



THE CITY OF SAN DIEGO

**JULY 12, 2023 at 9:00 A.M.  
HEARING OFFICER AGENDA  
HYBRID MEETING**

**City Operations Building, 3<sup>RD</sup> Floor  
1222 First Avenue, San Diego, California 92101**

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**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 for it to be distributed to Hearing Officer. 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.

#### **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 [hearing\\_officer@sanidiego.gov](mailto:hearing_officer@sanidiego.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. 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**

*~Continued from June 21, 2023*

**ITEM 1: 4605 SANTA CRUZ – PROJECT NO. 684770**

**Staff:** Martin Mendez

**City Council District:** 2

**Plan Area:** Ocean Beach

Coastal Development Permit, Site Development Permit and Vesting Tentative Map to subdivide an existing 0.16-acre parcel into two parcels, retaining the existing single-family dwelling unit on one parcel, and constructing a 2,400 square-foot, two-story single-family dwelling unit on the second parcel. The project site is located at 4605 Santa Cruz Avenue in the RM-1-1 (Residential Multiple Unit) base zone, Coastal Overlay Zone (non-appealable area two), Coastal Height Limit Overlay Zone, Transit Priority Area, Ocean Beach Emerging District, Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA) and North Island Naval Air Station (NAS), Airport Approach Overlay Zone, Airport Influence Area Review Area Two for SDIA and North Island NAS, and the Federal Aviation Administration (FAA) Part 77 Notification area for SDIA and North Island NAS, within the Ocean Beach Community Plan area. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Infill Development Projects. Report No. [HO-23-028](#).

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 2: 5334 BANKS STREET – PROJECT NO. 1084774**

**Staff:** Travis Cleveland  
**City Council District:** 7  
**Plan Area:** Linda Vista

Conditional Use Permit application for a new cannabis outlet at 5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan in the Linda Vista Community Plan. This project is exempt from the California Environmental Quality Act (CEQA) per section 15301 (Existing Facilities) and section 15332 (In-Fill Development) of the State CEQA Guidelines. Report No. [HO-23-031](#).

**DEPARTMENT RECOMMENDATION**

Approve the project.

*~This project will be continued to July 26, 2023*

**ITEM 3: 6309 SKYLINE DRIVE – PROJECT NO. 688232**

**Staff:** Carrie Lindsay  
**City Council District:** 4  
**Plan Area:** Encanto Neighborhoods

Tentative Map and Neighborhood Development Permit to subdivide one parcel into four parcels. Parcels One and Two each propose a 2,098 square-foot single-family dwelling unit and opportunity for a future accessory dwelling unit, processed under a separate permit. Parcels Three and Four each contain an existing single-family dwelling unit to remain. The 0.86-acre project site is located at 6309 and 6311 Skyline Drive in the RS-1-7 zone within the Encanto Neighborhoods Plan area. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15332 (In-Fill Development). Report No. HO-23-033.

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 4: PE3 SERVICE STATION – PROJECT NO. 668298**

**Staff:** Sara Osborn  
**City Council District:** 9  
**Plan Area:** Mid-City/Eastern Area

Neighborhood Use Permit and Variance to construct a service station which will include, a 345 square foot market, a gasoline canopy with gas pumps, a double trash enclosure, an electric vehicle charging station, landscape and lighting on a 0.88-acre site with an existing car wash located at 4001-4055 54th Street in the CC-5-3 and RM-1-1 zones of the Eastern Area Neighborhood of the Mid-City

Communities Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction. Report No. [HO-23-034](#).

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ADJOURNMENT**