

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 13, 2017  
NORTH TERRACE ROOM\*\*  
[SAN DIEGO CONCOURSE](#)  
202 C STREET, SAN DIEGO, CA, 92101  
9:00 A.M.**

**\*\*Room Location Change.** The Hearing Officer meeting will take place in the Concourse North Terrace, 202 C Street, NOT the City Administration Building, 12<sup>th</sup> Floor.

**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 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:       **VERIZON WIRELESS FORT ROSECRANS - PROJECT NO. 483717**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Simon Tse**

Coastal Development Permit, Neighborhood Development Permit, and Neighborhood Use Permit for a Wireless Communication Facility supporting ten antennas on a 30-foot tall faux eucalyptus tree (supporting eight antennas) and a 30-foot tall slim line pole (supporting two antennas) located at 203 Catalina Boulevard (Public Utilities Department – Water Tank Facility). This development is within the Coastal Overlay zone and the application was filed on August 12, 2016. Exempt from Environmental. Report No. HO-17-082.

## HEARING OFFICER DOCKET OF DECEMBER 13, 2017

### **RECOMMENDATION:**

Approve

- ITEM – 5: **VALLEY GREENS CORP - PROJECT NO. 515221**  
City Council Districts: 3 & 7; Plan Area: Mission Valley

**STAFF: Firouzeh Tirandazi**

Conditional Use Permit to operate a Marijuana Outlet in a 2,183-square-foot tenant space within an existing 17,767-square-foot building located at 2835 Camino Del Rio South. The 1.01-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-17-087.

### **RECOMMENDATION:**

Approve

- ITEM – 6: **FAMILY HEALTH CENTER PARKING - PROJECT NO. 522386**  
City Council District: 8; Plan Area: Barrio Logan

**STAFF: Renee Mezo**

Site Development Permit and Coastal Development Permit for the demolition of existing structures and the construction of a new parking lot for the adjacent Family Health Center. The site is located at 1825-41, 1831 and 1833 National Avenue within the Coastal Overlay zone (non-appealable) in the Redevelopment Subdistrict (BLPD-REDEVLP-SUBD) zone within the Barrio Logan Community Plan. This development is within the Coastal Overlay zone and the application was filed on January 9, 2017. Exempt from Environmental. Report No. HO-17-088.

### **RECOMMENDATION:**

Approve

- ITEM – 7: **STAY SDP - PROJECT NO. 514920**  
City Council District: 3; Plan Area: Uptown

**STAFF: Derrick Johnson**

Site Development Permit to demolish an existing trailer/shed and parking lot to allow for the construction of a 22, 141-square foot, three-story hotel consisting of 25 suites with balconies, a new roof deck, and 28 parking spaces located in a subterranean garage, on a 0.35-acre site. The project is located at 2801 India Street in the MCCPD-CL-6 Zone, Mid-City Community Planned District, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Uptown Community Planning area. Exempt from Environmental. Report No. HO-17-089.

### **RECOMMENDATION:**

Approve