

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 24, 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:      **CDRS COOPERATIVE - PROJECT NO. 514308**  
City Council District: 7; Plan Area: Mission Valley

**STAFF: Firouzeh Tirandazi**

Conditional Use Permit to operate a Marijuana Outlet in a 4,401-square-foot tenant space within an existing 10,402-square-foot building located at 2425 Camino Del Rio South. The 0.61-acre site is located in the MV-CO Zone of the Mission Valley Planned District, within the Mission Valley Community Plan Area. Exempt from Environmental. Report No. HO-17-029.

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF MAY 24, 2017

ITEM – 5: **STONE AGE FARMACY - PROJECT NO. 510523**  
City Council District: 7; Plan Area: Mission Valley

**STAFF: Firouzeh Tirandazi**

Conditional Use Permit to operate a Marijuana Outlet in a 1,899-square-foot tenant space within an existing 16,536-square-foot building located at 3456 Camino Del Rio North. The 0.95-acre site is located in the MV-CO Zone of the Mission Valley Planned District, within the Mission Valley Community Plan Area. Exempt from Environmental. Report No. HO-17-030.

**RECOMMENDATION:**

Approve

*~This item will be continued to May 31, 2017*

ITEM – 6: **\*BLUE HERON-CHELSEA CDP/SDP - PROJECT NO. 502954**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit (due to the property containing Environmentally Sensitive Lands – Coastal Bluffs) to demolish an existing single dwelling unit and construct an 4,984 square-foot, three stories over basement, single dwelling unit on a single lot. The 0.204-acre project site is located at 5228 Chelsea Street in the RS-1-7 Zone, within the Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, First Public Roadway and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on August 16, 2016. Mitigated Negative Declaration No. 502954. Report No. HO-17-034.

**RECOMMENDATION:**

Approve

ITEM – 7: **\*NEWBREAK CHURCH - PROJECT NO. 475172**  
City Council District: 5; Plan Area: Scripps Miramar Ranch

**STAFF: Francisco Mendoza**

Planned Development Permit and Conditional Use Permit for the expansion of a religious assembly use (Newbreak Church) from 6,900 square feet to 33,095 square feet. The existing church operates within a 6,900-square-foot portion of an existing 33,095-square-foot industrial building, pursuant Conditional Use Permit (CUP) No. 26031. The project proposes to amend CUP No. 26031 to allow the expansion and extend the expiration for 20 years (2037). No exterior modification to the building is proposed. The 4.64-acre site is located at 10635 Scripps Ranch Boulevard. Negative Declaration No. 475172. Report No. HO-17-036.

**RECOMMENDATION:**

Approve