

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 4, 2002
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: Bob Didion

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: **63rd & ROSE - PROJECT NO. 3206 (continued from 11-20-02)**
College Area Community Plan Area

STAFF: Patrick Hooper

Approval, denial or modification of an application for a Tentative Parcel Map and Variance for lot depth to create three lots where two currently exist at **4762 63rd Street** within the College Area Community Plan area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF DECEMBER 4, 2002

ITEM-5: **CITY HEIGHTS SERVICE PLAZA - PROJECT NO. 3735**
City Heights Community Plan Area

STAFF: Jeff Peterson

Approval, denial or modification of an application for a Conditional Use Permit to amend CUP No. 99-1250 to allow alcohol sales within an existing convenience store/service station at 4055 University Avenue in the CU-2-3 Zone of the Central Urbanized Planned District, City Heights Community Plan area and Council District 3.

RECOMMENDATION:

Denial.

ITEM-6: *** ROBERTS RESIDENCE - PROJECT NO. 2232**
Ocean Beach Community Plan Area

STAFF: Diane Murbach

Approval, denial or modification of an application for a Variance. The project proposes first and second story additions totaling 562 square feet and the addition of a basement to an existing 442 square foot, Historically designated, single family residence located at **2137 Sunset Cliffs Boulevard**. The variances being requested are: 1) eaves extending 1'1" into the 2'6" required rear yard setback, 2) a second floor observing a 6'1-1/2" setback where a 10' is required, 3) a second floor observing a 17' front setback where 20' is required, 4) the front yard porch with deck above at a height of 13'4" where 12' is required, 5) a second floor maintaining the existing rear setback at 2'8" where 15' is required, 6) first floor maintaining the existing rear setback at 2'8" where 15' is required for a width of 4 feet, and 7) to maintain no onsite parking spaces. The lot is 1,368 square feet, with the existing structure listed as Historic Site 442-57. The project is zoned RM-1-1, Coastal Zone (non-appealable), Coastal Height Limit Overlay, Airport Environs Overlay Zones within, the Ocean Beach Community Plan Area. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF DECEMBER 4, 2002

ITEM-7: * **HARDESTY RESIDENCE - PROJECT NO. 2898**
Uptown Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Neighborhood Development Permit with Variances to construct a new, two-story, 3,502 square foot single dwelling unit, including an attached two-car garage and 480 square feet of phantom floor area, on a vacant lot at **4320 Arcadia Drive** in the RS-1-1 Zone. The Variances requested are to observe a 4'-6" east and west side yard where a 10'-0" interior side yard is required within the Uptown Community Plan area. Mitigated Negative Declaration.42-0364.

RECOMMENDATION:

Approval.

ITEM-8: * **SMARGON RESIDENCE - PROJECT NO. 4515**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Site Development Permit and Coastal Development Permit to demolish a 2,802 square foot residence and construct a new, 5,019 square foot, single story, residence with a two car garage on a 12,035 square foot property. The project site is located at **2768 Inverness Drive**, in the SF Zone fo the La Jolla Shores Planned District, Coastal Overlay Zone, Coastal Height Limit, and within the La Jolla Community Plan area, Council District 1. Mitigated Negative Declaration 42-0008.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF DECEMBER 4, 2002

ITEM-9: **BOLTON/BUCK RESIDENCE - PROJECT NO. 4689**
Pacific Beach Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for the demolition of an existing one-story residence with attached garage and the construction of a new, two-story, approximately 4,669 square foot, single dwelling unit with attached two-car garage and associated site improvements, on a 0.19-acre site located at **645 Pacific View Drive**, in the RS-1-7 Zone, the Coastal Overlay Zone (appealable), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, the First Public Roadway, within the Pacific Beach Community Plan area.

RECOMMENDATION:

Approval.