

**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 7, 2000**

**Hearing Officer:** William Mackey  
**Recording Secretary:** Barbara J. Hubbard  
**Deadline to Appeal:** June 21, 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/CSCDP/VAR 99-0819  
**PROJECT NAME:** CALLAN SWIM SCHOOL POOL ENCLOSURE  
**PROJECT MANAGER:** VICKY GALLAGHER  
**RECOMMENDATION:** DENIAL

**EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION:** CONTINUED UNSPECIFIED DATE AND WILL BE RENOTICED  
CONTINUED FROM MAY 10, 2000, 8:30 A.M.

An application for a Coastal Development Permit, Cass Street Commercial Development Permit and Variances (CDP/CSCDP/VAR) for construction of a swimming pool enclosure, reception area, and dressing room and conversion of a residence to an existing commercial use. Project is located at the Callan Swim School, located at **1012 Law Street** in the Pacific Beach Community Plan Area. The proposed variances are for setbacks, parking, and fence height.

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**ITEM 2**

PROJECT TYPE & NUMBER: CDP/CUP 99-0990  
PROJECT NAME: PURDON RESIDENCE  
PROJECT MANAGER: MICHELLE SOKOLOWSKI  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: DONNA CLARK

**CERTIFIED NEGATIVE DECLARATION, RESO., # D-1371**

**ACTION:** and  
**APPROVED PERMIT, RESOLUTION NUMBER D-1372**

An application for a Coastal Development Permit (CDP)/Conditional Use Permit (CUP) to demolish an existing single-family residence and to construct a new, 6,918-square-foot, two-story, single-family residence with an 836-square-foot guest quarters on the lower level, an attached, 833-square-foot garage, and a detached pool and spa on a 0.48-acre site, located at **747 Golden Park Avenue**, in the R1-10,000 zone and the Coastal Zone (Nonappealable Area 2), within the Peninsula Community Plan Area.

MICHELLE SOKOLOWSKI - Gave a staff report.

**IN FAVOR**

BRUCE PEELING, Architect, 3538 Inez Street, San Diego, CA 92106.

KATHY PURDON, 1025 Albion Street, San Diego, CA 92106.

SANDY PURDON, 1025 Albion Street, San Diego, CA 92106.

MICHAEL J. WHITON, Esq. 550 West 'B' Street, San Diego, CA 92101.

ROBERT HORSMAN, 837 Golden Park, San Diego, CA 92106.

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**IN OPPOSITION**

MITCHELL BERNER, 7676 Hazard Center Drive #500, San Diego, CA 92108.

R. BREGMAN, 3310 Lucinda Street, San Diego, CA 92106.

**ITEM 3**

PROJECT TYPE & NUMBER:      CDP/LJPD 99-0428  
PROJECT NAME:                    SK SANCTUARY  
PROJECT MANAGER:               MICHELLE SOKOLOWSKI  
RECOMMENDATION:               APPROVAL

**EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION:    APPROVED ON CONSENT, RESOLUTION NUMBER D-1373**

An application for a Coastal Development Permit (CDP)/La Jolla Planned District Permit (LJPD) to convert the second floor of an existing two-story building from residential use to a retail spa/beauty salon use, and provide minor alterations to the exterior of the existing building, on a 0.15-acre site, located at **6919 La Jolla Boulevard**, in Zone 4 of the La Jolla Planned District, the Coastal Zone (Nonappealable Area 2), and the Beach Impact Area, within the La Jolla Community Plan Area.

**IN FAVOR**

DR. BRUCE LINDSEY, 6911 La Jolla Dr., La Jolla, CA 92037. Neighbor to south.

THOMAS F. STEINKE, 750 'B' Street, San Diego, CA 92101. Applicant.

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**ITEM 4**

PROJECT TYPE & NUMBER: CDP/VAR 99-0671  
PROJECT NAME: FRIEDMAN RESIDENCE  
PROJECT MANAGER: MICHELLE SOKOLOWSKI  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: KENNETH TEASLEY

**ACTION:** CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO # D-1374  
and  
APPROVED PERMIT, RESOLUTION NUMBER D-1375

An application for a Coastal Development Permit (CDP)/Variance (VAR) to demolish an existing single-family residence and garage and to construct a new, 2,215-square-foot, two-story, single-family residence, a detached, 413-square-foot garage, and associated site improvements on a 0.08-acre site, located at **7421 Cuvier Street**, in the R-3000 zone and the Coastal Zone (Nonappealable Area 2), within the La Jolla Community Plan Area. The Variance request is to observe a 4'-0" southerly interior side yard for 94 lineal feet, where a maximum of 58 lineal feet is permitted.

MICHELLE SOKOLOWSKI - Gave a staff report.

**IN FAVOR**

DAN FRIEDMAN, 7421 Cuvier Street, La Jolla, CA 92037.

**ITEM 5**

PROJECT TYPE & NUMBER: CUP 99-0827  
PROJECT NAME: COSTCO GAS STATION  
PROJECT MANAGER: LINDA MARABIAN  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: NANCY PECHERSKY

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**CERTIFIED ADDENDUM TO THE MISSION CITY ENVIRONMENTAL  
IMPACT REPORT, RESOLUTION NUMBER D-1376**

**ACTION:**     **and**  
                  **APPROVED PERMIT, RESOLUTION NUMBER D-1377**

An application for a Costco Gas Station, Conditional Use Permit. The proposed project is on a 0.8 acre parcel located approximately 300 feet south of Friars Road on **Northside Drive**, in the Mission City Specific Plan of the Mission Valley Community Planning Area.

LINDA MARABIAN - Gave a staff report.

**IN FAVOR**

LINDA ELMSLIE, 4116 Kansas Street, San Diego, CA 92104.

