

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 15, 2017  
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:       *Expedite*  
**\*GOLDEN HILL B STREET HOMES - PROJECT NO. 422242**  
City Council District: 3; Plan Area: Greater Golden Hill

**STAFF: Jeffrey A. Peterson**

Site Development Permit and Easement Vacation for the construction of 11 (for rent) residential units on a vacant 0.59-acre site. The site is located at 2871-2877 B Street (formally listed as 2881 1/3 B Street) in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Golden Hill Community Plan, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is also located within the Airport Influence Area Review Area 1 for the San Diego International Airport as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP), the 65 to 70 decibel (dB) Community Noise Equivalent Level as depicted in the ALUCP, and within the Federal Aviation Administration Part 77 Notification area. The project application was deemed complete on August 10, 2015, and the project is utilizing the Greater Golden Hill Community Plan and the Golden Hill Planned District regulations that were in effect at the time of the submittal. Negative Declaration No. 422242. Report No. HO-17-011.

## HEARING OFFICER DOCKET OF MARCH 15, 2017

### **RECOMMENDATION:**

Approve

*~It is anticipated that this will be withdrawn.*

#### ITEM – 5: **MC ADDITION AT REMINGTON CLUB - PROJECT NO. 450210**

City Council District: 5; Plan Area: Rancho Bernardo

#### **STAFF: Gaetano Martedi**

Conditional Use Permit for the demolition of four existing independent units and the construction of a 41,234 square-foot, two-story, with 48 memory care units over subterranean parking, memory care wing expansion of an existing 105,369 square-foot assisted living facility. The 8.0-acre-site is located at 16916 Hierba Drive in the Rancho Bernardo Community Plan area. Exempt from Environmental. Report No. HO-17-014.

### **RECOMMENDATION:**

Approve

#### ITEM – 6: **FED EX GROUND PARKING LOT SDP - PROJECT NO. 447621**

City Council District: 5; Plan Area: University

#### **STAFF: Glenn Gargas**

Site Development Permit, Amending Site Development Permit No. 2468, for the development of a private parking facility, on a site containing environmentally sensitive lands, to be utilized by the adjacent FedEx Distribution Building site. The 13.61 acre site is located off of a private driveway at 9905 Olson Drive and is in the IL-2-1 and AR-1-1 zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), FAA Part 77 Notification Area (MCAS-Miramar), and within the University Community Plan area. Report No. HO-17-017.

### **RECOMMENDATION:**

Approve