

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 14, 2016  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 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: 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:     **3452 HANCOCK MMCC AMENDMENT - PROJECT NO. 470362**  
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

**STAFF: Edith Gutierrez**

Amendment to Conditional Use Permit No. 1377388 to allow an approved Medical Marijuana Consumer Cooperative (MMCC) to increase the square footage from 831 square feet to 1,503 square feet within an existing building. The 0.15-acre site is located at 3452 Hancock Street, in the IS-1-1 zone, within the Midway-Pacific Highway Community Plan Area and Council District 2. This development application was filed on March 2, 2016. Exempt from Environmental. Report No. HO-16-058.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 14, 2016

ITEM – 5: **1141 FELSPAR TOWNHOMES - PROJECT NO. 466647**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Jeffrey Robles**

Coastal Development Permit and Tentative Map application to create four residential condominium units which are currently under construction. The construction of the units (apartments) was previously approved under Coastal Development permit No. 1452973 proposed within one three story building with garages and surface parking spaces on the first level. The site is located at 1141-1143 Felspar Street on a 0.143-acre site in the RM-2-5 zone, Parking Impact (Coastal) Overlay Zone (PIOZ), Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone. The site is within the Pacific Beach Community Planning Area and Local Coastal Program Land Use Plan. The application was filed on February 9, 2016. Exempt from Environmental. Report No. HO-16-063.

**RECOMMENDATION:**

Approve