

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 9, 2003
COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BLDG
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 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 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: Kenneth Teasley

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.**

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **ORANGE AVENUE VARIANCE – PROJECT NO. 5150
Mid-City Community Plan Area**

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Variance to maintain a garage converted to a bedroom observing a 2'-6" rear yard where 15'-0" is required and a 3'-0" side yard where 4'-0" is required on a 0.03-acre site located at **4475 Orange Avenue** within the RM-1-1 zone of Central Urbanized Planned District, within the City Heights neighborhood of the Mid-City Community Plan area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF APRIL 9, 2003

ITEM-5: **NICHOLS DUPLEX – PROJECT NO. 1295**
Mission Beach Community Plan Area

STAFF: Vena Lewis

Approval, denial or modification of an application for a Coastal Development Permit to demolish an existing one-story single family residence, and construct a 2,629 square-foot two-story with basement, two-unit apartment structure at **742 Island Court** in the R-S zone of the Mission Beach Community Plan Area.

RECOMMENDATION:
Approval.

ITEM-6: * **EXXON STATION REMODEL – PROJECT NO. 96-0745**
Southeastern Community Plan Area

STAFF: Georgia Sparkman

Approval, denial or modification of an application to remodel an existing gas station including a foodmart and new canopy located at **5109 Imperial Avenue** within the Southeastern Community Plan area. Negative Declaration 96-0745.

RECOMMENDATION:
Approval.

ITEM-7: **AQUA VIEW LLC – PROJECT NO. 5210**
Mission Beach Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development Permit to demolish an existing residence and construct a three-story duplex to total approximately 2,634 square-feet of gross floor area, with a 694 square-foot four-car garage, on a 2,400 square-foot property. The project site is located at **810 Avalon Court**, in the R-S zone of the Mission Beach Planned District, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone, Beach Parking Impact Overlay Zone, and within the Mission Beach Community Plan Area, Council District 2.

RECOMMENDATION:
Approval.