

**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

**SEPTEMBER 13, 2000**

**8:30 A.M.**

**Hearing Officer:** Robert Didion  
**Recording Secretary:** Beverly Allen  
**Deadline to Appeal:** September 27, 2000, by 5:00 P.M.  
**Requests for Continuances:** One

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

**ITEM 1**

**PROJECT TYPE & NUMBER:** LJS/CDP 99-0885  
**PROJECT NAME:** PECHET RESIDENCE  
**PROJECT MANAGER:** MICHELLE SOKOLOWSKI  
**RECOMMENDATION:** APPROVAL  
**ENVIRONMENTAL PLANNER:** HOLLY SMIT  
NEGATIVE DECLARATION

**ACTION:**  
**CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1466 AND  
APPROVED ON CONSENT; RESOLUTION NUMBER D-1467**

An application for a Coastal Development Permit/La Jolla Shores Planned District Permit to remodel an existing 2,476-square-foot, single-family, one-story residence and construct a 3,523-square-foot, one-story addition (consisting of an 898-square-foot garage and 2,625 square feet of living area). The project will result in a 5,101-square-foot, one-story residence and would also feature an 845-square-foot deck, landscaping and hardscape. The 0.45-acre site is located at **7870 Via Capri** in the SF (Single Family) Zone of the La Jolla Shores Planned District and the Coastal Zone (Nonappealable Area 2), within the La Jolla Community Plan area.

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**SPEAKER SLIPS IN FAVOR**

MARK LYON, 6645 Electric Avenue, La Jolla, CA 92037

**ITEM 2**

PROJECT TYPE & NUMBER:     **MCD 99-1284**  
PROJECT NAME:                 **5<sup>TH</sup> & LAUREL APARTMENTS**  
PROJECT MANAGER:             **JOHN S. FISHER**  
RECOMMENDATION:             **APPROVAL**  
ENVIRONMENTAL PLANNER:     **ANNE LOWRY**  
                                      **MITIGATED NEGATIVE DECLARATION**

**ACTION:**

**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION  
NUMBER D-1468 AND APPROVED PERMIT WITH MODIFICATIONS TO  
CONDITIONS; RESOLUTION NUMBER D-1469**

An application to demolish the existing retail, office and parking uses on a 1.4 acre site and construct a four and five story building with a 150 unit multi-family apartment complex, 20,000 square feet of commercial space, and a subterranean parking garage located at **2400 5th Avenue** in the CN-1A zone of the Uptown Community Plan. Four variances are also required to approve the proposed project. The proposed variances are as follows: 1) Street wall height limit, 2) Off-setting planes, 3) Transparency, and 4) Off-street loading facilities.

JOHN FISHER - gave a staff report.

**SPEAKER SLIPS IN FAVOR**

LUKE SIMPSON, 400 E. 3<sup>rd</sup> Avenue, #203, Denver, CO 80203  
JANAY KRUGER, 4660 La Jolla Village Drive, Suite 1080, San Diego, CA

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**ITEM 3**

PROJECT TYPE & NUMBER:     **CDP/HR 99-1215**  
PROJECT NAME:                MC COMIC RESIDENCE  
PROJECT MANAGER:            TIM DALY  
RECOMMENDATION:            APPROVED  
ENVIRONMENTAL PLANNER:    ELIANA BARREIROS  
                                  NEGATIVE DECLARATION

**ACTION:**

**CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1470  
PARTIALLY APPROVED PERMIT DELETING THE POOL, SPA, DECK AND  
CABANA LOCATED NORTH OF THE 760' CONTOUR AND ADDED/ MODIFIED  
CONDITIONS; RESOLUTION NUMBER D-1471**

An application for Coastal Development/Hillside Review Overlay Zone Permit to remodel the existing 4,447 square-feet, two-story single family residence with the addition of 1,398 square-feet, and the construction of a split-level deck, pool and spa on the existing 0.64 acre lot at **2032 Via Casa Alta**, La Jolla, CA 92037 in the La Jolla Community Plan Area.

MARK LYON, La Jolla Community Planning Association - requested a continuance.

APPLICANT - decided to go forward with the hearing.

TIM DALY, staff - gave a staff report.

**SPEAKER SLIPS IN FAVOR**

None

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**SPEAKER SLIPS IN OPPOSITION**

MARK LYON, La Jolla Community Planning Association, 645 Electric Avenue, La Jolla CA 92037

**ITEM 4**

PROJECT TYPE & NUMBER:      **CUP 40-0580**  
PROJECT NAME:                **PLEASANT SURPRISES**  
PROJECT MANAGER:            **MORRIS DYE**  
RECOMMENDATION:            **APPROVAL**  
                                  **EXEMPT PER THE ENVIRONMENTAL QUALITY ACT**

**ACTION:**  
**APPROVED PERMIT WITH MODIFICATIONS TO CONDITIONS, RESOLUTION NUMBER D-1472**

An application for a Conditional Use Permit to allow alcoholic beverage sales in a 1,508 square foot tenant space for a proposed corporate gift basket business at **325 West Washington Street, Suite 7** in the CN-2A Zone of the Mid-Cities Communities Planned District, Uptown Community Plan Area.

MORRIS DYE, staff - gave a presentation.

**SPEAKER SLIPS IN FAVOR**

ROBIN KOLTEMUK, 325 W. Washington, Suite 7, San Diego, CA 92103

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**ITEM 5**

PROJECT TYPE & NUMBER:     **MAP WAIVER 99-486**  
PROJECT NAME:                 SCRIPPS MISSION VALLEY CORPORATION  
  CENTER  
PROJECT MANAGER:             ROBERT GENTLES  
RECOMMENDATION:             APPROVAL  
  EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:  
APPROVED ON CONSENT, RESOLUTION NUMBER D-1473**

An application for a Tentative Map Waiver for 2 lots on an existing 12.22 acre site that is subject to a previously approved Planned Commercial Development/Mission Valley Planned District Ordinance Permit No. 98-0518 at the **northeast corner of Rio San Diego Drive and Rio Bonito Way** in the Mission Valley Community Plan .

**NO SPEAKER SLIPS**

**THERE ARE NO 10:30 A.M. ITEMS.**