

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 25, 2015
COUNCIL CHAMBERS, 12TH 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 3rd floor of the Development Services Building, located at 1222 1st 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: **ANDERSEN CDP - PROJECT NO. 368632**
City Council District: 2; Plan Area: Peninsula

STAFF: Will Zounes

Coastal Development Permit and Neighborhood Development Permit for a 1,134 square-foot second story addition and remodel to a portion of the first floor to an existing single family residence located at 379 San Antonio Ave. The 5,050 square foot lot is in the RM-3-9 zone and Coastal (appealable) Overlay Zone of the Peninsula Community Plan area and Council District 2. Exempt from Environmental. Report No. HO-15-027.

RECOMMENDATION:

Approve

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ITEM – 5: **3421 HANCOCK STREET MMCC - PROJECT NO. 368301**
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative within an existing 7,988 square foot building located at 3421 Hancock Street. The 0.14 acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan Area. This application was filed on May 20, 2014. Exempt from Environmental. Report No. HO-15-028.

RECOMMENDATION:

Approve

(NOTE: There are four competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

ITEM – 6: **3486 KURTZ STREET MMCC - PROJECT NO. 368321**
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative within an existing 4,367 square foot building located at 3486 Kurtz Street. The 0.65 acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan Area. This application was filed on May 20, 2014. Exempt from Environmental. Report No. HO-15-029.

RECOMMENDATION:

Approve

(NOTE: There are four competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

ITEM – 7: **3225 BEAN STREET MMCC - PROJECT NO. 368324**
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative within an existing 2,426 square foot building located at 3225 Bean Street. The 0.21 acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan Area. This application was filed on May 16, 2014. Exempt from Environmental. Report No. HO-15-030.

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RECOMMENDATION:

Approve

(NOTE: There are two competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

ITEM – 8: **3430 HANCOCK STREET MMCC - PROJECT NO. 368291**

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 2,400 square foot tenant space within an existing 11,262 square foot building located at 3430 Hancock Street. The 0.30 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-15-031.

RECOMMENDATION:

Approve

(NOTE: There are four competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

ITEM – 9: **3433 PICKWICK STREET MMCC - PROJECT NO. 368351**

City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Edith Gutierrez

Conditional Use Permit & Site Development Permit to operate a Medical Marijuana Consumer Cooperative within an existing 3,500 square foot building located at 3433 Pickwick Street. The 0.11 acre site is in the I-1 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan Area. This application was filed on May 16, 2014. Exempt from Environmental. Report No. HO-15-032.

RECOMMENDATION:

Approve

(NOTE: There are two competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

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ITEM – 10: **4645 DE SOTO MMCC - PROJECT NO. 368309**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative within two existing buildings totaling 2,470 square feet located at 4645 De Soto Street. The 0.22 acre site is in the IS-1-1 zone within the Pacific Beach Community Plan Area. This application was filed on May 13, 2014. Exempt from Environmental. Report No. HO-15-033.

RECOMMENDATION:

Approve

ITEM – 11: **CC3 MMCC - PROJECT NO. 368319**

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 1,643 square foot tenant space within an existing 8,420 square foot building located at 3485 Noell Street. The 1.6 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-15-034.

RECOMMENDATION:

Approve

ITEM – 12: **3385 SUNRISE STREET MMCC - PROJECT NO. 368337**

City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Edith Gutierrez

Conditional Use Permit & Site Development Permit to operate a Medical Marijuana Consumer Cooperative within an existing 4,412 square foot building located at 3385 Sunrise Street. The 0.16 acre site is in the I-1 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan Area. This application was filed on May 23, 2014. Exempt from Environmental. Report No. HO-15-035.

RECOMMENDATION:

Approve

(NOTE: There are two competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

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ITEM – 13: **3515 HANCOCK STREET MMCC - PROJECT NO. 368338**
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

STAFF: Edith Gutierrez

Conditional Use Permit and Variance to operate a Medical Marijuana Consumer Cooperative in a 3,425 square foot tenant space within an existing 26,300 square foot building located at 3515 Hancock Street. The 0.06 acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan Area. This application was filed on May 9, 2014. Exempt from Environmental. Report No. HO-15-036.

RECOMMENDATION:

Deny

(NOTE: There are four competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

ITEM – 14: **EJ MARKETING MMCC - PROJECT NO. 368343**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Edith Gutierrez

Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 1,055 square foot tenant space within an existing, 21,500 square foot building located at 7128 Miramar Road. The 1.9 acre site is in the IL-3-1 zone within the Mira Mesa Community Plan Area. This application was filed on May 9, 2014. Exempt from Environmental. Report No. HO-15-037.

RECOMMENDATION:

Approve

ITEM – 15: **PATIENTS ALTERNATIVE-MIDDLETOWN MMCC - PROJECT NO. 368295**
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 proposed 4,258 square foot building located at 3571 Pacific Highway. The 0.33acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan Area. This application was filed on May22, 2014. Exempt from Environmental. Report No. HO-15-038.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 25, 2015

(NOTE: There are two competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).