

**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

JUNE 21, 2000

Hearing Officer: William Mackey, Kenneth Teasley-Item 6

Recording Secretary: Barbara J. Hubbard

Deadline to Appeal: July 6, 2000, by 5:00 P.M.

Requests for Continuances: One

William Mackey gave the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: **CDP 99-1267**
PROJECT NAME: HAMMONS RESIDENCE
PROJECT MANAGER: JUAN BALIGAD
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JERRY JAKUBAUSKAS

ACTION: **CERTIFIED NEGATIVE DECLARATION, RESO # D-1386**
and
APPROVED PERMIT, RESOLUTION NUMBER D-1387

An application for a Coastal Development (CDP No. 99-1267) to demolish an existing residence and construct a 3,477 square-foot, two-story over basement residence on a 5950 square-foot site located at **1417 Park Row** in the R-1-5000 zone in the Coastal Zone in the La Jolla Shores Planned District in the La Jolla Community Planning Area.

JUAN BALIGAD - Gave a staff report.

NO SPEAKER SLIPS

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ITEM 2

PROJECT TYPE & NUMBER: **LJS/CDP 40-0046**
PROJECT NAME: **PAULSON-DOCKSTADER RESIDENCE**
PROJECT MANAGER: **MICHELLE SOKOLOWSKI**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **JERRY JAKUBAUSKAS**

CERTIFIED NEGATIVE DECLARATION, RESO., # D-1388

**ACTION: and
 APPROVED ON CONSENT, RESOLUTION NUMBER D-1389**

An application for a Coastal Development Permit (CDP)/La Jolla Shores Planned District Permit (LJS) to construct a new, 2,620-square-foot, one-story, single-dwelling unit with an attached, 692-square-foot garage on an unimproved, 0.5245-acre site, located at **2475 Hidden Valley Road**, within the SF (Single-Family) Zone of the La Jolla Shores Planned District, the Coastal Zone (Nonappealable), and in the La Jolla Community Plan Area.

IN FAVOR

DOROTHY HOWARD, 3033 5th Avenue, San Diego, CA 92103.

ITEM 3

PROJECT TYPE & NUMBER: **CDP 99-1206**
PROJECT NAME: **McKINLEY-MADIGAN RESIDENCE**
PROJECT MANAGER: **MICHELLE SOKOLOWSKI**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **DONNA CLARK**

CERTIFIED NEGATIVE DECLARATION, RESO., # D-1390

**ACTION: and
 APPROVED ON CONSENT, RESOLUTION NUMBER D-1391**

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An application for a Coastal Development Permit (CDP) to demolish existing site retaining walls on an otherwise unimproved site, and to construct a two-story, 4,195-square-foot, single-family dwelling unit above a basement, with an attached 795-square-foot garage, on a 0.193-acre site located at **767 Rosecrans Street** in the R1-5000 zone, the Coastal Zone (Coastal Commission Appeal, First Public Roadway), and in the Peninsula Community Plan Area. There are no variances requested with this action.

IN FAVOR

MIKE MADIGAN, 4812 Viane Way, San Diego, CA.

MARC TARASUCK, 744 "G" Street, San Diego, CA 92101.

ITEM 4

PROJECT TYPE & NUMBER: **NDP 40-0145**
PROJECT NAME: **ROUDI RESIDENCE**
PROJECT MANAGER: **DERRICK JOHNSON**
RECOMMENDATION: **APPROVAL**

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVED PERMIT, RESOLUTION NUMBER D-1392

An application for a Neighborhood Development Permit (NPD) to amend Coastal Development /Conditional Use Permit No. 96-0588, to convert two existing guest quarters to an accessory structure, and an office, and to construct a new 400 square foot detached guest quarters at **1605 La Jolla Rancho Road**, in the RS-1-1 and Coastal overlay zones, in the La Jolla Community Planning Area, Council District 1.

DERRICK JOHNSON - Gave a staff report.

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IN FAVOR

JIM GALVIN, 1887 Malden Street, San Diego, CA 92109. Architect.

