



THE CITY OF SAN DIEGO

**NOVEMBER 1, 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 OFFICER ASSIGNED TO TODAY'S HEARING: Patricia Bautista

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: 2080 SANYO AVENUE – PROJECT NO. 1079425

Staff: May Rollin
City Council District: 8
Plan Area: Otay Mesa

Tentative Parcel Map for the subdivision of one lot to create two parcels for two multi-tenant industrial distribution buildings currently under construction located at 2080 Sanyo Avenue. The 14.19-acre site is in the IL-2-1 Zone, Airport Influence Area (AIA) Review Area Two for Brown Field, Airport Land Use Compatibility Overlay Zone (ALUCPOZ)

for Brown Field, Community Plan Implementation Overlay Zone Type A (CPIOZ-A), Transit Priority Area, and Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field within the Otay Mesa Community Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions). [Report No. HO-23-052](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 2: *MERGE 56 AMENDMENT NO. 2 – PROJECT NO. 1059203

Staff: Oscar Galvez III

City Council District: 5 and 6

Plan Area: Torrey Highlands

Amendment to Planned Development Permits No. 1266871 and 2570887 to increase the total entitled non-residential square footage from 525,000 square feet (SF) to 791,031 SF and a Conditional Use Permit to allow the childcare center to be located within 1,000 feet of research and development (R&D) uses that may use or store hazardous materials. The project site is zoned Commercial (CC-3-5), is designated for Local Mixed-Use Center (LMXU), and lies within the Torrey Highlands Community Plan Area. The 12.72-acre amendment area (Unit 10 of Map No. 16433) and 5.96-acre-amendment area (Unit 4) are located south of State Route 56 at Camino Del Sur, west of Carmel Mountain Road within the Airport Influence Area Review Area 2 for MCAS Miramar. [Addendum to Environmental Impact Report No. 360009](#). [Report No. HO-23-055](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 3: B STREET TENTATIVE MAP – PROJECT NO. 690817

Staff: Jose Bautista

City Council District: 3

Plan Area: Greater Golden Hill

Tentative Map to consolidate two existing lots into one and subdivide 0.16-acre site into four residential condominium units. Two condominium units will be condominium conversions and two will be condominium creations. The project site is located at 2779-2781 B Street and is within the RM-2-5 Zone, the Airport Influence Area (San Diego International Airport - SDIA Review Area 1), FAA Part 77 Notification Area, Transit Area Overlay Zone, and the Transit Priority Area within the Greater Golden Hill Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (ALUCOZ), Noise Contours, and Transit Area Overlay Zone (TAOZ). The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). [Report No. HO-23-056](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 4: MOORE RESIDENCE – PROJECT NO. 690634**Staff:** Karen Bucey**City Council District:** 2**Plan Area:** Pacific Beach

Coastal Development Permit for the demolition of an existing 3,079-square-foot dwelling unit and construction of a new 3,437-square-foot, two-story dwelling unit with a two-car garage, and an attached 463-square-foot accessory dwelling unit. The 0.13-acre site is located at 963 Braemar Lane, in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Transit Area, and Transit Priority Area Overlay Zones of the Pacific Beach Community Plan and Local Coastal Program. The project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). [Report No. HO-23-057](#).

DEPARTMENT RECOMMENDATION

Approve the project.

ADJOURNMENT