

**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

**JULY 26, 2000
8:30 A.M.**

Hearing Officer: William Mackey
Recording Secretary: Beverly Allen
Deadline to Appeal: August 9, 2000, by 5:00 P.M.
Requests for Continuances: One

Bill Mackey explained the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: CDP 99-1262
PROJECT NAME: KUNAC TOWNHOMES
PROJECT MANAGER: P. J. FITZGERALD
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ELIANA BARREIROS

ACTION: CERTIFIED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1424 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1425

CONTINUED FROM JULY 19, 2000, 8:30 A.M.

A proposal to demolish an existing two-story duplex with garage and construct two new two-story townhomes with 5 parking spaces on a 0.115 acre site located at **312-314 Palomar Avenue** in the R-3000 Zone, Coastal (Non-Appealable Area 1), Coastal 30' Height Limit, and Beach Impact Overlay zones, within the La Jolla Community Planning Area.

P. J. FITZGERALD - gave a staff report.

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER DOCKET, JULY 26, 2000, 8:30 A.M.**

SPEAKER SLIP IN FAVOR

BRIAN HANSEN, 7975 Raytheon Road, #360, San Diego CA 92111

ITEM 2

PROJECT TYPE & NUMBER: **PCD/MBPDO 99-1300**
PROJECT NAME: **BLUE SEA LODGE EXPANSION**
PROJECT MANAGER: **PATRICIA GRABSKI**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **ANNE LOWRY**

**ACTION: CERTIFIED MITIGATED NEGATIVE DECLARATION,
RESOLUTION NUMBER D-1426 AND
APPROVED PERMIT, RESOLUTION NUMBER D-1427**

An application for the renovation and expansion of an existing 100-room hotel by adding 27 single-bedroom guest units, two 2-bedroom guest units and required parking at **707 Pacific Beach Drive**.

PATRICIA GRABSKI - gave a staff report.

SPEAKER SLIPS IN FAVOR

JEFF FIELD, 1545 Hotel Circle South, San Diego, CA 92109
JAMES B. KESSEL, Fallbrook, CA 92028

SPEAKER SLIP IN OPPOSITION

MIKE MENDOZA, 728 Santa Rita Place, San Diego, CA 92102

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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ITEM 3

PROJECT TYPE & NUMBER: **CDP 99-1201**
PROJECT NAME: **GIBSON RESIDENCE**
PROJECT MANAGER: **FLETCHER CALLANTA**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **MARTHA BLAKE**

**ACTION: CERTIFIED MITIGATED NEGATIVE DECLARATION,
RESOLUTION NUMBER D-1428 AND
APPROVED PERMIT, RESOLUTION NUMBER D-1429**

An application for a Coastal Development Permit (CDP) to demolish an existing single-family residence with an attached garage to construct a 2-story single-family residence with basement and an attached 2-car garage on a previously graded and improved 5,400 square-foot. The project site is located at **3559 Bayonne Drive** between La Mancha Drive and La Cima Drive in the R1-5,000, Coastal Zone (Non-Appealable Area 2), Proposition "D" 30'-Height Limit Area, Beach Impact Overlay Zone and the Pacific Beach Community Plan, Council District No. 2.

FLETCHER CALLANTA - gave a staff report.

SPEAKER SLIPS IN FAVOR

WILLIAM METZ, 8100 Paseo del Ocaso, La Jolla, CA 92037
CANDACE GIBSON, 3559 Bayonne Drive, San Diego, CA 92109

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER DOCKET, JULY 26, 2000, 8:30 A.M.**

ITEM 4

PROJECT TYPE & NUMBER: **SEDP 99-0421**
PROJECT NAME: MOUNTAIN VIEW COMMUNITY CENTER
PROJECT MANAGER: JOHN S. FISHER
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JOHN KOVAC

**ACTION: CERTIFIED MITIGATED NEGATIVE DECLARATION,
RESOLUTION NUMBER D-1430 AND
APPROVED PERMIT, RESOLUTION NUMBER D-1431**

A Southeast San Diego Planned District Permit to construct a new 18,000 square foot community center which includes: a multi-purpose gymnasium with bleachers and adjoining stage; meeting rooms; exercise room; dance studio; locker room; game/craft/computer rooms; office and storage areas; kitchen; landscaping; and surface parking located **east of the intersection of T Street and Boundary Street, south of Hemlock Street** in the SF-5000 of the Southeast San Diego Community Plan area.

SCOTT VURBEFF - gave a staff report.

SPEAKER SLIPS IN FAVOR

REYNALDO PISANO

ITEM 5

PROJECT TYPE & NUMBER: **CDP 99-1234**
PROJECT NAME: HYDE RESIDENCE
PROJECT MANAGER: FLETCHER CALLANTA
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ELIANA BARREIROS
NEGATIVE DECLARATION

ACTION: CONTINUED TO AUGUST 2, 2000, 8:30 A.M.

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER DOCKET, JULY 26, 2000, 8:30 A.M.**

For Coastal Development Permit (CDP) to add a total of 1,768 square feet to an existing 2,204 square-foot, 2-story, single-family residence with an attached 582 square-foot garage and associated site improvements on a partially graded and improved 18,889 square-foot. The project site is located at **2614 Ellentown Road** between Horizon Way and La Jolla Shores Drive in the R1-5,000, Proposition "D" 30'-Height Limit Area, Hillside Review Overlay Zone and Coastal Zone (Non-Appealable Area 2) within the La Jolla Community Plan Area, Council District No. 1.

ITEM 6

PROJECT TYPE & NUMBER: **CUP/EOT 98-1100**
PROJECT NAME: **THRIFTY FACILITY**
PROJECT MANAGER: **LINDA D. HANLEY**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **JOHN ALABADO**

**ACTION: CERTIFIED NEGATIVE DECLARATION,
RESOLUTION NUMBER D-1434 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1435**

An application to allow an Extension of Time for approved Conditional Use Permit No. 93-0629 that allowed the renovation of an existing gas station at **9393 Kearny Mesa Road** in the CA Zone of the Mira Mesa Community Planning area.

SPEAKER SLIPS IN FAVOR

ALLEN SIPE, 3665 Ruffin Road, San Diego, CA 92123
ERIC AMUNDSON, 4 Centerpoint Drive, La Palma, CA 90623

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COUNCIL CHAMBERS, TWELFTH FLOOR, CITY ADMINISTRATION BUILDING
202 "C" STREET, SAN DIEGO, CALIFORNIA

JULY 26, 2000
1030 A.M.

Hearing Officer: William Mackey
Recording Secretary: Beverly Allen
Deadline to Appeal: August 9, 2000, by 5:00 P.M.
Requests for Continuances: None

Bill Mackey explained the hearing and appeal processes and announced the items on the docket.

ITEM 7

PROJECT TYPE & NUMBER: CUP 99-0587
PROJECT NAME: FRANCO MOVE ON CUP
PROJECT MANAGER: PETER LYNCH
RECOMMENDATION: APPROVAL

**ACTION: EXEMPT PER THE ENVIRONMENTAL QUALITY ACT
APPROVED PERMIT, RESOLUTION NUMBER D-1436**

An application for a Conditional Use Permit to relocate an existing 876 square feet single-family dwelling to **1730 Dahlia Avenue**, in the R-3000 zone.

PETER LYNCH - gave a staff report.

SPEAKER SLIP IN FAVOR

JOSE MARTINEZ, 1730 Dahlia Avenue, San Diego, CA 92154