

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 17, 2002
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 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: Tracy Elliot-Yawn

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: **ALEXUS TENTATIVE MAP WAIVER – PROJECT NO. 1661
Mid-City Community Plan Area**

STAFF: Jeannette Temple

Approval, denial or modification of an application for a request to waive the requirements for a Tentative Map and to waive the requirements for the undergrounding of existing overhead utilities, for a condominium conversion of 2 existing residential units, and a Neighborhood Development Permit to demolish an existing 306 square foot covered patio area and construct an approximately 300 square foot bedroom and kitchen expansion. The project is located on a 0.19-acre site at **3561-3563 47th Street** in the RS-1-7 zone of the City Heights Neighborhood within the Mid-City Community Plan area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF JULY 17, 2002

ITEM-5: * **CARMEL VALLEY ROAD GRADING & ALIGNMENT**
 PROJECT NO. 1388
 Pacific Highlands Ranch Community Plan Area

STAFF: Mike Westlake

Approval, denial or modification of an application for a Site Development Permit for the grade and alignment of future proposed Carmel Valley Road. This two-mile long portion of Carmel Valley Road is located **north of proposed State Route 56 and west of Via Abertura**, within the Pacific Highlands Ranch Subarea. Master Environmental Impact Report No. 96-7918, LDR 41-0311.

RECOMMENDATION:

Approval.

ITEM-6: **CHADWICK RESIDENCE – PROJECT NO. 3172**
 Mission Beach Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a total of four variance requests to an existing structure, a three-story dwelling unit, totaling 2,704 square feet of gross floor area on a 2,456 square foot property. The four requested variances are as follows: **1)** to encroach into the required 45 degree angle building setback along the south side of the building, **2)** to encroach into the 45 degree angle building setback for a portion of the structure above the garage, **3)** to allow eaves to encroach up to 2.5 feet into the required 4 foot side yard setback, and **4)** to allow a fireplace/chimney to encroach up to 1.5 feet into the required 4 foot side yard setback. The project is located at **2605 Ocean Front Walk**, in the R-S zone of the Mission Beach Planned District, Coastal Overlay zone (State Jurisdiction), Coastal Height Limit, Airport Environs Overlay zone, within the Mission Beach Community Plan area.

RECOMMENDATION:

Denial.