

**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 28, 2000

Hearing Officer: Gene Lathrop
Recording Secretary: Barbara J. Hubbard
Deadline to Appeal: July 13, 2000, by 5:00 P.M.
Requests for Continuances: One

Gene Lathrop gave the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: CUP 99-1317
PROJECT NAME: WELLER COMPANION UNIT
PROJECT MANAGER: LINDA D. HANLEY
RECOMMENDATION: APPROVAL
EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: CONTINUED TO JULY 19, 2000, 8:30 A.M.

An application for a Conditional Use Permit to maintain a 576 square-foot companion unit on the second level of an existing single-family residence where such a use requires a Conditional Use Permit on Lot 88, Cosgrove Heights Annex No. 1, Map 2645 located at **6459 Celia Vista Drive** in the R1-5000 zone of the Mid-City Eastern Area Community Plan.

LINDA HANLEY - Gave a staff report.

IN FAVOR

ROSE BLAKE, 2623 Fairfield, San Diego, CA 92110.

SUSAN WELLER, 6459 Celia Vista Dr., San Diego, CA 92115.

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ITEM 2

PROJECT TYPE & NUMBER: **OMDP 99-1060**
PROJECT NAME: KURODA TRUCK PARKING
PROJECT MANAGER: FLETCHER CALLANTA
RECOMMENDATION: APPROVAL

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVED ON CONSENT, RESOLUTION NUMBER D-1400

An application for an Otay Mesa Development Permit (OMD) to develop and operate a commercial truck and tractor trailer storage and parking facility (and implement associated improvements) for a limited time on a previously graded and improved site. The 3.22 acre site is located at **8691 Avenida De La Fuente** in the OMDD-1, General Industrial Subdistrict Zone of the Otay Mesa Community Plan Area, within the Otay Mesa Planned District. The project site is legally described as Lots 7, 8, and 12 of the De La Fuente Business Park, Unit 4, in the City of San Diego, County of San Diego, according to Map No. 12333, Council District No. 8.

ITEM 3

PROJECT TYPE & NUMBER: **CDP 99-1282**
PROJECT NAME: GRAND AVENUE APARTMENTS
PROJECT MANAGER: JEFFREY A. PETERSON
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MARTHA BLAKE

**ACTION: CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1401
 and
 APPROVED ON CONSENT, RESOLUTION NUMBER D-1402**

An application for a Coastal Development Permit (CDP) to demolish two existing single-family

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residences and construct a two- and three-story, four-unit, 6,006 square foot apartment complex with garages on a 6,250 square foot lot at **1258 Grand Avenue**, between Everts and Fanuel Street, in the Pacific Beach Community Planning Area.

ITEM 4

PROJECT TYPE & NUMBER: **CDP 99-1242**
PROJECT NAME: WU RESIDENCE
PROJECT MANAGER: PJ FITZGERALD
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JERRY JAKUBAUSKAS

CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1403
ACTION: and
APPROVED PERMIT, RESOLUTION NUMBER D-1404

A proposal to demolish an existing single family dwelling & construct a new 3,146-square-foot single family dwelling with attached garage on a 5,244-square-foot site located at **7802 Prospect Place** in the R1-5000 Zone of the La Jolla Community Planning Area (City of San Diego Coastal Zone).

PATRICIA FITZGERALD - Gave a staff report.

IN FAVOR

JAMES HARRIS, 4879 Long Branch Ave., San Diego, CA 92107. Architect.

IN OPPOSITION

STEVE LLOYD, 1466 Torrey Pines Rd., La Jolla, CA 92037.

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ITEM 5

PROJECT TYPE & NUMBER: **CDP 99-1262**
PROJECT NAME: KUNAC TOWNHOMES
PROJECT MANAGER: PJ FITZGERALD
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ELIANA BARREIROS
 NEGATIVE DECLARATION

ACTION: CONTINUED TO 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.

ITEM 6

PROJECT TYPE & NUMBER: **SDP 40-0071**
PROJECT NAME: OTAY MESA SALES
PROJECT MANAGER: FLETCHER CALLANTA
RECOMMENDATION: APPROVAL

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVED ON CONSENT, RESOLUTION NUMBER D-1407

An application for a Site Development Permit (formerly Otay Mesa Development Permit) to allow the storage and sale of construction and industrial equipment and implement associated site improvements on a previously graded 0.70 acre site. The project site is located at **1704 Cactus Road** in the OMDD-1 (General Industrial Subdistrict) Zone within the Otay Mesa Planned District, Council District 8.

