

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 8, 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: 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: *** FLAGSHIP PROPERTIES - PROJECT NO. 4347
Peninsula Community Plan Area**

STAFF: Diane Murbach

Approval, denial or modification of an application for a Coastal Development Permit and Variance for a new 2,180 square foot single-family residence, with decks observing a 10-foot front yard setback where 15 feet is required, and a new one car detached 220 square foot garage on a vacant 3750 square foot site. The project is located at the southern corner of Talbot Street and Scott Street in the RS-1-7 zone (residential-single unit), Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone, within the Peninsula Community Plan area. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

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ITEM-5: *** PROSPECT POINT VILLAS - PROJECT NO. 2350**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development and Site Development Permit to demolish two existing single dwelling units and construct a new 26,214 square foot, three-story, nine-unit apartment building with a 10,480 square foot basement garage, on a 17,525 square foot property. The project site is located at **351-367 Prospect Street**, zone 5 of the La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, and Beach Parking Impact Overlay Zone, within the La Jolla Community Plan area. Mitigated Negative Declaration 42-0125.

RECOMMENDATION:

Approval.

ITEM-6: **GORHAM/LOWE RESIDENCE - PROJECT NO. 4269**
Clairemont Mesa Community Plan Area

STAFF: Judy Johnson

Approval, denial or modification of an application for the demolition of an existing garage and the construction of a new, detached 653 square foot, two-car garage with a 638 square foot, second level above to be used for a companion unit, on lot with an existing 1,472 square foot, one-story single-family residence that would be remodeled. An additional open parking space would be provided. The project will result in a total of 2,763 square feet. The project is located at **4970 Sparks Avenue** within the Clairemont Mesa Community Plan area.

RECOMMENDATION:

Approval.

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ITEM-7: * **DENENBERG CONDOMINIUMS - PROJECT NO. 2973**
Uptown Community Plan Area

STAFF: Patrick Hooper

Approval, denial or modification of an application for a Site Development Permit and Map Waiver for the demolition of an existing two-story multi-family building and the construction of a five-story, five-unit condominium development over partially subterranean parking. The project site is located at **2624-2628 Sixth Avenue** within the Uptown Community Plan area. Mitigated Negative Declaration 42-0196.

RECOMMENDATION:

Approval.

ITEM-8: **HERBERT STREET MAP WAIVER - PROJECT NO. 5083**
Uptown Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a request to waive the requirements of a Tentative Map, and the requirement to underground existing overhead utilities, for a condominium conversion of 3 existing residential units. No new construction is proposed. The project is located on a 0.18 acre site, at **3753 Herbert Street** in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area.

RECOMMENDATION:

Approval.

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ITEM-9: **MISSOURI 8 - PROJECT NO. 4413**
Pacific Beach Hill Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Tentative Map Waiver to enable eight (8) eight dwelling units under construction at **632-634 Missouri Street** to be sold as condominiums. No other entitlements, other than change of ownership, will be conveyed with this action. This project is located in the Pacific Beach Community Plan area.

RECOMMENDATION:

Approval with conditions.