

**CITY OF SAN DIEGO**  
**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT**  
**HEARING OFFICER MINUTES**  
COUNCIL CHAMBERS, TWELFTH FLOOR, CITY ADMINISTRATION BUILDING  
202 "C" STREET, SAN DIEGO, CALIFORNIA

**APRIL 5, 2000**

**Hearing Officer:** Bob Didion  
**Recording Secretary:** Barbara J. Hubbard  
**Deadline to Appeal:** April 19, 2000, by 5:00 P.M.  
**Requests for Continuances:** None

Bob Didion gave the hearing and appeal processes and announced the items on the docket.

**8:30 ITEMS**

**ITEM 1**

PROJECT TYPE & NUMBER: HRP/VAR 99-0750  
PROJECT NAME: WALKER RESIDENCE  
PROJECT MANAGER: SANDRA TEASLEY  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: DOUG MCHENRY  
**CERTIFIED NEGATIVE DECLARATION, RESO., # D-1300**

**ACTION: APPROVED PERMIT RESOLUTION # D-1301  
CONTINUED FROM MARCH 15, 2000, 8:30 A.M.**

An application for a Hillside Review Permit and Variance to construct a 3 level- single-family residence on a vacant lot, observing a 2'-0" front yard (eaves observing a 2'-0" front yard) where 15'-0" is required. The vacant site is located on the **west side of Lark Street**, south of Puterbaugh Street and north of Walnut Avenue, in the Uptown Community Planning Area.

**SANDRA TEASLEY**, Staff - Gave a presentation.

**IN FAVOR**

**JAY S. WALKER**, 4990 Almawood Way, San Diego, CA 92130.

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**ITEM 2**

PROJECT TYPE & NUMBER:      SSDPDP/CUP 99-0455  
PROJECT NAME:                    ELEMENTARY INSTITUTE OF SCIENCE  
PROJECT MANAGER:                JOHN S. FISHER  
RECOMMENDATION:                APPROVAL  
ENVIRONMENTAL PLANNER:        ANNE LOWRY  
**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1302**

**ACTION:      APPROVED ON CONSENT, RESOLUTION # D-1303**

An application to develop and operate a facility for scientific and educational enrichment programs within a new two-story, multi-level structure measuring approximately 14,765 square feet on three distinct finish floor elevations, landscaping, off-street parking, and grading to create a multi-level site at **608 51st. Street** in the MF-3000 and CSF-1 zones of the Southeast San Diego Community Plan Area.

**IN FAVOR**

**DON SHORT**, 608 51<sup>st</sup> St., San Diego, CA 92114.

**ITEM 3**

PROJECT TYPE & NUMBER:      LJS 99-1246  
PROJECT NAME:                    MEHTA RESIDENCE ADDITION  
PROJECT MANAGER:                MICHELLE SOKOLOWSKI  
RECOMMENDATION:                APPROVAL

**EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION:      APPROVED ON CONSENT, RESOLUTION # D-1304**

An application for a La Jolla Shores Planned District Permit (LJS) to construct a new pool house and first-and second-floor additions to an existing single family residence and garage, resulting

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in a total of approximately 6,711 square feet, on a 0.53-acre lot located at **8375 La Jolla Scenic Drive North** in the SF Zone of the La Jolla Shores Planned District, within the La Jolla Community Plan Area.

**IN FAVOR**

**STEPHEN ADAMS**, 143 S. Cedros, V-105, Solana Beach, CA 92075.

**ITEM 4**

PROJECT TYPE & NUMBER:      HRP 99-0823  
PROJECT NAME:                    GITMAN RESIDENCE ADDITION  
PROJECT MANAGER:               MICHELLE SOKOLOWSKI  
RECOMMENDATION:               APPROVAL

EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**ACTION:      APPROVED ON CONSENT, RESOLUTION # D-1305**

An application for a Hillside Review Permit (HRP) to construct new decks and other minor additions to the rear of an existing single-family residence and garage, resulting in a total of approximately 4,300 square feet, on a 0.28-acre lot located at **7560 Hillside Drive** in the R1-40,000 Zone, within the La Jolla Community Plan Area and the Coastal Zone. The proposed modifications are exempt from the Coastal Development Permit requirements.

