

**CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER MINUTES
CIVIC CENTER PLAZA BUILDING, THIRD FLOOR
1200 THIRD AVENUE, SAN DIEGO, CALIFORNIA**

**DECEMBER 13, 2000
8:30 A.M.**

Hearing Officer: Ken Teasley
William Mackey heard items 1 and 2

Recording Secretary: Beverly Allen

Deadline to Appeal: December 28, 2000, by 5:00 P.M.

Requests for Continuances: One

There was a request for continuance for item 2. Sara Isgun made the request and spoke in favor. Christopher Neils spoke against the continuance. The request for the continuance was denied.

Ken Teasley explained the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: PCD 96-0621
PROJECT NAME: MIDAS CARMEL MOUNTAIN RANCH
PROJECT MANAGER: MARY ROUSH
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MYRA HERRMANN
MITIGATED NEGATIVE DECLARATION

ACTION:
CONTINUED FROM DECEMBER 6, 2000, 8:30 A.M.
**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1564 AND APPROVED PERMIT WITH AN ADDED CONDITION,
RESOLUTION NUMBER D-1565**

A Planned Commercial Development permit to construct three retail/service buildings totaling 11,750 square feet, including a Midas Automotive Systems Expert Shop on a one-acre site at the northeast corner of World Trade Drive and Highland Ranch Road in the Community

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Commercial (CC) zone in the Carmel Mountain Ranch Community Plan Area. The Planned Commercial Development permit would include deviations from the setback and screening wall requirements adjacent to the residentially zoned public park and a deviation from the requirement to locate parking only in the rear 50 percent of the site.

MARY ROUSH, staff - gave a presentation.

SPEAKER SLIPS IN FAVOR

VICTOR ANDERSON, 9824 Saskatchewan Avenue, San Diego, CA 92110

LYNNE HEIDEL, 945 4th Avenue, San Diego

ROBERTA DAVIDSON, 13646 Tradition Street, San Diego, CA 92168

DALE POLIFFE, 3136 Kurtz Street, San Diego, CA

SPEAKER SLIPS IN OPPOSITION

None

ITEM 2

PROJECT TYPE & NUMBER: **CUP/PCD 99-1200**
PROJECT NAME: **CHEVRON GAS STATION - SORRENTO HILLS**
PROJECT MANAGER: KEVIN SULLIVAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ANNE JARQUE
 MITIGATED NEGATIVE DECLARATION

ACTION:

CONTINUED FROM NOVEMBER 22, 2000, 8:30 A.M.

CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1566 AND APPROVED PERMIT WITH AN ADDED CONDITION, RESOLUTION NUMBER D-1567

A proposal by the "Chevron Corporation" to construct and operate a limited-hours gas station, mini-mart and automated car wash facility on a vacant 2.48-acre site located at the **southwest corner of Carmel Mountain Road and East Ocean Air Drive** within the Sorrento Hills Community Plan area.

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Kevin SULLIVAN, staff - gave a presentation

EDEN NGUYEN, staff - answered questions from the Hearing Officer.

SPEAKER SLIPS IN FAVOR

CHRISTOPHER NEILS, 501 W. Broadway, #1900, San Diego, CA 92101
MARK W. EGGIMAN, 145 S. State College, Brea, CA 92822
LARRY TIDBALL, 1201 S. Beach Boulevard, #203, La Habra, CA 90631
MIKE ANGLIN, 2927 Galloping Hills Road, Chino Hills, CA 91709
RENAE MAGAW, 100 Chevron Way, Richmond, CA 94802
BRUCE CARPENTER, 145 S. State College, Brea, CA 92822
JERRY BOGACZYK, 145 S. State College Boulevard, Brea, CA 92822
PAULA R. BROOKS, 9320 Chesapeake Drive, San Diego, CA 92123

