

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 15, 2009
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: **ALVARADO COURT SEWER PIPE CROSSING - PROJECT NO. 168708**
City Council District: 7; Plan Area: College Area

STAFF: Vena Lewis

Site Development Permit to replace approximately 741 linear feet (LF) of 8-inch diameter sewer mains in the same alignment but at higher invert elevations to improve hydraulics; abandoning approximately 711 LF of 8-inch diameter vitrified clay and cast iron existing sewer mains in place; rehabilitating, abandoning and replacing five (5) sewer manholes. The project also includes the removal of approximately 30 LF of an existing 8-inch cast iron pipe that is exposed in the bed of Alvarado Creek. A small part of these new mains are going to be placed above Alvarado Creek by constructing an overhead crossing structure to avoid impacts to riparian resources. The project is located in Alvarado Canyon at 6363 Alvarado Court within the CO-1-2 and RS-1-1 zones of the College Area Community Plan. Exempt from Environmental Report No. HO-09-029

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF APRIL 15, 2009

ITEM-5: ***LA JOLLA CHEVRON - PROJECT NO. 99195**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit, Conditional Use Permit and Site Development Permit (within La Jolla Planned District) an amendment to CUP# 350-PC, to remodel, approximately 2,146 square-feet of gross floor area, of an existing automobile service station and convert existing service bays to a convenience store. The existing gas pumps and canopy are to remain as is on a 23,177 square-foot property. The project site is located at 7475 La Jolla Boulevard, in Zone 4 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Plan Area. Negative Declaration No. 99195. Report No. HO-09-041

RECOMMENDATION:

Approve

ITEM-6: **WOODRUFF RESIDENCE - PROJECT NO. 150472**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Morris Dye

Variance to reduce the required setbacks, to allow one parking space in the front yard setback and to allow 83.6 percent of Floor Area to be living area where 75 percent is allowed for a 740 square-foot addition to a 442 square-foot existing single family residence on a 0.054-acre site. The project is located at 1846 Cable Street in the RM-2-4 Zone within the Coastal Overlay (non-appealable), Coastal Height Limit, Airport Influence Area, FAA Part 77, Parking Impact, and Residential Tandem Parking zones, and within the Ocean Beach Community Plan Area. Exempt from Environmental. Report No. HO-09-035

RECOMMENDATION:

Approve