

**CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER MEETING
COUNCIL CHAMBERS, TWELFTH FLOOR, CITY ADMINISTRATION BUILDING
202 "C" STREET, SAN DIEGO, CALIFORNIA**

MARCH 15, 2000

MINUTES

Hearing Officer: Bob Didion
Recording Secretary: Barbara J. Hubbard
Deadline to Appeal: March 29, 2000, by 5:00 P.M.
Requests for Continuances: None

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

8:30 ITEMS

ITEM 1

PROJECT TYPE & NUMBER: CDP/CUP 99-0426
PROJECT NAME: COHEN RESIDENCE
PROJECT MANAGER: LESLIE GOOSSENS
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: CHRIS ZIRKLE
CERTIFIED NEGATIVE DECLARATION, RESO. # D-1290

ACTION: APPROVE PERMIT, WITH MODIFICATIONS TO CONDITIONS #12 & #18, AND THE ADDITION OF CONDITION #19, RESOLUTION # D-1291

An application for a Coastal Development Permit and Guest Quarters Conditional Use Permit to demolish an existing single family dwelling, garage and pool, and construct a new 4911 sq. ft. dwelling, 806 sq. ft. garage, a 586 sq. ft., 2-story guest house with two separate quarters, and a pool on a 10,957 sq. ft. site located at **7501 Miramar Avenue**, in the R1-5000 Zone, Coastal Overlay Zone, None-appealable Area 2, in the La Jolla Community Planning Area.

LESLIE GOOSSENS, Staff - Gave a presentation.

IN FAVOR

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MICHAEL PALLAMARY, 401 West "A" St., Suite 2500, San Diego, CA 92101.

KATHERINE BAKER, no address given, on the form or on the recording.

HARRIS COHEN, 7337 Draper Ave., La Jolla, CA 92037.

ITEM 2

PROJECT TYPE & NUMBER: HRP/VAR 99-0750
PROJECT NAME: WALKER RESIDENCE
PROJECT MANAGER: SANDRA TEASLEY
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: DOUG MCHENRY
NEGATIVE DECLARATION

ACTION: CONTINUED TO APRIL 5, 2000, 8:30 AM

An application for a Hillside Review Permit and Variance to construct a 3 level- single-family residence on a vacant lot, observing a 2'-0" front yard (eaves observing a 2'-0" front yard) where 15'-0" is required. The vacant site is located on the **west side of Lark Street**, south of Puterbaugh Street and north of Walnut Avenue, in the Uptown Community Planning Area.

SANDRA TEASLEY, staff - Gave a presentation.

IN FAVOR

JAY WALKER, 4990 Alma Dr., San Diego, CA 92130.

IN OPPOSITION

JANET MILES, 1425 Puterbough, San Diego, CA 92103.

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JUNE SINGER, 3627 Crowe Ave., San Diego, CA 92103.

LINDY DeBOER BOURDON, 3619 Lark St., San Diego, CA 92103.

BRUCE BOURDON, 3619 Lark St., San Diego, CA 92103.

ANTHONY RIPPO, 1401 Puterbaugh St., San Diego, CA 92103. Representing Eleanor Rippo.

DAVID WAGEMAN, 3627 Lark St., San Diego, CA 92103.

DOMINIC SACCO, 3607 Lark St., San Diego, CA 92103.

ITEM 3

PROJECT TYPE & NUMBER: MCDP 99-1012
PROJECT NAME: CITY HEIGHTS VILLAGE RETAIL CENTER
PROJECT MANAGER: VICKY GALLAGHER
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ANNE LOWRY
CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO. # D-1292

ACTION: APPROVED ON CONSENT, RESOLUTION # D-1293

An application for a Mid-City Development Permit, with deviations, to construct approximately 110,831 square feet of retail space on a 7.5 acre site bounded by University Avenue, Fairmount Avenue, Wightman Avenue, and Highland Avenue (**4400 block of University Avenue**), in the City Heights Neighborhood of the Mid-City Community Planning Area. A total of eight buildings are proposed, to provide space for ten retail tenants. The project proposes deviations from the regulations of the Mid-City Planned District Ordinance in the areas of minimum lot coverage, minimum street wall, pedestrian access, off-setting planes, minimum transparency, and maximum driveway widths.

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IN FAVOR

WILLIAM JONES, no address given on the form, no testimony given.

10:30 ITEMS

NONE