

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 19, 2014
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: Chris Larson

- 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: **SOUTHWEST FEED AND GRAIN - PROJECT NO. 210874**
City Council District: 8; Plan Area: Tijuana River Valley

STAFF: John S. Fisher

Conditional Use Permit and Coastal Development Permit to renew an expired permit for retail sales and storage of animal feed on a 3.70 acre site at 2671 Monument Road in the AR-1-1 Zone within the Tijuana River Valley Community Plan in Council District 8. No new construction is proposed. Previously certified Negative Declaration No. 99-0308. Report No. HO-14-007.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF FEBRUARY 19, 2014

ITEM – 5: **ACACIA GASOLINE AND CAR WASH - PROJECT NO. 307131**
City Council District: 1; Plan Area: Carmel Valley

STAFF: Glenn Gargas

Site Development Permit, Conditional Use Permit and Coastal Development Permit Amendment to CVPP/CUP/CDP 96-7784 to add 764 square feet of retail space to an existing gasoline service station with a food mart and car wash, resulting in a total of 9,473 square foot building on a 76,230 square foot property. The project site is located at 3861 Valley Centre Drive, in the SC (Specialized Commercial) Zone of Carmel Valley Planned District Ordinance, Coastal (non-appealable) and Parking Impact Overlay Zones and within the Carmel Valley Community Plan area. Exempt from Environmental. Report No. HO-14-008.

RECOMMENDATION:

Approve

ITEM – 6: **ALPHA SQUARE MAP WAIVER - PROJECT NO. 353944**
City Council District: 2; Plan Area: Downtown

STAFF: Mike Westlake

Tentative Map Waiver to consolidate and subdivide four existing lots into three vertical parcels for a previously approved 6-story affordable housing project located at 550 14th Street within the Downtown Community Planning area. Exempt from Environmental. Report No. HO-14-009.

RECOMMENDATION:

Approve

ITEM – 7: ***MCILVAINE RESIDENCE - PROJECT NO. 282104**
City Council District: 1; Plan Area: La Jolla

STAFF: Patrick Hooper

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a 10,949 square-foot single family residence on a 0.59 acre site at 8415 Avenida De Las Ondas in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan. The project site is located in the Coastal Overlay (non-appealable) Zone. Mitigated Negative Declaration No. 282104. Report No. HO-14-011.

RECOMMENDATION:

Approve