

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 6, 2002  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 5<sup>th</sup> 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: **KATZ FENCE - PROJECT NO. 3286 (continued from 10-9-02)  
Mission Beach Community Plan Area**

**STAFF: Vena Crowel**

Approval, denial or modification of an application for a Variance request to maintain non-conforming fences built without permits in the Balboa Court public right of way and on the interior property line at 715 Balboa Court in the R-S Zone of the Mission Beach Planned District within the Mission Beach Community Plan area.

**RECOMMENDATION:**

Denial.

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ITEM-5:     **\* LORO VILLAS**  
City Heights Community Plan Area

**STAFF:       Jeff Peterson**

Approval, denial or modification of an application for a Site Development Permit (Process 3) to construct a 19 apartment townhouses and one apartment office, consisting of a four building complex with underground parking. The project has been revised since the Planning Commission Public Hearing on July 11, 2002. The revised project does not include a Street Vacation for a portion of Parrot Street, and the number of units have been reduced from 23 to 19. The proposed project is on a 1.3 acre site, located on the **northeast corner of Parrot Street and Cactusview Drive** in the RM-1-1 Zone of the Central Urbanized Planned District in the City Heights Community Plan area, and Council District 3. Mitigated Negative Declaration.

**RECOMMENDATION:**

Approval.

ITEM-6:     **ARENAS STREET TOWNHOMES - PROJECT NO. 4870**  
La Jolla Community Plan Area

**STAFF:       Bill Tripp**

Approval, denial or modification of an application for a Coastal Development Permit to demolish two existing one-story, detached dwelling units and detached garages and construct two, attached, maximum 5,691 square-foot, multi-story, dwelling units with penthouse/roof decks, on an existing 7,000 square-foot (0.16-acre) legal lot addressed as **644-646 Arenas Street**, located west of Draper Avenue, north of Fern Glen, south of Genter Street and east of La Jolla Blvd., legally described as the westerly one-half of Lot 4 in Block 11 of F.T. Scripps Addition to La Jolla Park, Map No. 897, within the RM-1-1 (Residential-Multiple) Zone (formerly R-3000), Coastal Zone (Non-Appealable Area 2), and proposition 'D' Height.Limitation Overlay Zone within the La Jolla Community Plan area.

**RECOMMENDATION:**

Approval.

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ITEM-7: **BRINKER MAP WAIVER - PROJECT NO. 4258**  
Peninsula Community Plan Area

**STAFF: Laila Iskandar**

Approval, denial or modification of an application for a Tentative Map Waiver and Coastal Development Permit to convert two existing residential units to condominiums on a 7,000 square foot site at **4551 Narragansett Avenue** of the Peninsula Community Plan area.

**RECOMMENDATION:**  
Approval.

ITEM-8: **HILLTOP MAP WAIVER/CONDOMINIUM CONVERSION - PROJECT NO. 4453**  
Encanto Community Plan Area

**STAFF: William Zounes**

Approval, denial or modification of an application to waive the requirements of a Tentative Map for the conversion of 10 of 14 existing dwelling units to condominiums and to waive the requirements for the undergrounding of existing overhead utilities at **4343-4347 C Street** within the Encanto Community Plan area.

**RECOMMENDATION:**  
Approval.

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ITEM-9:       \* **WINDANSEA EROSION CONTROL - PROJECT NO. 4537**  
La Jolla Community Plan Area

**STAFF:       Jeff Robles**

Approval, denial or modification of an application for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands for beach access stairs at **Kolmar, Winamar and Palomar** in the La Jolla Community Plan, Coastal Overlay (appealable) and State Coastal Zones in Council District 1 within La Jolla Community Plan area. Negative Declaration.

**RECOMMENDATION:**

Approval.

ITEM-10:       **SHELDON RESIDENCE - PROJECT NO. 4247**  
Mission Beach Precise Community Plan Area

**STAFF:       Michelle Sokolowski**

Approval, denial or modification of an application for a Coastal Development Permit to demolish an existing one-story, single dwelling unit and construct a new, three-story, approximately 1,283 square-foot, single dwelling unit with attached two-car garage on a 0.029-acre site located at **826 Salem Court**, in the R-N Zone of the Mission Beach Planned District, the Coastal Overlay Zone (appealable), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, within the Mission Beach Precise Community Plan area.

**RECOMMENDATION:**

Approval.