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ITEM 7

PROJECT TYPE & NUMBER: **CDP 99-1223**
PROJECT NAME: **FISCHER RESIDENCE**
PROJECT MANAGER: **BILL TRIPP**
RECOMMENDATION: **APPROVAL**

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVED ON CONSENT, RESOLUTION NUMBER D-1408

An application for a Coastal Development Permit (CDP) to accommodate one- and two-story additions (totaling approximately 2,750 square-foot of area) to an existing 2,573 square-foot, one-story, single-dwelling unit, on an existing 0.24 acre (10,426 square-foot) legal lot addressed as **6020 Beaumont Avenue**, legally described as Lot 5, Block 26, La Jolla Hermosa, Unit No. 2, Map No. 2055, within the RS-1-7 (formerly R1-5000) Zone, Proposition 'D' Height Limitation Overlay Zone, La Jolla/La Jolla Shores Community Plan Area, Process 3, Council District 1.

ITEM 8

PROJECT TYPE & NUMBER: **LJS 99-1382**
PROJECT NAME: **FRYSH RESIDENCE**
PROJECT MANAGER: **BILL TRIPP**
RECOMMENDATION: **APPROVAL**

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVED PERMIT, RESOLUTION NUMBER D-1409

An application for a La Jolla Shores Development Permit to accommodate the demolition of an existing single-dwelling unit, and construct a three-level, approximately 6,820 square-foot,

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single-dwelling unit on an existing 0.47 acre (20,270 square-foot) legal lot, addressed as **7982 La Jolla Scenic Drive North**, legally described as Lot 2, Pentucket Province, Map No. 8104, within the 'SF' (Single-Family) Zone of the La Jolla Shores Planned District, La Jolla Residential Sign Control District, Proposition 'D' Height Limitation Overlay Zone, La Jolla/La Jolla Shores Community Plan Area, Process 3, Council District 1.

BILL TRIPP - Gave a staff report.

IN FAVOR

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

ITEM 9

PROJECT TYPE & NUMBER: **MVD/CUP (AM) 99-1375**
PROJECT NAME: **MISSION VALLEY CHRISTIAN FELLOWSHIP**
PROJECT MANAGER: **BILL TRIPP**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **RICHARD GRUNOW**

ACTION: **CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1410**
 and
 APPROVED ON CONSENT, RESOLUTION NUMBER D-1411

An application for an Amendment to Mission Valley Development and Conditional Use Permit No. 99-0334. Said amendment to accommodate the installation of a total of six (6) modular trailers for limited and temporary use as classrooms and restrooms for 'Sunday School' and incidental uses on Thursday evenings and Sundays, on a temporary basis, on an easterly portion of the existing parking lot adjacent to Hotel Circle North. The 3.09-acre site is addressed as **1440 Hotel Circle North** and legally described as a Portion of Pueblo, Lot 1119, according to

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Miscellaneous Map No. 36, within the MV-CO-CV (Commercial Office and Visitor) Zone of the Mission Valley Planned District and Community Plan Area, Flood Plain Fringe Overlay Zone, Process 3, Council District 6.

BILL TRIPP - Gave a staff report to read into the record specific information.

IN FAVOR

LEO GIOVINETTI, 1440 Hotel Circle North, San Diego, CA 92108.

JIM HALLAHAN, 1440 Hotel Circle North, San Diego, CA 92108.

JOSEPH HOLASEK, 2398 San Diego Avenue, San Diego, CA 92110.

ITEM 10

PROJECT TYPE & NUMBER: **TPM WAIVER 40-0078**
PROJECT NAME: **ENGLISH RESIDENCE**
PROJECT MANAGER: **ANNE HOPPE**
RECOMMENDATION: **APPROVAL**

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVE ON CONSENT, RESOLUTION NUMBER D-1412

An application for a Parcel Map and Tentative Map Waiver for the conversion of two existing residences on one, 5,300 square-foot lot, to condominiums. The project site is located at **5605 and 5609 Laretta Street**, in the Linda Vista Community Planning Area.

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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.

10:30 ITEMS

NONE