

**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 24, 2000

Hearing Officer: Gene Lathrop
Recording Secretary: Barbara J. Hubbard
Deadline to Appeal: None
Requests for Continuances: None

**GENE LATHROP ANNOUNCED THAT ALL ITEMS ARE BEING
CONTINUED TO
MAY 31, 2000, AT 8:30 A.M.**

The scheduled Hearing Officer William Mackey was not available due to an unforeseen emergency. Deputy City Attorney Kristin Schenone advised it would be best to continue all items in order to give each applicant a fair and thorough hearing.

ITEM 1

PROJECT TYPE & NUMBER: CDP 99-0804
PROJECT NAME: WACHOVIA GRADING
PROJECT MANAGER: MICHELLE SOKOLOWSKI
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JEFF THOMAS
MITIGATED NEGATIVE DECLARATION

ACTION:

An application for a Coastal Development Permit (CDP) to grade an 11.2-acre site for land sale and unspecified future development. Remanufactured slopes would be revegetated for erosion control purposes. Future development of the site will require an additional Coastal Development Permit. The site is located on the east side of Vista Sorrento Parkway, immediately southeast of 10509 Vista Sorrento Parkway, in the M-1A and R1-40,000 zones, the Coastal Zone (Nonappealable Area 1), and is within the Mira Mesa Community Plan Area.

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ITEM 2

PROJECT TYPE & NUMBER: CDP/LJSDP 99-1128
PROJECT NAME: JOSEPHSON RESIDENCE
PROJECT MANAGER: DERRICK JOHNSON
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JERRY JAKUBAUSKAS
MITIGATED NEGATIVE DECLARATION

ACTION:

An application for a Coastal Development Permit (CDP), & La Jolla Shores Planned District Permit (LJSPD) at **2506 Ruelle Nicole** between Westway Drive and Ruelle Monte Carlo; the site is zoned LJSPD/Tract A of the La Jolla Shores Planned District w/Coastal Overlay, Council District 1.

ITEM 3

PROJECT TYPE & NUMBER: CDP 99-1251
PROJECT NAME: DRAPER CONDOMINIUMS
PROJECT MANAGER: TIM DALY
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ELIANA BARREIROS
NEGATIVE DECLARATION

ACTION:

An application for Coastal Development Permit to demolish two existing detached single family residences on the existing 7,002 square-foot lot zoned R-3000 and construct two adjacent 2,227 square-foot, single family residences with three parking spaces for each unit at **7430 Draper Avenue**, La Jolla, CA, in the La Jolla Community Plan Area.

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ITEM 4

PROJECT TYPE & NUMBER: RPOP 99-0005
PROJECT NAME: COSTCO SEWER RELOCATION
PROJECT MANAGER: TIM DALY
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JEANNE KROSCH
MITIGATED NEGATIVE DECLARATION

ACTION:

An application for a Resource Protection Ordinance Permit to relocate and construct 830 linear-foot of new 12 inch diameter PVC sewer main, using trenchless technology methods located **between Caminito Cuarzo and Morena Boulevard**, parallel to the western end of Courser Avenue, in the Clairemont Mesa Community Planning Area.

ITEM 5

PROJECT TYPE & NUMBER: CDP/MBPDP 99-1257
PROJECT NAME: JAMAICA DUPLEX
PROJECT MANAGER: FLETCHER CALLANTA
RECOMMENDATION: APPROVAL
EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION:

An application for Coastal Development and Mission Beach Planned District (CDP/MBPD) Permit to construct a 2,540-square foot, 3-story, 2 attached-unit apartment building with a 760-square foot, attached 4-car garage on an improved 2,374 square-foot lot and associated site improvements. The project site is located at **780 Jamaica Court** in the R-S and Coastal zones, Proposition "D" 30'-Height Limit Area and Beach Impact Overlay zones of the Mission Beach Planned District within the Mission Beach Community Plan Area.

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ITEM 6

PROJECT TYPE & NUMBER: CDP 99-1095
PROJECT NAME: HARTIN RESIDENCE
PROJECT MANAGER: MICHELLE SOKOLOWSKI
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: ELIANA BARREIROS
MITIGATED NEGATIVE DECLARATION

ACTION:

An application for a Coastal Development Permit (CDP) to demolish an existing one-story, single-family residence and construct a two-story, 2,781-square-foot, single-family residence with an attached, 533-square-foot, two-car garage on a 0.12-acre site, located at **3553 Bayonne Street**, in the R1-5000 zone and the Coastal Zone (Nonappealable Area 2), and within the Pacific Beach Community Plan Area.

ITEM 7

PROJECT TYPE & NUMBER: CDP 99-1256
PROJECT NAME: BROWN RESIDENCE
PROJECT MANAGER: PATRICIA J. FITZGERALD
RECOMMENDATION: APPROVAL
EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION:

A proposal to demolish an existing single family dwelling & construct a new 2,848-square-foot single family dwelling and detached garage, and to maintain an existing detached artist studio on a 14,460 square-foot site located at **1025 Cordova Street** in the R1-5000 Zone of the Peninsula Community Planning Area (City of San Diego Coastal Zone).

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ITEM 8

PROJECT TYPE & NUMBER: CDP 99-1228
PROJECT NAME: CENTER COURT APARTMENTS
PROJECT MANAGER: BILL TRIPP
RECOMMENDATION: APPROVE WITH CONDITIONS
ENVIRONMENTAL PLANNER: DONNA CLARK
ADDENDUM TO NEGATIVE DECLARATION

ACTION:

An application for a Mid-City Development Permit to allow the demolition of five existing residential structures, and the construction of a four-story, thirty-four (34) unit apartment building with underground parking and associated site landscaping. The 0.48 acre (21,000 square-feet) site is located at **3974-92 Centre Street**, between University and Lincoln Avenues, legally described as Lots 42 through 47, Block 191, University Heights, Amended Map by G.A. D'Hemecourt, Book 8, Page 36 et seq of Lis Pendens. The property is located within the MR-800B Zone (Multi-Family Residential) of the Mid-City Communities Planned District Ordinance (MCCPDO), Uptown Community Plan Area, Process 3, Council District 3.

ITEM 9

PROJECT TYPE & NUMBER: CDP 99-0464-54
PROJECT NAME: GRAY RESIDENCE
PROJECT MANAGER: PATRICK HOOPER
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: CHRIS ZIRKLE
NEGATIVE DECLARATION

ACTION:

An application for a Conditional Use Permit (CUP) to install and operate a wireless telecommunication facility located at **13003 Avenida Grande**, in the Rancho Peñasquitos Community Plan Area.

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ITEM 10

PROJECT TYPE & NUMBER: CDP 99-0464-66
PROJECT NAME: TERRACE COURT
PROJECT MANAGER: PATRICK HOOPER
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: KENNETH TEASLEY
NEGATIVE DECLARATION

ACTION:

An application for a Conditional Use Permit (CUP) to install and operate a wireless telecommunication facility located at **4030 Terrace Court**, in the Mid-City Community Plan Area.

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