

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 7, 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: **BERMUDA AVENUE MAP WAIVER – PROJECT NO. 4699**
Ocean Beach Community Plan Area

STAFF: Diane Murbach

Approval, denial or modification of an application for a Map Waiver to convert 2 existing single family residences to 2 condominium units, which will allow the sale of each unit, and to waive the requirements for undergrounding of existing overhead utilities. This action requires a Coastal Development Permit. The project is on a 0.08 acre site at **4654 and 4656 Bermuda Avenue** in the RM-1-1 zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, within the Ocean Beach Community Plan area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF MAY 7, 2003

ITEM-5: **MARKS RESIDENCE – PROJECT NO. 3815**
Pacific Beach Community Plan Area

STAFF: Jeff Robles

Approval, denial or modification of an application for a Coastal Development Permit and a Neighborhood Development Permit to remodel and reconstruct portions of a previously conforming single dwelling unit with fences, decks and retaining walls within the required setbacks on a 5,058 square-foot site located at **4937 Crystal Drive** in the RM-1-1 Zone, Coastal (Appealable area), Coastal Height Limit, Parking Impact Overlay Zones, within the Pacific Beach Community Plan Area in Council District 2.

RECOMMENDATION:
Approval.

ITEM-6: **BROOKES AVENUE MAP WAIVER – PROJECT NO. 4677**
Uptown Community Plan Area

STAFF: Jeff Peterson

Approval, denial or modification of an application for a Map Waiver (Process 3) to waive the requirements of the Tentative Map requirements for the conversion of an existing 4-unit residential building to condominiums on a 0.19-acre site. The property is located at **420 Brookes Avenue** in the NP-1 Zone of Mid-City Communities Planned District within the Uptown Community Plan Area, and Council District 3.

RECOMMENDATION:
Approval.

HEARING OFFICER DOCKET OF MAY 7, 2003

ITEM-7: **FLORIDA PROPERTIES LLC – PROJECT NO. 6082**
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 seven multi-family residential dwelling units to condominiums. The property is located at **4034 Florida Street** in the MR-125OB zone of the Mid-City Planned District within the Greater North Park Community Plan area.

RECOMMENDATION:

Approval.

ITEM-8: **ZANZIBAR COURT RESIDENCE – PROJECT NO. 5946**
Mission Beach Community Plan Area

STAFF: Vena Lewis

Approval, denial or modification of an application for a Coastal Development Permit to demolish existing residence and construct a 1,944 square-foot, three-story single family residence on a 1,375 square-foot site at **751 Zanzibar Court** in the R-N zone of Mission Beach Planned area.

RECOMMENDATION:

Approval.

ITEM-9: **REQUEST FOR RECONSIDERATION - 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.

HEARING OFFICER DOCKET OF MAY 7, 2003

ITEM-10: **GRIM MAP WAIVER – PROJECT NO. 5885**
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.