

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 23, 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: Gene Lathrop

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: **KOPSTEIN/MATTHEWS – PROJECT NO. 5571
La Jolla Community Plan Area**

STAFF: Jeffrey Robles

Approval, denial or modification of an application for a Coastal Development and Site Development Permit for a 2,288 square-foot addition to an existing single family residence on a 5,504 square-foot site at **8344 La Jolla Shores Drive** in the SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Beach Parking Impact in Council District 1.

RECOMMENDATION:

Approval.

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ITEM-5: **PENTUCKETT HOMES – PROJECT NO. 5884**
Greater North Park Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Map Waiver to waive the requirements for a Tentative Map, Parcel Map, and the requirement to underground existing overhead utilities, for a condominium conversion to convert two (2) detached residences to condominiums on a 6,601 square-foot site. The project also requests an Encroachment Maintenance and Removal Agreement to maintain an existing retaining wall in the Public Right-of-Way. The project is located at **1855 Pentucket Avenue** in the RS-1-7 zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

RECOMMENDATION:

Approval.

ITEM-6: **ABELSOHN/LEWIS RESIDENCE – PROJECT NO. 5398**
College Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Site Development Permit for the construction of 1,867 square-foot, single story additions to an existing 2,826 square-foot residence. The 4,693 square-foot residence is proposed for a 1.91-acre site at **4848 Yerba Santa Drive** in the RS-1-1 zone, within the College Community Plan area.

RECOMMENDATION:

Approval.

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ITEM-7: **EADS AVENUE CONDOMINIUM CONVERSION – PROJECT NO. 1595**
La Jolla Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Map Waiver and Coastal Development Permit to convert 2 existing dwelling units to condominium ownership (with no other entitlements by this decision) for the site addressed as **7170-7172 Eads Avenue**, lying on the west side of Eads Avenue between Genter Street and Rushville Street in the RM-1-1 zone within the La Jolla Community Plan area.

RECOMMENDATION:

Approval with conditions.

ITEM-8: *** SADBERRY RESIDENCE – PROJECT NO. 5630**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development and Site Development Permit (due to location within La Jolla Shores Planned District) to demolish an existing one-story residence and construct a one-story, 7,120 square-foot single family residence and detached guest quarters, on a 21,071 square-foot property. The project site is located at **8053 Calle Del Cielo**, in the SF zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan area, Council District 1. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

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ITEM-9: **VILLA TERRACE – PROJECT NO. 4391**
Greater North Park Community Plan Area

STAFF: Linda French

Approval, denial or modification of an application for the conversion of seven residential dwelling units to condominiums. The property is located at **3745 Villa Terrace** within the Greater North Park Community Plan area.

RECOMMENDATION:

Approval.

ITEM-10: **AFTON ROAD – PROJECT NO. 5656**
Kearny Mesa Community Plan Area

STAFF: Judy Johnson

Approval, denial or modification of an application for a Tentative Map to create two parcels from a 1.99-acre parcel. The project includes a Variance for a minimum lot depth of 181.84 feet for Parcel 2 where a minimum lot depth of 200 feet is required. The property is located at **3635 Afton Road** within the Kearny Mesa Community Plan area.

RECOMMENDATION:

Approval.