

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 9, 2002
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: William Mackey

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
Mission Beach Community Plan Area**

STAFF: Vena Crowel

Approval, denial or modification of an application for Variance requests 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: **VANDENAKKER MAP WAIVER - PROJECT NO. 2716**
Greater North Park Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a request to waive the requirements of a Tentative Map and Parcel Map, and to waive the requirements for the undergrounding of existing overhead utilities, for a condominium conversion of 2 existing residential units. No new construction is proposed. The project is located on a 0.16 acre site, at **2586 Upas Street** in the RS-1-7 zone within the Greater North Park Community Plan area.

RECOMMENDATION:

Approval.

ITEM-6: **WHITE RESIDENCE - PROJECT NO. 2724**
Uptown Community Plan Area

STAFF: Linda French

Approval, denial or modification of an application to construct a 124.6 square foot entryway addition on the main level that observes a 10'-7" front yard setback where 15'-0" is required and observes a 6'-6" street side yard setback where 10'-0" is required, enlarge the existing basement/garage below that observes a 10'-6" front yard setback where 15'-0" is required and a 3'-6" street side yard setback where 10'-0" is required, extend the existing parapet to observe a 1'-6" street side yard where 10'-0" is required, and construct new 3'-0" high solid walls, front entry gate and steps in the public right of way. The property is located at **2245 Juan Street** within the Uptown Community Plan area.

RECOMMENDATION:

Partially Approve Variance (s)/Partially Deny Variance (s)/Deny EMRA