

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 10, 2002  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR, CITY ADMINISTRATION BUILDING  
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: 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:     \* **DIAZ RESIDENCE**  
              **NDP/VAR 40-0686**  
              Uptown Community Plan Area

**STAFF:       Cathy Middlested**

Approval, denial or modification of an application for a Neighborhood Development Permit and Variance request to construct a new 3,832 square foot, three story, single family residence on a vacant 9,341 square foot site. A single story **would be above street** level with the remaining two stories downslope. The variance request would allow an 18-inch front yard setback where 6 feet is required, side yard setbacks of five feet three inches where ten feet is required, and a building height of 51 feet where 40 feet is allowed. The site is located at 4394 Arcadia Drive in the RS-1-1 zone, within the Uptown Community Plan Area. Mitigated Negative Declaration 40-0686.

**RECOMMENDATION:**  
Approval.

HEARING OFFICER DOCKET OF APRIL 10, 2002

ITEM-5:       **\* KENTUCKY FRIED CHICKEN**  
                  **PCD 99-0538**  
                  San Ysidro Community Plan Area

**STAFF:       Vicky Gallagher**

Approval, denial or modification of an application to amend a Planned Commercial Development Permit No. 89-0299 to construct a new 2,535 square foot single story Kentucky Fried Chicken (KFC) restaurant with drive-through in an existing 4.57 acre shopping center. Project site is located on Dairy Mart Road, between West San Ysidro Boulevard and Vista Lane, within the San Ysidro Community Planning Area. Mitigated Negative Declaration 99-0538.

**RECOMMENDATION:**

Approval.

ITEM-6:       **BONAIR WAY MAP WAIVER**  
                  **CDP/TM 99-405**  
                  La Jolla Community Plan Area

**STAFF:       Derrick Johnson**

Approval, denial or modification of an application for a Tentative Map Waiver/Coastal Development Permit No. 99-405 to create two condominium units on one lot at **543-545 Bonair Way** in the RM-1-1, Coastal Overlay zone, Coastal Overlay Height Limit, within the La Jolla Community Plan Area. The project as proposed does not include any physical improvements or new construction to the property.

**RECOMMENDATION:**

Approval.