMENDATION:

Approve

~This project will be withdrawn.

ITEM – 8: **SCENIC RESIDENCE - PROJECT NO. 446152**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Site Development Permit (SDP) for Environmentally Sensitive Lands to construct a two-story, 7,930-square-foot single dwelling unit with attached, 810-square-foot garage on a vacant lot located at 6083 La Jolla Scenic Drive South. The project also proposes an Easement Vacation of a sewer easement and a Variance to exceed the maximum front yard paving requirement due to the nature of the flag-shaped site. The 1.37-acre site is in the RS-1-1 zone of the La Jolla Community Plan area within Council District 1. Exempt from Environmental. Report No. HO-18-094.

RECOMMENDATION:

Approve

ITEM – 9: **FEDERAL BOULEVARD MARIJUANA OUTLET - PROJECT NO. 598124**
City Council District: 4; Plan Area: Encanto Neighborhoods

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Outlet with the removal and demolition of existing structures and construct a 1,682 square-foot building on Federal Blvd., between 6190 Federal Blvd. and 6230 Federal Blvd, APN 543-020-400. The 0.11- acre site is located in the CO-2-1 Zone and Encanto Neighborhoods Community Plan area. Exempt from Environmental. Report No. [HO-18-097](#).

RECOMMENDATION:

Approve

ITEM – 10: **MPF 2335 PASEO DE LAS AMERICAS - PROJECT NO. 585526**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Firouzeh Tirandazi

Conditional Use Permit to operate a Marijuana Production Facility within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot building located at 2335 Paseo De Las Americas. The 1.01-acre site is located in the IL- 2-1 Zone within the Otay Mesa Community Plan area in Council District 8. Exempt from Environmental. Report No. [HO-18-080](#).

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 17, 2018

ITEM – 11: **MPF 7540 TRADE STREET - PROJECT NO. 585637**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Production Facility in an existing 5,548 square-foot building located at 7540 Trade Street. The 11.42-acre site is located in the IL-2-1 zone within the Mira Mesa Community Plan area and Council District 6. Exempt from Environmental. Report No. [HO-18-102](#).

RECOMMENDATION:

Approve

ITEM – 12: **MPF 9938 MESA RIM ROAD - PROJECT NO. 585402**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Tim Daly

Conditional Use Permit to operate Marijuana Production Facility, to include the cultivation, processing, manufacturing, and distribution of cannabis products to State of California licensed outlets, within an existing 14,829 square-foot two-story building (with mezzanine level) located at 9938 Mesa Rim Road. The 3.79-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. [HO-18-096](#).

RECOMMENDATION:

Approve

ITEM – 13: **MPF 8039 BALBOA AVENUE - PROJECT NO. 585585**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Firouzeh Tirandazi

Conditional Use Permit to operate a Marijuana Production Facility within an existing 18,560 square-foot building located at 8039 Balboa Avenue. The 1.04-acre site is located in the IL-3-1 Zone within the Kearny Mesa Community Plan area and Council District 6. Exempt from Environmental. Report No. [HO-18-083](#).

RECOMMENDATION:

Approve