SPEAKER SLIPS IN OPPOSITION

DANIEL AJZEN, 4479 Vereda Mar de Ponderosa, San Diego, CA 92130
ELIZABETH JONES, 4440 Calle Mar de Armonia, San Diego, CA 92130
JIM GRONIN, 10847 Vereda Sol Del Dios, San Diego, CA 92130
TRACEY MAC DONALD, 4458 Vereda Luna Llena, San Diego, CA 92130
JOAN M. MC KENNA, 4494 Calle Mar de Armonia, San Diego, CA 92130
ROGER D. MC KENNA, MD, 4494 Calle Mar de Armonia, San Diego, CA 92130
ELIZABETH WAKEMAN, 4538 Vereda Mar Ponderosa, San Diego, CA 92130
GUY RAVAD, 4541 Vereda Mar De Ponderosa, San Diego, CA 92130
SARA ISGUN, 4693 Carte Mar del Corazu, San Diego, CA 92130
DIANA CASALE, 4542 Calle Mar de Armonia, San Diego, CA 92130
JIM CASALE, 4542 Calle Mar de Armonia, San Diego, CA 92130
KATHRYN BURTON, 4106 Via Mar de Delfinas, San Diego, CA 92130
RICHARD KIY, 4457 Calle Mar de Armonia, San Diego, CA 92130
JEFFREY M. RABIN, 4569 Vereda Mar de Ponderosa, San Diego, CA 92130

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HEARING OFFICER DOCKET, DECEMBER 13, 2000, 8:30 A.M.

ITEM 3

PROJECT TYPE & NUMBER: **CUP 40-0152**
PROJECT NAME: CARDLOCK FUEL SERVICE STATION
PROJECT MANAGER: KEVIN SULLIVAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JOHN ALABADO
 NEGATIVE DECLARATION

ACTION:

**CONTINUED FROM NOVEMBER 22, 2000, 8:30 A.M.
CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1568 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1569**

A proposal by the applicant to construct and operate a commercial diesel fuel service facility on a vacant 0.68-acre site located at **6616 Miramar Road**, east of Camino Santa Fe, within the IL-2-1 zone of the Mira Mesa Community Plan area. In summary, the project features the installation/construction of a 20,000 gallon underground diesel fuel storage tank, three self-serve fuel dispensing islands, and various hardscape and landscaping improvements on the subject property.

SPEAKER SLIPS IN FAVOR

CRAU YAMASAKI,, 1800 W. Katella, Orange, CA 92867

SPEAKER SLIPS IN OPPOSITION

None

ITEM 4

PROJECT TYPE & NUMBER: **CDP/PRD 99-1003**
PROJECT NAME: BONAIR VISTA
PROJECT MANAGER: DERRICK JOHNSON
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MARTHA BLAKE
 NEGATIVE DECLARATION

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ACTION:

**CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1570 AND
APPROVED PERMIT, RESOLUTION NUMBER D-1571**

An application for a Coastal Development Permit (CDP)/Planned Residential Development Permit (PRD) to demolish an existing single-family residence and associated buildings and construct a two- and three-story, 10,000-square-foot, four-unit apartment complex with subterranean garage on a 12,099 square-foot legal lot. The project site is located at

750 Bonair Place (a named alley), between Draper and Fay Avenues, in the La Jolla Community Planning Area (Lots 1& 2, Starkey's Prospect Park, Map No. 1729).

DERRICK JOHNSON, staff - gave a presentation.

JAMES WEAVER, staff - made a presentation.

MARTHA BLAKE, staff - gave a presentation.

TERRE LIEN, Landscaping - made comments.

SPEAKER SLIPS IN FAVOR

GEORGE CHAMPION, 7758 Prospect Place, La Jolla, Ca 92037

WILLIAM METZ, 8100 Paseo del Ocaso, La Jolla, CA 92037

SPEAKER SLIPS IN OPPOSITION

BRENDA SHIELDS, 736 Bonair Place, La Jolla, CA 92037

MATHILDE A. SCHNEIDER, 745 Bonair Street, La Jolla, CA 92037

MARIANNE SCHNEIDER, 745 Bonair Street, La Jolla, CA 92037

DR. ZOFIA DZIENANOWSUA, 765 Bonnie Place, La Jolla, CA 92037

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ITEM 5

PROJECT TYPE & NUMBER: **CDP/HRP 99-1365**
PROJECT NAME: **MOODY RESIDENCE**
PROJECT MANAGER: **LINDA D. HANLEY**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **RICHARD GRUNOW**
 NEGATIVE DECLARATION

ACTION:

**CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1572 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1573**

An application to complete the construction of an attached 732 square foot garage addition to an existing 400 square foot garage where a existing two-story single-family residence is maintained. The property is located at **418 La Crescentia Drive** in the Peninsula Community Planning Area.

