

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 3, 2014  
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: Ken Teasley

- 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: **833 JAMAICA DUPLEX - PROJECT NO. 351408**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Laura C. Black**

Coastal Development Permit for the demolition of a 2-unit residential building and construction of a three-story, 2,639 square foot duplex located at 833 Jamaica Court. The 2,400 square foot project site is located within the MBPD-R-S zone of the Mission Beach Planned District, FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The proposed project will conform to the City's Sustainable Policies by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Exempt from Environmental. Report No. HO-14-070

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 3, 2014

ITEM – 5: **FOUR TOWNHOMES MAP WAIVER - PROJECT NO. 369486**

City Council District: 6; Plan Area: Linda Vista

**STAFF: Sandra Teasley**

Map Waiver to convert 4 residential dwelling units under construction into condominiums on a 0.115 acre site. The project includes a request to waive the requirement to underground existing overhead utilities. The site is located at 5648-5654 Laurretta Street in the RM-3-7 zone of the Linda Vista Community Plan area. Exempt from Environmental. Report No. HO-14-067

**RECOMMENDATION:**

Approve

ITEM – 6: **GRAND AVENUE TOWNHOMES - PROJECT NO. 355642**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: PJ FitzGerald**

Tentative Map and Coastal Development Permit to demolish an existing residence, construct a 6,099 square foot building with four (4) residential units, and to subdivide the property into four (4) condominium interests, including a waiver to the requirement to underground existing overhead utilities. The 0.143 acre project site is located at 1119 Grand Avenue in the RM-2-5 zone and Coastal Overlay Zone (non-appealable 2), within the Pacific Beach Community Plan area. Exempt from Environmental. Report No. HO-14-074

**RECOMMENDATION:**

Approve

ITEM – 7: **ZEN SD MMCC - PROJECT NO. 373481**

City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Edith Gutierrez**

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 1,200 square foot tenant space within an existing, 12,720 square foot, two-story building located at 8888 Clairemont Mesa Blvd. The 3.89 acre site is in the IL-3-1 and CV-1-1 zones within the Kearny Mesa Community Plan Area. This application was filed on June 16, 2014. Exempt from Environmental. Report No. HO-14-071

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 3, 2014

ITEM – 8:     **3452 HANCOCK SD MMCC - PROJECT NO. 368344**  
City Council District: 2; Plan Area: Midway-Pacific Highway Corridor

**STAFF:**       **Edith Gutierrez**

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 832 square foot tenant space within an existing, 1,503 square foot, one-story building located at 3452 Hancock Street. The 0.15 acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan Area. This application was filed on May 13, 2014. Exempt from Environmental. Report No. HO-14-072

**RECOMMENDATION:**

Approve