



THE CITY OF SAN DIEGO

SEPTEMBER 6, 2023, at 9:00 A.M.

HEARING OFFICER AGENDA

HYBRID MEETING

City Operations Building, 3RD Floor

1222 First Avenue, San Diego, California 92101

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Hearing Officer will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Hearing Officer meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Hearing Officer [webform](#), or via U.S. Mail of written materials, as follows:

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1603558740>

To join by telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 355 8740**

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to City staff.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment: When the Hearing Officer introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by

dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, unmute your phone by tapping the unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

Those participating virtually may NOT cede time to others participating in person or virtually.

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#), indicating the comment type and item number (if relevant). Comments must be submitted the business day prior to the meeting to be distributed to the Hearing Officer and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item. Please go to the Hearing Officer [website](#) for further instructions.

Written Materials: Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Hearing Officer at 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior for it to be distributed to the Hearing Officer.

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Hearing Officer meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 3rd Floor, San Diego, CA. 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Hearing Officer meeting, the documents will be available just outside the meeting location as identified herein in a binder labeled "Late-Arriving Materials". Late arriving materials received during the Hearing Officer meeting are available for review by making a verbal request of the Legislative staff at the meeting location.

HOW TO WATCH THE MEETING:

The public may view the meetings on their scheduled time-on the [City of San Diego Public Hearings](#) YouTube channel or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION:

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing

hearingofficer@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks: Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/ceqa>**.

Consent Agenda: The Hearing Officer may vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to the Hearing Officer, and which Staff may modify prior to the vote by informing the Hearing Officer verbally or in writing.

The Consent Agenda may be voted on quickly, if you wish to be heard, please submit your [webform](#), the business day prior for it to be distributed to Hearing Officer and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Patricia Bautista and Antoinette Gibbs

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#) checking the appropriate box. All webform comments are limited to 200 words but may include attachments. Comments received after the start of the meeting but before Non-Agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under Announcements/Public Comment.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

AGENDA ITEMS

ITEM 1: SMITH RESIDENCE NEW GARAGE – PROJECT NO. 1048449

Staff: Veronica Davison

City Council District: 2

Plan Area: Peninsula

Site Development Permit for the construction of a new detached 1,940-square-foot four-car garage with storage mezzanine at existing single-family residence. The 1.45-acre site is located at 414 La Crescentia Drive, in the RS-1-4 zone, Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Coastal

Parking Impact Overlay Zone, Transit Priority Area, North Island Naval Air Station, and San Diego International Airport Land Use Compatibility Overlay Zone (ALUCOZ), Airport Influence Area (AIA) Review Area 2, Federal Aviation Administration (FAA) Part 77 Noticing Area and Environmentally Sensitive Lands within the Peninsula Community Plan. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (e), New Construction or Conversion of Small Structures. Report No. [HO-23-044](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 2: 821 SAN ANTONIO PLACE – PROJECT NO. 1057682

Staff: Robin MacCartee

City Council District: 2

Plan Area: Peninsula

Coastal Development Permit to partially demolish an existing 6,380-square-foot, two-story single dwelling unit and replace it with a new 6,115-square-foot, two-story, single dwelling unit with a two-car garage and a new, detached, 796-square-foot, two-story Accessory Dwelling Unit (ADU). Site improvements include the removal and replacement of existing retaining/site walls, a new swimming pool, the removal of encroachments on San Diego Unified Port District public trust land, landscaping, irrigation, and landscape-related improvements. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone within the Peninsula Community Plan. Council District 2. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), and Section 15303 (New Construction). Report No. [HO-23-045](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 3: MATTAMAL ACCESSORY DWELING UNIT – PROJECT NO. 695193

Staff: Chandra Clady

City Council District: 2

Plan Area: Ocean Beach

Coastal Development Permit to amend Coastal Development Permit No. 2181750 for the construction of a new 430-square-foot accessory dwelling unit above an existing detached two-car garage on a site with an existing duplex. The 0.08-acre project site is located at 5018 and 5018 1/2 Narragansett Avenue in the RM-2-4 zone and the Coastal Overlay Zone (Appealable area) within the Ocean Beach Community Plan. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Report No. [HO-23-046](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 4: 909 CARDIFF STREET CANNABIS OUTLET – PROJECT NO. 655750

Staff: Tyler Sherer

City Council District: 4

Plan Area: Skyline-Paradise Hills

Conditional Use Permit to convert an existing 3,491-square-foot building into a new Cannabis Outlet on a 0.61-acre site in the CC-2-3 Base Zone of the Skyline-Paradise Hills Community Plan. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). Report No. [HO-23-038](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ADJOURNMENT