

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 20, 2000
8:30 A.M.

Hearing Officers: Gene Lathrop
William Mackey heard item 2

Recording Secretary: Beverly Allen

Deadline to Appeal: January 5, 2001, by 5:00 P.M.

Requests for Continuances: One

A continuance for item 1 was discussed by the Hearing Officer, applicant's attorney and the architect for the project.

ITEM 1

PROJECT TYPE & NUMBER: **OSDPDP 99-0846**
PROJECT NAME: 2415 SAN DIEGO AVENUE
PROJECT MANAGER: JUDY JOHNSON
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: NANCY PECHERSKY
MITIGATED NEGATIVE DECLARATION

ACTION:
CONTINUED FROM NOVEMBER 22, 2000, 8:30 A.M.
CONTINUED TO JANUARY 24, 2001, 8:30 A.M.

An application for an Old San Diego Planned District Permit to construct a 6,598 sq. ft. addition to the first floor of an existing, 15,353 sq. ft. two-story commercial building. The project includes variances to exceed floor area ratio and maximum building size limitations, and to provide 60 parking spaces where 88 are required. The project is located at **2415 San Diego Avenue**, in the Old town San Diego Community Plan area, zoned Core Subarea, Old Town San Diego Planned District.

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SPEAKER SLIPS IN FAVOR

JEFFREY BREZES, 2415 San Diego, Suite 200, San Diego, CA 92110
WALTER URBACH, P.O. Box 1164, La Jolla, CA 92038
MATT PETERSON, 530 B Street, #1700, San Diego, CA 92101

SPEAKER SLIPS IN OPPOSITION

NEIL J. HUTTUA, 2425 San Diego Avenue, San Diego CA 92110
KAREN SPRING, 2454 Heritage Park Road, San Diego, CA 92110
ROBERT AASE, 2541 San Diego Avenue, San Diego CA 92110

ITEM 2

PROJECT TYPE & NUMBER: **CDP/VAR 99-0640**
PROJECT NAME: PLANTY RESIDENCE
PROJECT MANAGER: MICHELLE SOKOLOWSKI
RECOMMENDATION: PARTIAL APPROVAL
ENVIRONMENTAL PLANNER: MYRA HERRMANN
MITIGATED NEGATIVE DECLARATION

ACTION:

**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1583 AND APPROVED PERMIT, RESOLUTION NUMBER D-1584**

An application for a **Coastal Development Permit (CDP)/Variance (VAR)** for the construction of a new 4,339-square-foot, two-story, single-family residence with an attached two-car garage and pool on a vacant lot. Variances are being requested to observe a reduced required front yard along Exchange Place and a reduced required interior side yard, as well as to construct a 6-foot-high solid sound attenuation wall on the property line in the required front yard along Exchange Place and the required street side yard along Prospect Place. The subject property is located at **7982 Prospect Place**, within the R1-5000 zone, the nonappealable area of the Coastal Zone, the Beach Impact Area, and the Proposition "D" 30'-0" Height Limit Area, in the La Jolla Community Plan area.

MICHELLE SOKOLOWSKI, staff - gave a presentation.

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SPEAKER SLIPS IN FAVOR

MATT PETERSON, 530 B Street, #1700, San Diego, CA 92101 - requested that the appeal period be waived. The request was denied.

REGGIE REYES, Island Architects, 7632 Herschel Avenue, La Jolla, CA 92037

SPEAKER SLIPS IN OPPOSITION

None

ITEM 3

PROJECT TYPE & NUMBER: **MAP WAIVER/CDP 99-505**
PROJECT NAME: **PESCADERO AVENUE CONDOMINIUM
CONVERSION, MAP WAIVER/CDP**
PROJECT MANAGER: **DEENA SMITH**
RECOMMENDATION: **APPROVAL**
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1585**

An application for a Coastal Development Permit and a Tentative Map Waiver for conversion of two existing residential units to condominiums. The project is located at **4762-4764 Pescadero Avenue.**

NO SPEAKER SLIPS

ITEM 4

PROJECT TYPE & NUMBER: **PDP 40-0511**
PROJECT NAME: **PACIFIC BELL - RANCHO PENASQUITOS**
PROJECT MANAGER: **SCOTT VURBEFF**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **JERRY JAKUBAUSKAS**
NEGATIVE DECLARATION ADDENDUM

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**ACTION:
CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1586 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1587**

An application for a Planned Development Permit to amend Planned Commercial Development Permit No. 87-0599 for the construction of a new 15,290 square-foot, two-story addition to an existing telecommunications facility. The project site is located at **9553 and 9554 Twin Trails Drive** in the CC-1-3 zone of the Rancho Peñasquitos Community Plan area.

