

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JUNE 18, 2003  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 5<sup>th</sup> 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:     **GRIM MAP WAIVER – PROJECT NO. 5885 (cont. from 5-28-03)  
Greater North Park Community Plan Area**

**STAFF:     Linda French**

Approval, denial or modification of an application to consolidate two lots into one lot for the conversion of six multi-family residential dwelling units to condominiums. The property is located at **3767 Grim Avenue** in the MR-800B zone of the Mid-City Planned District within the Greater North Park Community Plan area.

**RECOMMENDATION:**

Approval.

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ITEM-5: **ARIZONA PARK MAP WAIVER – PROJECT NO. 6282**  
**(cont. from 5-28-03)**  
Greater North Park Community Plan Area

**STAFF: Linda French**

Approval, denial or modification of an application to consolidate four lots into one lot for the conversion of sixteen (16) multi-family residential dwelling units to condominiums. The property is located at **3928-38 Arizona Street** in the MR-800B zone of Mid-City Communities Planned District within the Greater North Park Community Plan area.

**RECOMMENDATION:**  
Approval.

ITEM-6: **VILLA TERRACE – PROJECT NO. 4391 (cont. from 5-28-03)**  
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** in the MR-1750 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. This is a reconsideration hearing on the above project due to noticing errors on the original hearing of April 23, 2003.

**RECOMMENDATION:**  
Approval.

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ITEM-7: **FELSPAR 5 – PROJECT NO. 1670**  
Pacific Beach Community Plan Area

**STAFF: Michelle Sokolowski**

Approval, denial or modification of an application for a Tentative Map and Coastal Development Permit to a demolish two single-family residences with accessory structures and to construct a new, five-unit townhome condominium project on one parcel, waiving the requirement to underground the existing overhead utilities, on a 0.18-acre site located at **850 through 854 Felspar Street** in the RM-2-5 Zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, within the Pacific Beach Community Plan area.

**RECOMMENDATION:**  
Approval.

ITEM-8: **WIND-N-SEA VILLAS – PROJECT NO. 5230**  
La Jolla Community Plan Area

**STAFF: Robert Korch**

Approval, denial or modification of an application for a Map Waiver, Waiver of Underground and a Coastal Development Permit to convert four existing apartment units to condominium ownership only (with no other entitlements by this action) for the property located at **316-322 Palomar Avenue** in the RM-1-1 zone within the boundaries of the La Jolla Community Plan area.

**RECOMMENDATION:**  
Approval.

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ITEM-9:       **CAUDRON RESIDENCE – PROJECT NO. 5661**  
La Jolla Community Plan Area

**STAFF:       Glenn Gargas**

Approval, denial or modification of an application for Coastal Development and Site Development Permit (due to location within La Jolla Shores Planned District) for a 2,300 square foot, two story addition with an attached garage to an existing single family residence and convert existing garage to guest quarter (gymnasium) resulting in a total gross floor **8452 La Jolla Shores Drive**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, and within the La Jolla Community Plan area.

**RECOMMENDATION:**

Approval.

ITEM-10:       **ALABAMA CONDOMIUM MAP WAIVER – PROJECT NO. 5430**  
Greater North Park Community Plan Area

**STAFF:       Patrick Hooper**

Approval, denial or modification of an application to waive the requirements for a tentative map to convert seven existing apartment units into condominiums and also, to waive the requirement to underground existing overhead utilities at the property located at **4086 Alabama Street** within the Greater North Park Community Plan area.

**RECOMMENDATION:**

Approval.