

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 6, 2017  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
9:00 A.M.**

**NOTE:** *Land Use Hearings are held at 9:00 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: Duke Fernandez

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.**

*~Continued from November 15, 2017*

ITEM - 4:       **BLUM TENTATIVE MAP - PROJECT NO. 430967**  
City Council District: 9; Plan Area: College Area

**STAFF: Derrick Johnson**

Tentative Map for the subdivision of a 0.35-acre site into two parcels, the site has an existing single dwelling unit and detached garage. The site is located at 5115 63rd Street in RS-1-7 Zone of the College Area Community Plan area. Exempt from Environmental. Report No. HO-17-080.

**RECOMMENDATION:**

Approve

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ITEM – 5: ***Expedite***

**\*9880 CAMPUS POINT - PROJECT NO. 549731**

City Council District: 1; Plan Area: University

**STAFF: Will Zounes**

Site Development Permit for the demolition of the existing 72,818 square-foot industrial building and removal of the existing hardscape, landscaping, and utilities for the construction of a new 102,649-square-foot research and development building, consisting of a five-story structure with 82,190 square feet of research/office space in addition to a 20,459-square-foot basement. The project site is located at 9880 Campus Point Drive. The site is within Subarea 10 of the University Community Plan (UCP), the Community Plan Implementation Overlay Zone (CPIOZ) Type B, and is within the IP-1-1 (Industrial Park) zone and it is identified as Prime Industrial Lands in the [Economic Prosperity Element \(Figure EP-1\)](#) of the General Plan. In addition, the property is located within the Airport Influence Area (MCAS Miramar Review Areas 1 and 2), Airport Safety Zone (MCAS Miramar – Transition Zone), Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS-Miramar), Parking Impact Overlay Zone (Campus Impact Area), and the Transit Priority Area. The project conforms to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, the City Council’s Sustainable Building Policy by meeting the Leadership in Energy and Environmental Design (LEED) Silver Certification requirements and would provide a minimum of 15 percent of total building energy from self-generation using renewable energy technologies. Mitigated Negative Declaration No. 549731. Report No. HO-17-076.

**RECOMMENDATION:**

Approve

ITEM – 6: ***Expedite***

**CARLETON MIXED USE - PROJECT NO. 482073**

City Council District: 2; Plan Area: Peninsula

**STAFF: Will Zounes**

Site Development Permit, Coastal Development Permit and Neighborhood Development Permit for the demolition of an existing single family dwelling unit with detached garage and the construction of a mixed use development to include 2,894 square feet of subterranean parking with 209 square feet of residential storage, 1,388 square feet of retail space on the first floor with three residential units located on the second and third floors. The project is located 2930 Carleton Street within the CC-4-2 zone of the Peninsula Community Plan Area, within the Federal Aviation Administration (FAA) Part 77 Noticing Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Community Plan Implementation Overlay Zone (CPIOZ - Type B), and the Parking Impact Overlay Zone (Beach Impact Area). The development will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (also known as solar panels) qualifying for

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processing through Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. This development is within the Coastal Overlay zone and the application was filed on July 21, 2016. Exempt from Environmental. Report No. HO-17-074.

### **RECOMMENDATION:**

Approve

ITEM – 7: **KIM’S MART - PROJECT NO. 501951**  
City Council District: 6; Plan Area: Mira Mesa

### **STAFF: Karen Bucey**

Conditional Use Permit for an alcoholic beverage outlet to allow the sale of beer and wine, in accordance with a Type-20 Alcohol and Beverage Control (ABC) license, within a 2,700-square-foot convenience store. The convenience store is a tenant space within an existing 33,360-square-foot commercial center on a 2.54-acre site located at 7094 Miramar Road, Suite 104, on the northeast corner of Miramar Road and Distribution Avenue. Exempt from Environmental. Report No. HO-17-075.

### **RECOMMENDATION:**

Approve

ITEM – 8: **\*COSTEBELLE RESIDENCE - PROJECT NO. 460884**  
City Council District: 1; Plan Area: La Jolla

### **STAFF: Renee Mezo**

Site Development Permit to demolish an existing 2,400-square-foot, single-family residence and construct a 6,291-square-foot, two-story, single-family residence with a 3,059-square-foot basement, decks, retaining walls and swimming pool. The existing garage would remain. The project would maintain the existing footprint and the limits of the graded pad from the original construction of 1964. The 0.46-acre site is located at 2702 Costebelle Drive in the Single-Family zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and the Coastal Height Limitation Overlay Zone. This project is not within the Coastal Overlay Zone. Mitigated Negative Declaration No. 460884. Report No. HO-17-078.

### **RECOMMENDATION:**

Approve

ITEM – 9: **HIGH POINTE MAP WAIVER - PROJECT NO. 562556**  
City Council District: 3; Plan Area: Uptown

### **STAFF: Hugo Castaneda**

Tentative Map Waiver for the subdivision to create three residential condominium units currently under construction, and to waive the requirement to underground existing overhead utilities at 2552 2nd Avenue. The 0.115 acre site is located in the RM-3-9 zone within the Uptown Community Plan area. Exempt from Environmental. Report No. HO-17-083.

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**RECOMMENDATION:**

Approve

ITEM – 10: **LOMA RIIVERA - PROJECT NO. 490064**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Derrick Johnson**

Conditional Use Permit and Neighborhood Use Permit for the conversion of an existing service bay and storage room to a 910-square-foot convenience store, to allow an Alcoholic Beverage Outlet (Type 20 Beer and Wine License) to operate on site, the site has an existing automobile service station. The 0.51- acre site is located at 4049 West Point Loma Blvd, in the CC-1-3 Zone, within the Peninsula Community Plan area, the Coastal Height Limit Overlay Zone, the Airport Influence Area, FAA Part 77 Notification Area, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-17-084.

**RECOMMENDATION:**

Approve

ITEM – 11: **BEV MO MIRA MESA - PROJECT NO. 548438**  
City Council District: 6; Plan Area: Mira Mesa

**STAFF: Derrick Johnson**

Conditional Use Permit (CUP) for an ABC Type 21 General Liquor License which would allow the sale of alcoholic beverages for off-site consumption. The project would require tenant improvements within an existing 20,100-square-foot commercial building. No physical work beyond the existing footprint of the building is being proposed. The 26.12-acre site is located at 8140 Mira Mesa Boulevard, in the CC-1-3 Zone, within the Mira Mesa Community Plan Area. Exempt from Environmental. Report No. HO-17-085.

**RECOMMENDATION:**

Approve