

**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 20, 2000
8:30 A.M.**

Hearing Officer: William Mackey for Item Number 1, only, and
Ken Teasley for the remaining items

Recording Secretary: Beverly Allen

Deadline to Appeal: October 4, 2000, by 5:00 P.M.

Requests for Continuances: Two

Ken Teasley gave the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: **BUILDING PERMIT C303764-98**
PROJECT NAME: **ADEL SALEM RESIDENCE ADDITION**
PROJECT MANAGER: **MICHELLE SOKOLOWSKI**
RECOMMENDATION: **REVOKE**
REVOCATION

ACTION: REVOKED

A public hearing will be held to revoke Building Permit #C303764-98 (Plan File #A108759-97) for the addition under construction at **5726 La Jolla Mesa Drive, La Jolla, CA.**

REQUEST FOR CONTINUANCE

WILLIAM J. BRAUN - requested that the item be continued 1) so that dialogue between the City and Mr. Fleming could continue in order to come to terms with a variance, and 2) for Mr. Fleming to have time to adequately prepare for a case hearing.

WILLIAM MACKEY - After several comments from the Hearing Officer, the applicant decided to continue with the hearing.

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TRACIE ELLIOTT-YAWN, staff - made a presentation.

SPEAKER SLIPS IN FAVOR

None

SPEAKER SLIPS IN OPPOSITION

WILLIAM J. BRAUN, 7855 Ivanhoe Street, La Jolla, CA 92037
ADEL SALEM, 5726 La Jolla Mesa Drive, La Jolla, CA 92037
SCOTT FLEMING, 2240 Shelter Island Drive, San Diego, CA

ITEM 2

PROJECT TYPE & NUMBER: **CDP/CUP 99-1072**
PROJECT NAME: **REISS RESIDENCE**
PROJECT MANAGER: KEVIN SULLIVAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MARTHA BLAKE
MITIGATED NEGATIVE DECLARATION

ACTION:

**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1474, AND APPROVED ON CONSENT, RESOLUTION NUMBER D-1475**

An application for a proposal to demolish an existing single-family dwelling on an improved 0.97-acre site and construct a new (2-story) single-family home, swimming pool, and associated improvements. The proposed new residence will comprise a total of 16,218 square-feet of gross floor area, including a subterranean floor level consisting of a 5-stall parking garage and a separate guest quarters. The subject property is located at **9675 La Jolla Farms Road** within the R-1-20 zone of the La Jolla Community Plan area (City of San Diego Coastal Zone).

NO SPEAKER SLIPS

ITEM 3

PROJECT TYPE & NUMBER: **CUP 99-1250**
PROJECT NAME: **CITY HEIGHTS SERVICE PLAZA**
PROJECT MANAGER: ROBERT KORCH
RECOMMENDATION: PARTIAL APPROVAL

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ENVIRONMENTAL PLANNER: JEFF THOMAS
MITIGATED NEGATIVE DECLARATION

**ACTION:
CONTINUED TO OCTOBER 18, 2000, 8:30 A.M.**

An application for the development of a Gasoline Service Station (through a Mid-City Development and Conditional Use Permit) with an accompanying car wash and a 2,000 sq. ft. mini-mart, a 5,580 sq. ft. market with 1,600 sq. ft. 2nd. floor storage and a separate Alcoholic Beverage Outlet CUP's for the mini-mart and market, on a 0.89 acre site located on the **south side of University Avenue and the east side of Central Avenue, easterly of Interstate 15**, in the CN-2 zone of the Mid-City planned District Ordinance and City Heights area of the Mid-City Community Plan area.

The applicant withdrew two CUPs (Conditional Use Permits) for alcohol sales, and asked for a continuance on the Mid-City Development Permit and the Conditional Use Permit for the gas station.

SPEAKER SLIPS IN FAVOR

None

SPEAKER SLIPS IN OPPOSITION

REV. DERON MATSON, 4101 University Avenue, San Diego, CA
NORMA ROSSI, CEO, S.D. COALITION FOR HOMELESS, 1401 University,
San Diego, CA 92105

ITEM 4

PROJECT TYPE & NUMBER: **LJPDP/CDP 99-0343**
PROJECT NAME: **MARGARET'S CLEANERS RETAIL BUILDING**
PROJECT MANAGER: JOHN S. FISHER
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: HOLLY SMIT
MITIGATED NEGATIVE DECLARATION

**ACTION:
CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1478
AND APPROVED ON CONSENT, RESOLUTION NUMBER D-1479**

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An application for a commercial project to allow the construction of approximately 7,590 square feet of retail space divided between two buildings, surface parking for fourteen vehicles, landscaping and improvements in the public right-of-way located at **7501- 7513 La Jolla Boulevard** in the La Jolla Planned District Zone Four of the La Jolla Community Plan.

