

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 12, 2005
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 619-236-5679 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 OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

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: ITEMS TO BE PLACED ON CONSENT AGENDA.

ITEM-4: HEISEY RESIDENCE – PROJECT NO. 6574
City Council District: 2; Plan Area: Uptown

STAFF: Michelle Sokolowski

Approve, conditionally approve, or deny an application for a Site Development Permit to demolish two existing units and construct four apartment units on a 5,850-square-foot site with basement parking and deviations to the development regulations for the site located at **1818 McKee Street** in the MR-1500 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area. Report No. HO-05-002.

RECOMMENDATION:

Approve

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ITEM-6: **MISSOURI STREET MAP WAIVER - PROJECT NO. 40632**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert three existing residential dwelling units at **1078 Missouri Street** to condominium ownership only with no other entitlements. The property is 0.143 acre in size, located within the RM-1-1 zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit and within the boundaries of the Pacific Beach Community Plan area. Report No. HO-05-004

RECOMMENDATION:

Approve.

ITEM-7: **MCNEIL MAP WAIVER - PROJECT NO. 40274**
City Council District: 2; Plan Area: Mission Beach Planned District/Precise Plan

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver of Undergrounding to convert two residential dwelling units under construction at **743 Balboa Court** within the R-S-zone of the Mission Beach Planned District and Precise Plan and also located within the Coastal Height Limit, Beach Parking Impact area, the Airport Environs area and within the State of California coastal jurisdiction. Report No. HO-05-008

RECOMMENDATION:

Approve.

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ITEM-8: **OPAL STREET MAP WAIVER - PROJECT NO. 40819**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Cherlyn Cac

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver (Process 3) to waive the requirements for a Tentative Map to convert 2 existing residential units to condominiums on a 0.143-acre site and to waive the requirements to underground existing overhead utilities. The property is located at **828 and 830 Opal Street** in the RM-1-1 Zone within the Pacific Beach Community Plan, Council District 2.
Report No. HO-05-013

RECOMMENDATION:

Approve.