

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 26, 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: **Kenneth 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: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **LEPRE MAP WAIVER - PROJECT NO. 2838**
Pacific Beach Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Tentative Map Waiver, a Coastal Development Permit and a Waiver of Undergrounding to convert five (5) existing apartment units to three (3) condominiums (change of ownership) with no other development rights or privileges extended by this action, for property addressed as **949-959 Beryl Street**, being located on the south side of Beryl Street Bayard and Cass Streets within the RM-1-1 land use zone, Coastal Overlay Zone (non-appealable) and Coastal Height Limit zone of the Pacific Beach Community Plan area.

RECOMMENDATION:
Approval with conditions.

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ITEM-5: **NISHIYAMA TENTATIVE MAP - PROJECT NO. 2303**
Peninsula Community Plan Area

STAFF: Diane Murbach

Approval, denial or modification of an application for a Tentative Map to create three parcels from two existing residential parcels on a 16,169 square foot (.37 acre) site located at **3450 Lowell Way** in the Peninsula Community Plan area.

RECOMMENDATION:

Approval.

ITEM-6 **OREGON STREET TENTATIVE MAP WAIVER - PROJECT NO. 1512**
Greater North Park Community Plan Area

STAFF: Jeff Peterson

Approval, denial or modification of an application to convert four existing apartments units to condominiums at **4726-4732 Oregon Street** in the MR-3000 zone of Mid-City Community Plan District in the Greater North Park Community Plan area, and Council District 3.

RECOMMENDATION:

Approval.

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ITEM-7 **L STREET MOVE ON - PROJECT NO. 1350**
Southeastern Community Plan Area

STAFF: Jeff Peterson

Approval, denial or modification of an application for a Site Development Permit for the Southeastern San Diego Planned District to move on a duplex on a vacant lot in the **3300 block** of L Street in the MF-1500 zone of the Southeastern Community Plan, and Council District 8.

RECOMMENDATION:

Approval.

ITEM-8 *** ASELTINE SCHOOL - PROJECT NO. 1476**
College Area Community Plan Area

STAFF: Sandra Teasley

Approval, denial or modification of an application for a Conditional Use Permit to demolish existing buildings and to construct a non-public school for grades K through 12th. The project would be constructed in two phases: Phase I to include construction of four temporary classroom buildings for a total of 60 students; Phase II would replace the four temporary buildings with a permanent 25,976 square foot, two-story classroom building for a total of 120 students. The project includes a variance to provide parking in the front yard setback. The project requires the rescission of Conditional Use Permit No. 17798 which permitted a private school at this site. The property is located at **4915 Catocin Drive** within the College Community Plan area.

RECOMMENDATION:

Approval.

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ITEM-9: **PERSON RESIDENCE - PROJECT 2518**
Clairemont Mesa Community Plan Area

STAFF: Kathy Henderson

Approval, denial or modification of an application for a Variance to construct a 154-square foot, first and second-story addition in the required street side yard and an Encroachment Maintenance and Removal Agreement to maintain existing walls in the public right-of-way on a 3,616 square foot site located at **2653 Hartford Street** in the RS-1-7 zone, Clairemont Mesa Height Limit Overlay Zone, Clairemont Mesa Community Plan Area, Council District 6.

RECOMMENDATION:

Approval.

ITEM-10: **FRONT AND HAWTHORN - PROJECT NO. 1873**
Uptown Community Plan Area

STAFF: William Zounes

Approval, denial or modification of an application for a Tentative Map for a proposed conversion of a 4-unit apartment complex to condominiums, and to waive the requirements for the undergrounding of existing overhead utilities at **2067 Front Street** in the MR-1000 zone within the Uptown Community Plan area.

RECOMMENDATION:

Approval.