

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 28, 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: William Mackey

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: **BAY POINTE APARTMENTS - PROJECT NO. 95-0350-181**
Pacific Beach Community Plan Area

STAFF: Nilia Koering

Approval, denial or modification of an application for six panel antennas facade mounted to the east, west and north elevations of the building. The equipment enclosure is located on the western portion of the building, screened and painted to match the building located at **3910 Ingraham Street** within the Pacific Beach Community Plan Area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF AUGUST 28, 2002

ITEM-5: **POINT LOMA TOWNHOMES - PROJECT NO. 2972**
Peninsula Community Plan Area

STAFF: Diane Murbach

Approval, denial or modification of an application for a Map Waiver and to waive the requirements for undergrounding of existing overhead utilities, for 4 condominium units on a 0.11 acre site at **3104 Hugo Street** in the RM-3-7 zone of the Peninsula Community Plan, Coastal Height Limit, Council District 2.

RECOMMENDATION:

Approval.

ITEM-6: **HOOVER VARIANCE - PROJECT NO. 3105**
Peninsula Community Plan Area

STAFF: PJ Fitzgerald

Approval, denial or modification of an application for a Variance to allow a lot-line adjustment which will create a lot with 36-feet of street frontage, where the RS-1-7 zone requires a minimum of 50-feet of street frontage. The subject property is located at **3463 Hill Street** on the south side of Hill Street between Concord Street and Bangor Street in the RS-1-7 zone and Coastal Height Limitation Overlay zone, within the Peninsula Community Plan Area.

RECOMMENDATION:

Denial.

HEARING OFFICER DOCKET OF AUGUST 28, 2002

ITEM-7: **SALEM COURT RESIDENCES - PROJECT NO. 2895**
Mission Beach Community Plan Area

STAFF: Jeff Robles

Approval, denial or modification of an application for a Coastal Development Permit to demolish an existing building and construct 2 three story single family residences, 1,297 square feet and 1,355 square feet with two-car garages on two 1,250 square foot lots at **817 & 819 Salem Court** in the RN zone of Mission Beach Planned District in the Mission Beach Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit.

RECOMMENDATION:

Approval.

ITEM-8: *** MCCOMIC RESIDENCES - PROJECT NO. 1035**
La Jolla Community Plan Area

STAFF: Vena Crowel

Approval, denial or modification of an application for a Coastal Development Permit/Site Development Permit/Neighborhood Use Permit to construct an addition to a single family residence including a guest quarters at **7180 Fairway Road** in the RS-1-4 within the La Jolla Community Plan Area. Negative Declaration 41-0615.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF AUGUST 28, 2002

ITEM-9: **NIAGARA CONDOMINIUM CONVERSION - PROJECT NO. 1117**
Peninsula Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Tentative Map Waiver and Coastal Development Permit to convert two existing detached single-family dwelling units to condominiums located at **4551 and 4553 Niagara Avenue** between Froude and Guizot Streets in the RM-1-1 zone within the Peninsula Community Plan Area.

RECOMMENDATION:
Approval with conditions.

ITEM-10: **BAYSIDE WALK LLC - PROJECT NO. 2318**
Mission Beach Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Coastal Development Permit to demolish existing buildings and construct a new, approximately 4,080 square foot, three-story condominium building with attached garages. The request also includes a Variance to provide two of the six required off-street parking spaces in an unenclosed tandem configuration. The 0.093 acre site is located at **3672 Bayside Walk**, in the R-S zone of the Mission Beach Planned District, the Beach Parking Impact Area, the First Public Roadway, the Coastal Height Limit Overlay Zone, and the Coastal Zone (appealable jurisdictions).

RECOMMENDATION:
Approval.