NO SPEAKER SLIPS

ITEM 6

PROJECT TYPE & NUMBER: **MCDP 99-0708**
PROJECT NAME: **ST. PAUL'S CATHEDRAL**
PROJECT MANAGER: **SANDRA TEASLEY**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **TERI BUMGARDNER**
 MITIGATED NEGATIVE DECLARATION

ACTION:

**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1574 AND APPROVED ON CONSENT, RESOLUTION NUMBER D-1575**

An application for the phased construction of improvements to an existing church as follows: 1) a new diocese building; 2) a two-story church addition including a 120'-0" tower; 3) demolition of two apartment buildings and a vacant market building for the construction of two new parking lots. The project includes a deviation to the off-setting planes requirement. This project is located at **2639 Fifth Avenue** (Lot Nos. A-B, Block No. 305 and Lots A-L, Block No. 306, Horton's Addition) in the Uptown Community Planning Area.

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SPEAKER SLIPS IN FAVOR

CINDY VOORHEES, 2765 Sixth Avenue, San Diego, CA 92103
GEORGE BISSELL, 2765 Sixth Avenue, San Diego, CA 92103

SPEAKER SLIPS IN OPPOSITION

None

ITEM 7

PROJECT TYPE & NUMBER: **TENTATIVE MAP WAIVER/CDP 40-0986**
PROJECT NAME: **VOGEL MAP WAIVER**
PROJECT MANAGER: **DEENA SMITH**
RECOMMENDATION: **APPROVAL**
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:

APPROVED ON CONSENT, RESOLUTION NUMBER D-1576

An application for a Coastal Development Permit and a Tentative Map Waiver for conversion of three existing residential units in one building to condominiums. The project is located at **4253-4257 Gresham Street.**

NO SPEAKER SLIPS

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ITEM 8

PROJECT TYPE & NUMBER: **CDP /TPM 40-0411**
PROJECT NAME: HARVEY RESIDENCE
PROJECT MANAGER: LINDA MARABIAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MARTHA BLAKE
NEGATIVE DECLARATION

ACTION:

**CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1577 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1578**

An application for the subdivision of one lot into two parcels and the construction of two single-family homes (one on each lot). The homes are proposed to be 5,065 square feet and 4,853 square feet, each two stories high. The lots are located at **12839 Via Grimaldi** in the Torrey Pines Community.

SPEAKER SLIPS IN FAVOR

LANE KLEIN, 2510 Via Torina, Del Mar, CA 92014
BOB HARVEY, 12839 Via Grimaldi, Del Mar, CA 92014
MAURA HARVEY, 12839 Via Grimaldi, Del Mar, CA 92014
GUS THORBURN, 12973 Via Latina, Del Mar, CA 92014
JIM REED, 12850 Via Grimaldi, Del Mar, CA 92014
JOHN PYJAR, 2150 W. Washington #303, San Diego, CA 92110

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

DECEMBER 13, 2000

10:30 A.M.

Hearing Officer: Ken Teasley
Recording Secretary: Beverly Allen
Deadline to Appeal: December 28, 2000, by 5:00 P.M.
Requests for Continuances: One

Ken Teasley explained the hearing and appeal processes and announced the items on the docket.

ITEM 9

PROJECT TYPE & NUMBER: VAR 40-0574
PROJECT NAME: MAYPARK RESIDENCE
PROJECT MANAGER: KATHY HENDERSON
RECOMMENDATION: APPROVAL
EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED PERMIT, RESOLUTION NUMBER D-1579

Yard variance request: As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, modify or deny an application (1) a one-story garage and laundry room addition to an existing single dwelling unit observing a 4'-0" front yard where 5'-0" has been established; (2) said garage and laundry room addition observing a 0'-6" north side yard where 5'-0" is required; and (3) a deck and trellis expansion behind the proposed laundry room observing a 1'-0" north side yard where 5'-0" is required on a 3,282 square foot lot at **4506 Norma Drive** in the RS-1-7 zone in the Kensington-Talmadge Community Planning Area.

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NO SPEAKER SLIPS

ITEM 10

PROJECT TYPE & NUMBER: **NDP/VAR 40-0481**
PROJECT NAME: **TINSLEY RESIDENCE**
PROJECT MANAGER: **LINDA D. HANLEY**
RECOMMENDATION: **APPROVAL**
 EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION:
CONTINUED TO JANUARY 17, 2001, 10:30 A.M.

An application to build a rear room addition that expands the kitchen area to an existing single-family residence that will observe a 9'-0" rear yard setback where 13'-0" is required at 3540 Vista de la Orilla.

NO SPEAKER SLIPS