NO SPEAKER SLIPS

ITEM 5

PROJECT TYPE & NUMBER: **LDR 99-1079**
PROJECT NAME: WESTVIEW UNITS 4 & 5
PROJECT MANAGER: ROBERT KORCH
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: JOHN ALABADO
MITIGATED NEGATIVE DECLARATION

ACTION:

**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1480
AND APPROVED ON CONSENT, RESOLUTION NUMBER D-1481**

An application for an amendment to an existing PRD Permit No. 86-0969 to construct 169 multi-family dwelling units and activity center on a 13.75 acre site located **on the north side of Compass Point drive north and east side of Black Mountain Road** in the R-1500 zone within the boundaries of the Mira Mesa Community Plan area.

SPEAKER SLIPS IN FAVOR

MICHAEL S. WHILE, 5620 Friars Road, San Diego, CA
DAVID D. DUNHAM, Senior Vice President, Pardee Construction Company,
10880 Wilshire Boulevard, Suite 1900, West Los Angeles, CA 90024

SPEAKER SLIPS IN OPPOSITION

None

ITEM 6

PROJECT TYPE & NUMBER: **CDP 99-1301**
PROJECT NAME: SANFORD RESIDENCE

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PROJECT MANAGER: MICHELLE SOKOLOWSKI
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: DOUG MC HENRY
NEGATIVE DECLARATION

**ACTION:
CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1483 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1484**

An application for a Coastal Development Permit to construct a 3,296-square-foot, two-story (above a basement garage), single-family residence on a 0.13-acre site located at **872 Armada Terrace**, in the R1-5000 zone, the Coastal Zone (Nonappealable Area 2), within the Peninsula Community Plan area.

SPEAKER SLIPS IN FAVOR

TOM SANFORD, 872 Armada Terrace, San Diego, CA 92106

SPEAKER SLIPS IN OPPOSITION

None

ITEM 7

PROJECT TYPE & NUMBER: **CDP/SDP 40-0399**
PROJECT NAME: SOUTH KELLOGG PARK COMFORT STATION
PROJECT MANAGER: JUAN BALIGAD
RECOMMENDATION: APPROVAL
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1485**

An application for a Coastal Development Permit, Site Development Permit, and La Jolla Shores Planned District Permit to expansion of an existing 670 square-foot restroom at South Kellogg Park to approximately 1,800 square-feet. The project is located at **8204 Camino del Oro**, in the La Jolla Community Planning Area, La Jolla Shores Planned District.

NO SPEAKER SLIPS

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ITEM 8

PROJECT TYPE & NUMBER: **LJLPD/SUP/CDP 99-1372**
PROJECT NAME: **MARY STAR OF THE SEA PARISH**
PROJECT MANAGER: **JOHN S. FISHER**
RECOMMENDATION: **APPROVAL**
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1486

An application for an application to convert a convent building to a youth room and offices, and to demolish a five car garage to create 13 parking spaces at **7669 Girard Avenue** in the La Jolla Planned District Zone One of the La Jolla Community Plan area.

SPEAKER SLIPS IN FAVOR

CHRISTOPHER DAMERON, 5111 Santa Fe Street, Suite 201, San Diego, CA 92109

SPEAKER SLIPS IN OPPOSITION

None

ITEM 9

PROJECT TYPE & NUMBER: **CDP 99-1263**
PROJECT NAME: **BELLISARIO RESIDENCE**
PROJECT MANAGER: **JUDY JOHNSON**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **RICHARD GRUNOW**
NEGATIVE DECLARATION

ACTION:
**CERTIFIED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1487 AND
APPROVED ON CONSENT, RESOLUTION NUMBER D-1488**

An application for a Coastal Development Permit to construct a three-story, 2,984 square foot

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single-family residence with an attached three-car garage, on a vacant lot at **12937 Via Grimaldi**, in the Torrey Pines Community.

SPEAKER SLIPS IN FAVOR

STEPHEN ADAMS, 143 S. Cedros Avenue, Suite V-105, Solana Beach, CA 92075

SPEAKER SLIPS IN OPPOSITION

None

THERE ARE NO 10:30 A.M. ITEMS