IN OPPOSITION

W.P. MITCHEL, 1540 La Jolla Rancho Road, La Jolla, CA 92037.

ITEM 5

PROJECT TYPE & NUMBER: **CDP/HRP 99-1131**
PROJECT NAME: **LAZARUS RESIDENCE**
PROJECT MANAGER: **BILL TRIPP**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **ELIANA BARREIROS**

ACTION: **CERTIFIED NEGATIVE DECLARATION RESO.,# D-1393**
 and
 APPROVED PERMIT, ADDING CONDITION 13B,
 RESOLUTION NUMBER D-1394

An application for a Coastal and Hillside Review Development Permit to accommodate the remodeling of an existing one-story, approximately 3,400 square-foot, single-family residence. Said remodel to include construction of four, one-story additions and an exterior deck, totaling approximately 1,100 square-feet. The 18,672 square-foot site (0.43 acre) is addressed as **1661 Paseo Bonita**, legally described as Lot 65, La Jolla Palisades Unit No. 1, Map No. 3966, within the RS-1-4 Zone (formerly R1-10000), Process 3.

BILL TRIPP - Gave a staff report.

IN FAVOR

EDWIN LASER, Architect, 7638 Mar Avenue, La Jolla, CA 92037.

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ITEM 6

PROJECT TYPE & NUMBER: **MCD 99-0998**
PROJECT NAME: UNIVERSITY LOFTS
PROJECT MANAGER: LINDA D. HANLEY
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: PAUL HELLMAN

CERTIFIED NEGATIVE DECLARATION, RESO., # D-1395
ACTION: **and**
 APPROVED PERMIT, WITH ADDITIONS, DELETIONS OF
 CONDITIONS, RESOLUTION NUMBER D-1396
 CONTINUED FROM JUNE 14, 2000, 8:30 A.M.

An application for a Mid-City Community Development Permit to construct a four-story, mixed-use building with three, two bedroom dwelling units totaling 4,965 square feet above a 2,579 square-foot commercial space, with on site parking on lot 3, Block No.1, University Place Map No. 1362, located at **1431 University Avenue** in the Mid-City Uptown Community Plan Area, Council District 3.

LINDA D. HANLEY - Gave a staff report.

IN FAVOR

ARMISTEAD SMITH, 640 West Beech, San Diego, CA 92101.

IN OPPOSITION

NICK L. HUBBARD, 1437 University Avenue, San Diego, CA 92103.

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LAND USE HEARINGS HELD AT 10:30 A.M. ARE APPEALABLE TO THE BOARD OF ZONING APPEALS. Appeal applications may be obtained at the Planning and Development Review Department, 1222 First Avenue, 3rd Floor, San Diego, CA 92101.

Request to speak should be submitted to the Hearing Officer Secretary in the box labeled IN FAVOR and OPPOSITION next to the podium. If you don't wish to speak and are available for questions please fill out the form titled IN FAVOR.

10:30 ITEMS

REQUESTS FOR CONTINUANCES.

REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.

ITEM 7

PROJECT TYPE & NUMBER: **CUP 99-1069**
PROJECT NAME: **KNOWLEDGE BEGINNINGS**
PROJECT MANAGER: **JEFFREY A. PETERSON**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **NANCY PECHERSKY**

ACTION: **CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1397**
 and
 APPROVED PERMIT, RESOLUTION NUMBER D-1398

An application for a Conditional Use Permit to allow for a childcare facility in a R-1500 residential zone. The 13,199 square foot facility will accommodate infants, toddlers, preschool and after school children on the 2.0886 acre site, located on portion of Lot 13, North Creek Unit No. 4, Map No. 11105, **eastside of Evening Creek Drive**, north of Sabre Springs Parkway, in

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the Sabre Spring Community Planning Area.

JEFFREY A. PETERSON - Gave a staff report.

IN FAVOR

RICK SMITH, no address given. Representing the Sabre Springs Planning Group.

HEARING WAS CONCLUDED AT 11:05 A.M.