

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 20, 2004
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 619-236-5679 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: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***BUI RESIDENCE - PROJECT NO. 11353**
City Council District: 3; Plan Area: Normal Heights

STAFF: Linda French

Approve, conditionally approve, or deny an application for a Site Development Permit to construct a 4,973 square-foot single family residence on a 22,444 square-foot site. The property is located at site **5262 Cormwell Court** in the RS-1-1 and RS-1-7 Zone within the Normal Heights Plan Area. Negative Declaration. Report No. HO-04-162.

RECOMMENDATION:
Approval.

ITEM-5: **ARIZONA STREET MAP WAIVER - PROJECT NO. 27844**
City Council District: 3; Plan Area: Greater North Park Hill

STAFF: Patrick Hooper

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to convert 3 residential units (1 existing, 2 under construction) to condominiums on a 0.22 acre site at **4177 Arizona Street** in the MR-1250B Zone of Mid City Communities Planned District within the Greater North Park Community. Report No. HO-04-155

RECOMMENDATION:

Approval.

ITEM-6: **OCEANIS APARTMENTS- PROJECT NO. 21983**
City Council District: 2; Plan Area: Peninsula

STAFF: PJ FitzGerald

Approve, conditionally approve, or deny an application for a Coastal Development and Variance to reduce the required building setback and parking requirements, and to increase maximum floor area ratio and lot coverage for an existing 800 square-foot 2 bedroom addition to an existing apartment building, resulting in an increase in the degree of non-conformity of an existing pre-conforming building, located at **5102-12 Voltaire Street** in the RM-2-4 Zone with the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Airport Environs and Airport Approach Overlay Zones. The existing 2 bedroom addition was constructed without necessary planning and building permits and is currently the subject of Neighborhood Code enforcement case No 65412.

RECOMMENDATION:

Denial

HEARING OFFICER DOCKET OF OCTOBER 20, 2004

ITEM-7: **VOLTAIRE LOFTS - PROJECT NO. 2529**
City Council District: 2; Plan Area: Peninsula

HEARING OFFICER: Gary Geiler
STAFF: Peter Lynch

Approve, conditionally approve, or deny an application for Site Development Permit to demolish the rear portion of an existing office building and construct two detached two-unit apartment buildings with attached garages and a Variance for tandem parking on portions of a 6625 square foot site located at **4135 Voltaire Street** in the Peninsula Community Plan Area.
Report No. HO-04-165

RECOMMENDATION:
Approval