

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 25, 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: 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: *** VOLTAIRE MIXED USE - PROJECT NO. 3551
Peninsula Community Plan Area**

STAFF: Sandra Teasley

Approval, denial or modification of an application for a Site Development Permit to construct a mixed use development consisting of nine apartment units and approximately 2,600-square feet of commercial floor area on a vacant lot located in three buildings. The site is located at **4119 Voltaire Street**, east of Catalina Boulevard within the Peninsula Community Plan Area. Mitigated Negative Declaration 41-0093.

RECOMMENDATION:
Approval with conditions.

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ITEM-5: * **SEWER PUMP STATION NO. 18 - PROJECT NO. 2830**
Pacific Beach Community Plan Area

STAFF: Jeff Robles

Approval, denial or modification of an application for a Site Development Permit for a 385 square feet addition and rehabilitation of a sewer pump station located at the foot of **Loring Street**, west of Ocean Boulevard in the RM-1-1 zone, Coastal and Sensitive Coastal Overlay Zones (State of California Coastal Permit jurisdiction), Pacific Beach Community Plan Area, Council District 2. Mitigated Negative Declaration .

RECOMMENDATION:

Approval.

ITEM-6: **AVALON COURT - PROJECT NO. 3314**
Mission Beach Community Plan Area

STAFF: Jeff Robles

Approval, denial or modification of an application for a Coastal Development Permit (Process 3) to demolish an existing duplex and construct a new 2634 square feet duplex on a 2400 square foot site located at **819 Avalon Court** in the R-S zone of the Mission Beach Planned District, Coastal Overlay Zone (appealable area), Coastal Height Limit, Airport Environs and Parking Impact Overlay Zones, Mission Beach Community Plan Area, Council District 2.

RECOMMENDATION:

Approval.

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ITEM-7: **BAKER RESIDENCE - PROJECT NO. 1128**
Uptown Community Plan Area

STAFF: Jeff Peterson

Approval, denial or modification of an application for a Site Development Permit (Process 3) to construct two detached single-family dwelling and a three-car garage with reduced setbacks on a vacant 5,000 square foot site. The applicant is requesting a reduced front yard of 7-foot 4-inches where 10 foot is required, a interior side yard of 3-foot 3-inches where 5 foot is required, and a 6 foot rear yard where 15 foot is required. The property is located at **1760 Neale Street between Pringle and Keating Streets**, Lots 7 and 8, Block 78 of Middletown Addition, Map No. 384, in the MR-1500 zone of the Mid City Community Plan District of the Uptown Community Plan Area, and within Council District 2.

RECOMMENDATION:

Denial.

ITEM-8: **KEEFER RESIDENCE - PROJECT NO. 1927**
Ocean Beach Community Plan Area

STAFF: Pete Lynch

Approval, denial or modification of an application to remodel and reconstruct a single dwelling unit which will observe a 9' front yard where 15' is required at **2076 Ebers Street** within the Peninsula Community Plan Area.

RECOMMENDATION:

Approval.