PETER CLEMENT, 11820 Northup Way, Bellevue, WA 98012. Representing Costco Wholesale.

TOM CODY, 8100 Balboa Blvd. Van Nuys, CA 91406. Representing Costco Gasoline.

**IN OPPOSITION**

STEFAN KHUDIC, 3111 Camino del Rio North, #310, San Diego, CA 92108. Representing Fifth Street Properties, LLC.

DAN CASEY, 1747 Thomas Ave., Apt C, San Diego, CA 92109. Representing Fifth Street Properties, LLC.

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**ITEM 6**

PROJECT TYPE & NUMBER: SSDD/CUP 99-1218  
PROJECT NAME: GREGORY FOSTER'S MOVE ON RESIDENCE &  
GARAGE  
PROJECT MANAGER: JOHN S. FISHER  
RECOMMENDATION: APPROVAL

**EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION: APPROVED ON CONSENT, RESOLUTION NUMBER D-1378**

An application for a Southeast San Diego Development/Conditional Use Permit, to allow a two bedroom single family house and a two car garage to be moved on to an existing lot containing a duplex, located at **950 Cotton Street**. The project is consistent with the regulations of the MF-3000 zone of the Southeast San Diego Planned District in the Southeastern San Diego Community Plan Area, as allowed by a Conditional Use Permit.

**IN FAVOR**

GREGORY FOSTER, 950 Cotton St., San Diego, CA 92102.

AUSTIN LUCIOLIS, 1942 54<sup>th</sup> St., San Diego, CA 92102.

**ITEM 7**

PROJECT TYPE & NUMBER: CDP 99-1187  
PROJECT NAME: REED RESIDENCE  
PROJECT MANAGER: VICKY GALLAGHER  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: ANDREW KLEIS

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**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1379**

**ACTION:**       **and**  
                  **APPROVED PERMIT, RESOLUTION NUMBER D-1380**

An application for a Coastal Development Permit to demolish an existing 1,725 square foot, one story single family residence and construct a 2,994-square-foot, 2-story single family residence with attached 2-car garage on a 5,000 square foot lot at **7965 Prospect Place** in the La Jolla Community Plan Area.

VICKIE GALLAGHER - Gave a staff report.

**IN FAVOR**

PHIL AND PAM REED, 7965 Prospect Place, La Jolla, CA 92037.

DAVID L. COURT, 5555 Lake Murray Blvd. #B, La Mesa, CA 91942.

**IN OPPOSITION**

ANTON WALDEN, 7969 Prospect Place , La Jolla, CA 92037.

**ITEM 8**

PROJECT TYPE & NUMBER:   LJS/PIRD/RPO (AM) **99-0648**  
PROJECT NAME:               FISHEL RESIDENCE  
PROJECT MANAGER:         FARAH M. MAHZARI  
RECOMMENDATION:         APPROVAL  
ENVIRONMENTAL PLANNER:   KENNETH TEASLEY

**CERTIFIED ADDENDUM TO MITIGATED NEGATIVE  
DECLARATION, RESOLUTION NUMBER D-1381**

**ACTION:**       **and**  
                  **APPROVED PERMIT, RESOLUTION NUMBER D-1382**

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An application for an Amendment to La Jolla Shores Planned District Permit (LJS), Planned Infill Residential Development Permit (PIRD) and Resource Protection Ordinance Permit (RPO) No. 96-0163, to construct a two-story, 5,346 square foot, single-family residence on a vacant lot, located on the **west side of Kilbourn Drive north of Sugarman Drive**, in the La Jolla Community Planning Area.

FARAH M. MAHZARI - Gave a staff report.

**IN FAVOR**

HERBERT LAZEROW, 8601 Kilbourn Drive, La Jolla, CA 92037

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

GERALD HANDLER, 9523 La Jolla Farms Rd., La Jolla, CA 92037.

**ITEM 9**

PROJECT TYPE & NUMBER: CUP 99-1078  
PROJECT NAME: SCRIPPS FACILITY-RINCON  
PROJECT MANAGER: TERI BUMGARDNER  
RECOMMENDATION: APPROVAL  
ENVIRONMENTAL PLANNER: KENNETH TEASLEY

**CERTIFIED NEGATIVE DECLARATION, RESO., # D-1383**

**ACTION: and  
APPROVED ON CONSENT, RESOLUTION NUMBER D-1384**

An application for a Conditional Use Permit for a telecommunication facility to be located on the roof of an existing building located at **10680 Treena Street** in the MIP Zone of the Scripps Ranch Community Plan.



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**IN FAVOR**

SEANN G. BERNSHAW, 2734 Bordeaux Ave., La Jolla, CA 92037. Representing Rincon Towers/Scripps Corporate Plaza.

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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, 3<sup>rd</sup> 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 10**

PROJECT TYPE & NUMBER: CUP 99-1239  
PROJECT NAME: CHAPPARONE PARKING LOT  
PROJECT MANAGER: DERRICK JOHNSON  
RECOMMENDATION: APPROVAL

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**ACTION: APPROVED PERMIT WITH CHANGES TO SOME CONDITION AND  
ADDED CONDITIONS, RESOLUTION NUMBER D-1385**

An application for a Conditional Use Permit for a parking lot for an adjacent business. The site is located at **2262 Garnet Avenue** between Pendleton Street and Olney Street in the Pacific Beach Community Planning Area.

DERRICK JOHNSON - Gave a staff report.

**IN FAVOR**

MARK CHAPPARONE, 7515 Daggat St., San Diego, CA 92111.

TONY CHAPPARONE, 14257 Palisades Drive, Poway, CA 92064.

**IN OPPOSITION**

RICH PEARSON, 817 Oliver Ave. San Diego, CA 92109. Representing the Pacific Beach Community Planning Group and Business Improvement Association.