

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 6, 2000
8:30 A.M.

Hearing Officer: William Mackey

Recording Secretary: Beverly Allen

Deadline to Appeal: December 20, 2000, by 5:00 P.M.

Requests for Continuances: None

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

ITEM 1

PROJECT TYPE & NUMBER: CDP/SDP/VAR 40-0377
PROJECT NAME: SUNBY RESIDENCE AND GUEST QUARTERS
PROJECT MANAGER: KEVIN SULLIVAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: GREG MANIPON
NEGATIVE DECLARATION

ACTION:
CONTINUED TO JANUARY 10, 2001, 8:30 A.M.

An application for a proposal to demolish/remove two existing residences on an improved 3,915 square-foot site and construct in their place a new 3-story (approximately 6,745 square-foot) single-family residence, a detached 2-story (approximately 1,146 square-foot GFA) garage / guest quarters structure, and associated site improvements. The subject property is located at **7740-7746 Eads Avenue** within Zone 5 of the La Jolla Planned District (La Jolla Community Plan) and the City of San Diego Coastal Zone. The project also includes proposed Variances of the zoning ordinance provisions in effect for the subject property to allow the new single-family residence to be constructed with substandard side and rear yard setbacks.

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SPEAKER SLIPS IN FAVOR

None

GLEN HAYES spoke
GALE SUNBY spoke

SPEAKER SLIPS IN OPPOSITION

WILLIAM NICHOL, 6103 Waverly Avenue, La Jolla, CA 92037

ITEM 2

PROJECT TYPE & NUMBER: **CDP 99-1280**
PROJECT NAME: **LA JOLLA HOMES-EADS AVENUE**
PROJECT MANAGER: **ROBERT GENTLES**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **ELIANA BARREIROS**
NEGATIVE DECLARATION

**ACTION:
CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1556 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1557**

An application for a Coastal Development Permit for the demolition of one single family dwelling with garage and construct two detached two-story single family homes with a total of 5,604 square feet of living area and 6 parking spaces on a 0.16-acre site located at **7211 Eads Avenue** between Genter and Rushville Streets in the La Jolla Community Plan area.

SPEAKER SLIPS IN FAVOR

ARTHUR KNOX, (gave no address)
BILL METZ, 8100 Paseo del Ocaso, La Jolla, CA 92037
SCOTT MC CUE (gave no address)

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ITEM 3

PROJECT TYPE & NUMBER: **TENTATIVE MAP WAIVER/CDP 40-0654**
PROJECT NAME: **WESTBOURNE STREET CONDO CONVERSION**
PROJECT MANAGER: **DEENA SMITH**
RECOMMENDATION: **APPROVAL :**
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1558

An application for a Coastal Development Permit and a Tentative Map Waiver for conversion of three existing residential units in two buildings to condominiums. The project is located at **520-524 Westbourne Street.**

ITEM 4

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

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 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 and amended two conditions. She answered questions from the Hearing Officer.

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LABIB QASEM, staff - answered questions from the Hearing Officer.

SPEAKER SLIPS IN FAVOR

DALE POLITTE, 11146 Almazon Street, San Diego, CA 92129
LYNNE HEIDEL, 945 4th Avenue, San Diego, CA 92101

SPEAKER SLIPS IN OPPOSITION

ROBERTA DAVIDSON, 13646 Tradition Street, San Diego, CA 92128
BOB DAVIDSON, 13646 Tradition Street, San Diego, CA 92128

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