

**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

MAY 17, 2000

Hearing Officer: William Mackey
Recording Secretary: Barbara J. Hubbard
Deadline to Appeal: June 1, 2000, by 5:00 P.M.
Requests for Continuances: Two, neither was continued

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

ITEM 1

PROJECT TYPE & NUMBER: CDP 99-0922
PROJECT NAME: VANOS RESIDENCE
PROJECT MANAGER: JUDY JOHNSON
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: DONNA CLARK

CERTIFIED NEGATIVE DECLARATION, RESO NO. D-1339

and

ACTION: **APPROVED PERMIT, RESOLUTION NO. D-1340**
CONTINUED FROM APRIL 26, 2000, 8:30 A.M.

An application for Coastal Development Permit to partially demolish and construct additions to an existing single-family residence (fronting on Pescadero Avenue) and demolish the residence, located at the rear of the lot, to construct a new, two-story residence over a garage. The project is located at **4683 & 4685 Pescadero Avenue**, in the Ocean Beach Community Planning Area.

JUDY JOHNSON, Staff - Gave a presentation.

IN FAVOR

TROY VANOS, 4685 Pescadero Ave., San Diego, CA 92107.

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ITEM 2

PROJECT TYPE & NUMBER: CDP/CUP/HRP 99-0466
PROJECT NAME: SOUMEKH RESIDENCE
PROJECT MANAGER: LINDA MARABIAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JERRY JAKUPAUSKAS

CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO. NO. D-1341

**ACTION: and
APPROVED PERMIT, RESOLUTION NUMBER D-1342**

An application for a Coastal Development Permit/Conditional Use Permit/Hillside Review Permit to demolish an existing residence and two existing guest houses and construct a 8,882 square-foot two-story, single-family residence with a detached three-car garage with two guest quarters and a pool house. The project is located at **9566 La Jolla Farms Road**, La Jolla, California 92037, in the La Jolla Community Planning Area.

LINDA MARABIAN, Staff - Gave a presentation.

IN FAVOR

JIM DUNNE, 1657 Hilltop Lane, Encinitas, CA 92024. Representing owner, from Gafcon, Inc.

STEPHEN WILSON, 701 "B" Street, San Diego, CA 92101. Also from Gafcon, Inc.

DOUGLAS A. HOLMES, 4023 Fanuel St., San Diego, CA 92109.

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ITEM 3

PROJECT TYPE & NUMBER: CDP/CUP 99-1169
PROJECT NAME: HUBBARD RESIDENCE
PROJECT MANAGER: SCOTT VURBEFF
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MARTHA BLAKE

ACTION: CERTIFIED NEGATIVE DECLARATION, RESO. NO. D-1343
and
APPROVED ON CONSENT, RESOLUTION NUMBER D-1344

An application for a Coastal Development Permit and Conditional Use Permit to demolish an existing single-family residence and construct a new 3,708 square-foot, two-story residence with guest quarters, two-car garage, and subterranean one-car garage/basement. The project site is located at **1255 Pearl Street** in the R1-5000 zone of the La Jolla Community Plan Area.

ITEM 4

PROJECT TYPE & NUMBER: CDP 99-1252
PROJECT NAME: CRYSTAL DRIVE DUPLEX
PROJECT MANAGER: JEFFREY A. PETERSON
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JERRY JAKUBAUSKAS

ACTION: CERTIFIED NEGATIVE DECLARATION, RESOLUTION NO. D-1345
and
APPROVED PERMIT, RESOLUTION NUMBER D-1346

An application for a Coastal Development Permit (CDP) to demolish an existing 1,933 square foot, 2-story duplex, and construct a new 4,525 square foot, 2-story duplex with basement, with a total of five on-site parking spaces, on a 6,340 square feet lot at **4920-22 Crystal Drive**, west of

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Wilbur Avenue, in the Pacific Beach Community Planning Area.

JEFFREY A. PETERSON, Staff - Gave a presentation.

IN FAVOR

MICHAEL WELLS, 1625 Brookes Avenue, San Diego, CA 92109. Representing Joe Paez.

MATT PETERSON, 530 "B" Street, #1700, San Diego, CA 92101. Attorney.

IN OPPOSITION

ROBERT J. MARKS, 4937 Crystal Drive, San Diego, CA 92109.

ITEM 5

PROJECT TYPE & NUMBER: CDP/HRP/CUP 99-0677

PROJECT NAME: MARSHALL GUEST HOUSE

PROJECT MANAGER: TIM DALY

RECOMMENDATION: APPROVAL

ENVIRONMENTAL PLANNER: JERRY JAKUBAUSKAS

CERTIFIED NEGATIVE DECLARATION, RESO. NO. D-1347

ACTION: and

APPROVED PERMIT, RESOLUTION NUMBER D-1348

An application for a Coastal Development/Hillside Review/Conditional Use Permit to construct a new 873 square-foot, two story guest house with sub-grade garage on a 8,320 square-foot lot at **13027 Via Latina**, San Diego, CA, in the Torrey Pines Community Planning Area.

TIM DALY, Staff - Gave a presentation.

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IN FAVOR

WILLIAM MARSHALL, 13027 Via Latina, San Diego, CA 92014.

GUY WEST, 4146 Rochester Road, San Diego, CA 92116.

ITEM 6

PROJECT TYPE & NUMBER: CDP(AM)/LJPDP(AM)/Shared Parking Agreement(AM)
99-1210
PROJECT NAME: TAMARINDO RESTAURANT
PROJECT MANAGER: BOB GENTLES
RECOMMENDATION: APPROVAL

EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION: APPROVED PERMIT WITH ADDED CONDITIONS, RESO. NO. D-1349

An application to amend Coastal Development/La Jolla Planned District Development Permit/ Shared Parking Agreement (CDP/LJPDO/SHARED PARKING), to convert a portion of an existing office space on the first floor to restaurant use and to amend off site shared parking agreement located at **1044 Wall Street**, in the La Jolla Community Plan Area.

KELLY BROUGHTON, Staff - Filling in for Bob Gentles. Gave a presentation.

IN FAVOR

WALTER URBACH, 1044 Wall Street, La Jolla, CA 92038. Owner.

W. SCOTT BALLARD, 1024 Wall Street, La Jolla, CA 92037.

MATT PETERSON, 530 "B" Street, #1700, San Diego, CA 92101. Attorney.

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IN OPPOSITION

ORRIN L. GABSCH, 6105 La Jolla Scenic Drive S, La Jolla, CA 92037. Representing La Jolla Town Council, concerning the La Jolla Planned Development Ordinance.

ITEM 7

PROJECT TYPE & NUMBER: CDP/VAR 99-1273
PROJECT NAME: LEVANTHOL RESIDENCE
PROJECT MANAGER: SANDRA TEASLEY
RECOMMENDATION: APPROVE WITH CONDITIONS
EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

**ACTION: APPROVED PERMIT, RESOLUTION NUMBER D-1350
CONTINUED FROM MAY 10, 2000, 8:30 A.M.**

An application for a Coastal Development Permit and Variance to demolish a residence and construct a new, two-story, 3406-square-foot residence. The variance requested would allow a driveway entry bridge and a 6'-0" high open fence within the front setback adjacent to Sierra Mar Drive. The site is addressed as **1827 Amalfi Street**, in the La Jolla Community Planning Area.

SANDRA TEASLEY, Staff - Gave a presentation.

IN FAVOR

BOB PALMER, 2433 Romney Road, San Diego, CA 92109. Representing the owner.

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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

NONE