

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 5, 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: 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: *** METTS RESIDENCE - PROJECT NO. 4688**
 Kensington/Talmadge Community Plan Area

STAFF: Patrick Hooper

Approval, denial or modification of an application for a Site Development Permit for the addition of 1,802 square-feet to an existing single-family residence on a 1.7-acre site located at **4240 Norfolk Terrace** within the Kensington/Talmadge Community Plan Area. The 1,802 square-foot addition includes 450 square-feet of new floor area on the main floor and the conversion of an existing non-habitable basement into useable living space.

RECOMMENDATION:

Approval.

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ITEM-5: * **CHAPMAN/SULIC RESIDENCE – PROJECT NO. 2420**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development Permit and Variance request, to demolish an existing dwelling unit and construct a new three-story dwelling unit to total 3,364 square-feet of gross floor area on a 4,608 square-foot property. The requested Variance is for a proposed 10 foot high terraced retaining wall within the front setback, where a 6 foot high terraced retaining wall would be the maximum allowed. The project site is located at **910 West Muirlands Drive**, in the RM-1-1 zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan Area. Mitigated Negative Declaration 42-0208.

RECOMMENDATION:

Approval.

ITEM-6: **TECOLOTE NATURE CENTER EXPANSION – PROJECT NO. 3915**
Linda Vista Community Plan Area

STAFF: Kathy Henderson

Approval, denial or modification of an application for a Site Development Permit to expand the existing Tecolote Canyon Nature Center at **5180 Tecolote Road** in the OP-1-1 zone in the Linda Vista Community Plan area.

RECOMMENDATION:

Approval.

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ITEM-7: **OREGON 4 CONDOS – PROJECT NO. 5276**
Greater North Park Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for the Map Waiver, to waive the requirements of a Tentative Map to convert four (4) residential units in two buildings to condominiums on a 0.16 acre site. The Map Waiver application also includes the request to waive the requirements of undergrounding existing overhead utilities. The project is located at **4468 Oregon Street** in the MR=1750 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

RECOMMENDATION:

Approval.

ITEM-8: **AKINS AVENUE MAP WAIVER – PROJECT NO. 4956**
Southeastern Community Plan Area

STAFF: Morris Dye

Approval, denial or modification of an application for a Tentative Map Waiver for a proposed conversion of 47 existing dwelling units to condominiums on a 1.321-acre site at **6434 Akins Avenue** in the MF-3000 Zone, in the Southeastern San Diego Community Plan area.

RECOMMENDATION:

Approval.