

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 4, 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: Gene Lathrop

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: **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.

ITEM-6: **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 the Mid-City Communities Planned District within the Greater North Park Community Plan area.

RECOMMENDATION:
Approval.

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ITEM-7: **THOMAS AVENUE MAP WAIVER – PROJECT NO. 6114**
(cont. from 5-28-03)
Pacific Beach Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert 3 existing, detached single-family dwelling units on one site, to condominiums with no other entitlements being granted by this action. The site is addressed as **1824 Thomas Avenue**, being on the north side of Thomas Avenue between Kendall and Lamont Streets in the RM-1-1 zone within the boundaries of the Pacific Beach Community Plan area.

RECOMMENDATION:
Approval with conditions.

ITEM-8: **RILEY STREET MAP WAIVER – PROJECT NO. 3867**
Linda Vista Community Plan Area

STAFF: Judy Johnson

Approval, denial or modification of an application to convert a 4-unit apartment complex to a 4-unit condominium. The request also includes waiving the requirements to underground the existing overhead utilities per Council Policy 600-25. The property is a 5,003 square-foot site, located at **5803 Riley Street** within the Linda Vista Community Plan area.

RECOMMENDATION:
Approval.

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ITEM-9: **CASA VALENCIA – PROJECT NO. 4781**
Greater North Park Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Map Waiver to waive the requirements of a Tentative Map, and the requirement to underground existing overhead utilities, for a condominium conversion of ten (10) residential units under construction, located on a 0.32 acre site at **3622-3636 Indiana Street** in the MR-1000 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

RECOMMENDATION:

Approval.