SPEAKER SLIPS IN FAVOR

DAVID ECKSTROM, Pacific Bell, 3848 7th Avenue, Room 120, San Diego, CA 92103

SPEAKER SLIPS IN OPPOSITION

None

ITEM 5

PROJECT TYPE & NUMBER: **CDP 40-0658**
PROJECT NAME: HUTCHESON RESIDENCE
PROJECT MANAGER: MICHELLE SOKOLOWSKI
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, WAIVING THE APPEAL PERIOD, RESOLUTION
NUMBER D-1588**

An application for a Coastal Development Permit to construct a 723-square-foot addition to an existing two-level, single-dwelling unit and to remodel said unit, construct a pool, spa, and other landscape and hardscape improvements, on a 0.24-acre site, located at **855 San Antonio Place**, within the RS-1-7 Zone, the Appealable Area of the Coastal Zone, the 30'-0" Proposition "D" Height Limit Area, and within the Peninsula Community Plan area.

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SPEAKER SLIPS IN FAVOR

PHIL E. EDMARDSON, 2600 Newport Boulevard, #114, Newport Beach, CA 92663

SPEAKER SLIPS IN OPPOSITION

None

ITEM 6

PROJECT TYPE & NUMBER: **TENTATIVE MAP WAIVER/CDP 40-0647**
PROJECT NAME: KELLS MAP WAIVER
PROJECT MANAGER: DEENA SMITH
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1589

An application for a Coastal Development Permit and a Tentative Map Waiver for conversion of two existing residential units in two buildings to condominiums. The project is located at **4634-4636 Greene Street.**

NO SPEAKER SLIPS

ITEM 7

PROJECT TYPE & NUMBER: **TENTATIVE MAP WAIVER/CDP 40-0987**
PROJECT NAME: TIERNEY MAP WAIVER
PROJECT MANAGER: DEENA SMITH
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1590

An application for a Coastal Development Permit and a Tentative Map Waiver for conversion of four existing residential units in two buildings to condominiums. The project is located at **1520-1522 Diamond Street.**

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NO SPEAKER SLIPS

ITEM 8

PROJECT TYPE & NUMBER: **CDP 40-0671**
PROJECT NAME: HARRIS RESIDENCE
PROJECT MANAGER: JUDY JOHNSON
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, WAIVING THE APPEAL PERIOD, RESOLUTION
NUMBER D-1591**

An application for a Coastal Development Permit to demolish an existing single-family residence and construct a new, two-story, single-family residence with garage, resulting in approximately 4,266 sq. ft., on a 7,516 sq. ft. lot, located at **765 Rosecrans Street**.

SPEAKER SLIPS IN FAVOR

TIM WILSON, Architect, 1110 Torrey Pines Road -C, La Jolla, CA 92037

SPEAKER SLIPS IN OPPOSITION

None

ITEM 9

PROJECT TYPE & NUMBER: **CDP 40-0318**
PROJECT NAME: LA JOLLA COAST LLD
PROJECT MANAGER: SANDRA TEASLEY
RECOMMENDATION: APPROVAL
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1592**

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A Coastal Development Permit and a La Jolla Shores Permit to demolish an existing residence and construct two new units as follows: a two story structure containing a double car garage on the first floor and a studio apartment above, and a 3 story, single-family residence. The site is located at **1950 Lee Lane** in the La Jolla Community Planning Area.

SPEAKER SLIPS IN FAVOR

DALE NAEGLER, 2210 Ave De La Playe, La Jolla, CA 92037

SPEAKER SLIPS IN OPPOSITION

None

ITEM 10

PROJECT TYPE & NUMBER: **CDP/LJS 40-0439**
PROJECT NAME: WESTWAY HOUSE
PROJECT MANAGER: **BILL TRIPP**
RECOMMENDATION: **APPROVAL**
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED PERMIT, RESOLUTION NUMBER D-1593**

An application to remodel and construct additions to an existing, one-story, single-dwelling unit located on a 20,200 square-foot (0.46-acre) site located at **8456 Westway Drive**, legally described as Lot 3, Costa Dorado, Map No. 6865, within the 'SF' (Single-Family) Zone of the La Jolla Shores Planned District and Coastal Zone, Proposition 'D' Height Limitation and Parking Impact Overlay Zones. Said addition to consist of two stories containing approximately 2,750 square-feet of floor area and comprising a master bedroom and bath (1,450 sq. ft.), family room with bath and garage extension (1,300 sq. ft.). Process 3.

BILL TRIPP - gave a staff presentation.

GARY GEILER, staff - answered questions from the Hearing Officer.

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SPEAKER SLIPS IN FAVOR

ALEX SZEKELY, 8456 Westway Drive, San Diego, CA 92037
KEN KELLOGG, 15415 Topa Road, Palma Valley, CA 92061

SPEAKER SLIPS IN OPPOSITION

NORMAN R. SMITH, 8496 Westway Drive, San Diego, CA 92037
DON DANIELS, 8455 Westway Drive, La Jolla, CA 92037
HELEN DANIELS, 8455 Westway Drive, La Jolla, CA 92037
ROGER B. PHILLIPS, 8476 Westway Drive, La Jolla, CA 92037

THERE ARE NO 10:30 A.M. ITEMS.