

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 20, 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: **JUSTUS RESIDENCE
CDP 1354 (Job Order No. 41-0777)
Peninsula Community Plan Area**

STAFF: Vena Crowel

Approval, denial or modification of an application for a Coastal Development Permit to remodel and construct a 145 square foot basement level addition and 231 square foot main level addition to an existing 3,571 square foot single family residence on a 6,790 square foot lot at **710 Amiford Drive** within the Peninsula Community Plan Area.

RECOMMENDATION:

Approval.

ITEM-5: **WORKMAN MAP WAIVER/CONDOMINIUM CONVERSION**
 CDP/TMW 1208 (Job Order No. 41-0704)
 Ocean Beach Community Plan Area

STAFF: Vena Crowel

Approval, denial or modification of an application for a Coastal Development Permit/Tentative Map Waiver to convert four existing three bedroom residential units to condominiums at 4928 Narraganset Avenue in the RM-2-4 zone within the Ocean Beach Community Plan Area.

RECOMMENDATION:

Approval.

ITEM-6: **ORMOND COURT MAP WAIVER**
 TMW/CDP 1681 (Job Order No. 41-0865)
 Mission Beach Precise Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Tentative Map Waiver and Coastal Development Permit to convert two existing apartment units to condominiums (change of ownership) with no other rights or privileges extended by this action for property addressed as **808 and 810 Ormond Court**, being on the north side of Ormond Court between Mission Boulevard and Bayside lane in the R-S zone within the Mission Beach Precise Community Plan Area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF MARCH 20, 2002

ITEM-7: **HIRSCH/BARNHART RESIDENCE**
 VAR 5289

Uptown Community Plan Area

STAFF: Linda French

Approval, denial or modification of an application to allow a carport to encroach into the 10' - " is required. The property is located at **1804 Neale Street** within the Uptown Community Plan Area.

RECOMMENDATION:

Approval.

ITEM -8: **1169 HORNBLEND**
 CDP 1974

Pacific Beach Community Plan Area

STAFF: Morris Dye

Approval, denial or modification of an application for Coastal Development Permit/Tentative Map to demolish an existing single dwelling unit and construct a 7,462 square foot, 4 unit condominium building on a 0.14 acre site located at **1169 Hornblend Street** in the RM-2-5 zone, Coastal Overlay zone within the Pacific Beach Community Plan Area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF MARCH 20, 2002

ITEM-9: *** PULLIN RESIDENCE**
 TPM/CDP 41-0079
 La Jolla Community Plan Area

STAFF: Judy Johnson

Approval, denial or modification of an application for a Tentative Map and Coastal Development Permit No. 41-0079, to demolish two existing single family residences and construct a two-unit townhome condominium on a 5,488 square foot site that would result in a total gross floor area of 4,093 square feet. The project is also requesting a waiver from undergrounding of the existing overhead facilities requirements. The properties are located at **7221 Draper Avenue and 711 Glenview Lane**, between Genter Street and Arenas Street, in the RM-1-1 zone within the La Jolla Community Plan Area. Negative Declaration 41-0079.

RECOMMENDATION

Approval.

ITEM-10: **SPRINT PCS: SDG&E TOWER**
 CUP 41-0081-08
 Serra Mesa Community Plan Area

STAFF: William Zounes

Approval, denial or modification of an application for a Telecommunication Facility consisting of four 56'-inch by 8'-inch panel antennas attached to an existing SDG&E power pole and a 324 square foot equipment enclosure placed approximately 100 feet from the existing power pole. The project is located at the southwest corner of I-805 and Phyllis Place within the Serra Mesa Community Plan Area.

RECOMMENDATION

Approval.

HEARING OFFICER DOCKET OF MARCH 20, 2002

ITEM-11: * **410 ELM STREET (heard by H.O William Mackey)**
SDP 1016
Uptown Community Plan Area

STAFF: Sandra Teasley

Approval, denial or modification of an application for a Site Development Permit (for a Mid City Development Permit) to convert an existing building to a 53 unit, single room occupancy residential hotel with two attic apartments. The project includes a deviation to provide 5 parking spaces where 30 are required. The proposed project requires that the existing discretionary permit governing the site (CUP No. 82-0180 for a residential care facility) be rescinded. The project is located at **410 Elm Street** between 4th and 5th Streets, within the Uptown Community Plan Area. Negative Declaration 1016.

RECOMMENDATION

Approval with conditions.