**IN FAVOR**

**EDWIN L. LASER**, 7638 Mar Ave., La Jolla, CA 92037. Architect.

**ITEM 5**

PROJECT TYPE & NUMBER:      SEDP 99-0907  
PROJECT NAME:                    HERNANDEZ RESIDENCE  
PROJECT MANAGER:               DERRICK JOHNSON

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RECOMMENDATION:                    APPROVAL

EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**ACTION:    APPROVED PERMIT, WITH CLARIFICATION OF FINDINGS AND  
MODIFICATION TO CONDITION 16, TO REQUIRE A PICKET FENCE  
ALONG 35<sup>th</sup> St.; RESOLUTION # D-1306**

An application for **1)** a Southeast San Diego Development Permit (SDP) to move two single-family dwelling units onto a vacant lot, **2)** a variance request to allow the project not to comply with the offsetting planes requirements of the SDP. The property is located at **3491 Logan Avenue** in the Southeast San Diego Community Plan Area

**IN FAVOR**

**REYNALDO PISANO**, 509 41<sup>st</sup> St., San Diego, CA.

**ITEM 6**

PROJECT TYPE & NUMBER:        CDP 99-0820  
PROJECT NAME:                    ROMAGNOLO RESIDENCE  
PROJECT MANAGER:                PATRICIA GRABSKI  
RECOMMENDATION:                APPROVAL  
ENVIRONMENTAL PLANNER:        DOUG MCHENRY  
**CERTIFIED NEGATIVE DECLARATION, RESO., # D-1307**

**ACTION:    APPROVED ON CONSENT, RESOLUTION # D-1308**

An application to replace an existing single family residence with a 5,681 square-foot residence at **887 San Antonio Place**, in the Peninsula Community Plan Area.

**IN FAVOR**

**LYNNE HEIDEL**, 945 Fourth Ave., San Diego, CA 92101.

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**ITEM 7**

PROJECT TYPE & NUMBER: CDP 99-0379  
PROJECT NAME: KEISER RESIDENCE  
PROJECT MANAGER: PATRICIA GRABSKI  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: CHRIS ZIRKLE  
**CERTIFIED NEGATIVE DECLARATION, RESO. # D-1309**

**ACTION: APPROVED PERMIT, RESOLUTION # D-1310**

An application to remodel an existing 432-square foot, detached, two-car garage by expanding the ground floor to 823 square feet and adding a 700 square-foot second story at **341 Westbourne Street**, La Jolla, CA 92037, in the La Jolla Community Plan Area.

**IN FAVOR**

**JERRY STEPHEN**, 2222 Ave de La Playa, La Jolla, CA 92037.

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**LAND USE HEARINGS HELD AT 10:30 A.M. ARE APPEALABLE TO THE BOARD OF ZONING APPEALS.** Appeal applications may be obtained at the Planning and Development Review Department, 1222 First Avenue, 3<sup>rd</sup> Floor, San Diego, CA 92101.

Request to speak should be submitted to the Hearing Officer Secretary in the box labeled IN FAVOR and OPPOSITION next to the podium. If you do not wish to speak and are available for questions please fill out the form titled IN FAVOR.

**10:30 ITEMS**

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**ACTION: APPROVED REQUEST 2) WITH CONDITIONS; DENIED REMAINDER OF REQUESTS. RESOLUTION # D-1312.**

An application for a variance to maintain 1) an existing railing on garage roof deck within 4' of the rear and side yard property lines; 2) a redwood deck 40 inches above grade within the interior side yard, where a 4-foot interior yard setback is required for structures exceeding 3 feet in height; 3) an existing stairway observing a 0' setback within the required 4' interior side yard setback; 4) an existing garage/carport structure exceeding 500 sq. ft. in the required rear and interior side yards where a 4' rear and interior side yard is required; and 5) to maintain an existing solid fence over 6' within the required rear yard set back and within the driveway visibility area . The property is located at **1301 Fort Stockton Drive**, in the Uptown Community Plan Area.

**DERRICK JOHNSON**, staff - Gave a presentation.

**IN FAVOR**

**ROBERT RICE**, 701 "B" St., Suite 386, San Diego, CA 92101.

**MICHAEL IAN ROTT**, 1301 Fort Stockton Dr., San Diego, CA 92103.

**KIMBERELY MANN**, 1228 Fort Stockton Dr., San Diego, CA 92103.

**WILLIAM GILLIS, JR.**, 4566 Trias St., San Diego, CA 92103.

**WILLIAM GILLIS, III**, 3893 California St., San Diego, CA 92110.

**AARON DEAN**, 1225-1227 Fort Stockton Dr., San Diego, CA 92103.

**OPPOSITION**

**VIRGINIA BAYER**, 1309 Fort Stockton Dr., San Diego, CA 92103.

**JOAN CRONE**, 1302 Washington Place, San Diego, CA 92103.

**ESTHER MALKOUN**, 4020 Ingalls, San Diego, CA 92103.