

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 28, 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 5-7-03)
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**
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**
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: **NIJIYA MARKET – PROJECT NO. 5791**
Kearny Mesa Community Plan Area

STAFF: Bill Tripp

Approval, denial or modification of an application for a Conditional Use Permit to establish an Alcoholic Beverage Outlet pursuant to Land Development Code Section 141.0502. (An existing license is being transferred from Suite 121 to Suite 109 within the existing shopping center). The 3.45-acre site is zoned CC-1-3 (Commercial-Community), addressed as **3860 Convoy Street**, located north of Ostrow Street, south of Othello Avenue, east of I-805 and west of Highway 163, and is legally described as Lot 2 of Kearny Mesa-Dunn Business Park Unit No. 1, Map 8732 within the Kearny Mesa Community Plan area.

RECOMMENDATION:

Approval.

ITEM-8: **THOMAS AVENUE MAP WAIVER – PROJECT NO. 6114**
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.

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ITEM-9: *** MORIARTY RESIDENCE – PROJECT NO. 1632**
 Ocean Beach Precise Plan Area

STAFF: Michelle Sokolwski

Approval, denial or modification of an application for a Coastal Development Permit and a Variance for two contiguous lots: Lots 12 and 13, Block 37, Ocean Beach, Map No. 279, located at **4748 and 4750 Coronado Avenue**, in the RM-1-1 zone, the Coastal Overlay Zone (nonappealable area), the Coastal Height Limit Overlay Zone, the Airport Environs Overlay Zone, within the Ocean Beach Precise Plan area. The proposed request includes the demolition of one of the two existing residences, the construction of one, new, three-story residence with garage on Lot 12, and the construction of a new garage and remodeling of the existing residence to remain (resulting in two stories) on Lot 13. The same Variances are being requested on both Lots 12 and 13: a reduced side setback along the common property line for each of the new garages and the intrusion of a small portion of the upper floor of the residences into the angled building envelope in the side setback. Negative Declaration 41-0912.

RECOMMENDATION:

Approval.