

**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

**AUGUST 23, 2000
8:30 A.M.**

Hearing Officer: Ken Teasley
Recording Secretary: Beverly Allen
Deadline to Appeal: September 6, 2000, by 5:00 P.M.
Requests for Continuances: None

Gene Lathrop gave the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: PCD 99-1188
PROJECT NAME: KENTUCKY FRIED CHICKEN -
PALM RIDGE SHOPPING CENTER
PROJECT MANAGER: KEVIN SULLIVAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ELIANA BARREIROS
MITIGATED NEGATIVE DECLARATION

ACTION:
**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION NUMBER
D-1458 AND APPROVED ON CONSENT, RESOLUTION NUMBER D-1459**

A proposal to demolish an existing 4,550 square-foot commercial building (i.e. liquor store / deli) in the existing "Palm Ridge" shopping center and construct in it's place a new one-story (2,505 square-foot) Kentucky Fried Chicken restaurant with a drive-thru, parking stalls and associated site improvements. The project site is located at **4380 Palm Avenue**, between Firethorn Street and I-805, within the CA zone of the Otay Mesa-Nestor Community Plan. This project represents an amendment to a previous Planned Commercial Development permit approved on this site (PCD 82-0406).

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ITEM 2

PROJECT TYPE & NUMBER: **CDP 99-1374**
PROJECT NAME: PRESSLEY RESIDENCE
PROJECT MANAGER: SCOTT VURBEFF
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1460**

An application for an Coastal Development Permit to demolish an existing single-family dwelling and construct a new 3,873 square-foot, single-family dwelling with garage on a 0.17 acre lot. The project site is located at **7617 Pepita Way** in the R1-5000 zone and Coastal Overlay zone of the La Jolla Community Plan area.

ITEM 3

PROJECT TYPE & NUMBER: **TM WAIVER 40-0577**
PROJECT NAME: SUNSET VILLAS
PROJECT MANAGER: BILL TRIPP
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1461**

An application for a request to waive the filing of a Tentative Map for purposes of allowing sale as condominiums, 8 units, currently being developed on an approximate 21,000 square-foot site located at **2070 San Diego Avenue** (at Bandini Street) legally described as Lots 1 through 4, Block 214, Middletown, together with all that portion of the southeasterly 10 feet of Bandini Street lying adjacent to Lot 1 of said Block 214 as vacated and closed to public use, according to Map thereof made by J.E. Jackson on file in the office of the County Recorder. The property is located in the MR-1500 (Multi-Family Residential) Zone of the Mid-City Communities Planned District. Process 3.

SPEAKER SLIPS IN FAVOR

TOM CARTER, 3636 5th, San Diego, CA 92103

THERE ARE NO 10:30 ITEMS.