

**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 27, 2000
8:30 A.M.**

Hearing Officer: Gene Lathrop and
Bob Didion for Item 2 only

Recording Secretary: Beverly Allen

Deadline to Appeal: October 11, 2000, by 5:00 P.M.

Requests for Continuances: None

Gene Lathrop gave the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER: CUP 40-0367
PROJECT NAME: COASTAL PRIDE TOWING
PROJECT MANAGER: JEFFREY A. PETERSON
RECOMMENDATION: APPROVAL
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1490

An application for a Conditional Use Permit to allow an existing towing company to use a portion of the 7,500 square foot site for a vehicle impound yard, located at **3140 Moore Street**, San Diego, CA 92110, south of Riley Street. The property is within the CC-4-2 Zone, in the Midway Community Planning Area.

SPEAKER SLIPS IN FAVOR

ROBERT BURNS, 3140 Moore Street, San Diego, CA 92110

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER MINUTES, SEPTEMBER 27, 2000, 8:30 A.M.

ITEM 2

PROJECT TYPE & NUMBER: **CDP/PCD 99-1254**
PROJECT NAME: **PEOPLE'S ORGANIC FOODS MARKET**
PROJECT MANAGER: **KEVIN SULLIVAN**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **DONNA CLARK**
MITIGATED NEGATIVE DECLARATION

ACTION:

CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1491 AND APPROVED PERMIT WITH MODIFICATIONS TO CONDITIONS AND TWO ADDED CONDITIONS; ONE FOR SIGNS AND ONE FOR SCREENING OF ROOFTOP MECHANICAL EQUIPMENT, RESOLUTION NUMBER D-1492

An application for a proposal to demolish an existing grocery store ("O.B. People's Food Store") and two commercial buildings as necessary to construct a new two-story (approximately 13,000 square-foot) organic foods market and associated site improvements. The subject 22,500-square-foot project site is located at **4765 Voltaire Street**, east of Sunset Cliffs Boulevard, within the C-1 zone of the Ocean Beach Community Plan and Ocean Beach Precise Plan area (City of San Diego Coastal Zone). In addition to a Coastal Development Permit (CDP), the project also requires approval of a Planned Commercial Development (PCD) permit to process a deviation of Municipal Code Section 101.1115.1 to allow substandard facade treatment along the building's proposed northern elevation.

KEVIN SULLIVAN, staff - gave a presentation.

MIKE TUDURY, staff - gave project information.

SPEAKER SLIPS IN FAVOR

JAMES GABRIEL, 4993 Niagara Avenue, #200, San Diego, CA 92107
NANCY CASADY, 8412 Sugarman Drive, La Jolla, CA 92037
JIM BELL, 4362 Voltaire Street, San Diego, CA 92107
MINDY PELLISSIER, Ocean Beach Planning Board, 5152-B Brighton Avenue,
San Diego, CA 92107

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER MINUTES, SEPTEMBER 27, 2000, 8:30 A.M.

SPEAKER SLIPS IN OPPOSITION

DR, KATHLEEN COLLINS, 4774 Muir Avenue, San Diego, CA 92107
VINCENT GEORGE, 4744/4746 Voltaire Street, San Diego, CA 92107
GEORGIA SPARKMAN, 4772 Muir Avenue, San Diego, CA 92107

ITEM 3

PROJECT TYPE & NUMBER: **MCDP 40-0201**
PROJECT NAME: GEMLO RESIDENCE
PROJECT MANAGER: SANDRA TEASLEY
RECOMMENDATION: APPROVAL
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1493

An application for A Mid City Development Permit to construct a two-story, detached structure with garage on the first floor and hobby room on the second floor on a 3,500 square-foot lot developed with an existing residence. The proposed structure would observe a 1'-0" north side yard where 4'-0" is required in the MR-1500 B zone of the Mid City Communities Planned District. The site is located at **3724 Cherokee Avenue**, in the City Heights Community Planning Area.

SPEAKER SLIPS IN FAVOR

JIM VARNADORE, no address, City Heights Area Planning Committee
GREG GEMLO, 3724 Cherokee Avenue, San Diego, CA 92104

ITEM 4

PROJECT TYPE & NUMBER: **CDP 99-1307**
PROJECT NAME: SOROUGH-AZAR RESIDENCE
PROJECT MANAGER: SCOTT VURBEFF
RECOMMENDATION: APPROVAL
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER MINUTES, SEPTEMBER 27, 2000, 8:30 A.M.

ACTION:

APPROVED PERMIT WITH ONE MODIFIED CONDITION AND TWO DELETED CONDITIONS, RESOLUTION NUMBER D-1494

An application for a Coastal Development Permit to demolish an existing single-family residence and construct a two-story single family residence at **1745 Amalfi Street** in the R1-8000 zone of the La Jolla Community Plan area.

SCOTT VURBEFF - gave a staff report.

SPEAKER SLIPS IN FAVOR

SIAVASH KHAJEZADEH, 7143 Caminito Panjoja, San Diego, CA 92122

SPEAKER SLIPS IN OPPOSITION

JOSEPH HART, 1735 Amalfi, La Jolla, CA 92037

ITEM 5

PROJECT TYPE & NUMBER: **CDP/LJSPDO 99-1320**
PROJECT NAME: **SALEM RESIDENCE**
PROJECT MANAGER: LINDA MARABIAN
RECOMMENDATION: APPROVAL
ENVIRONMENTAL PLANNER: MARTHA BLAKE
MITIGATED NEGATIVE DECLARATION

ACTION:

CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION NUMBER D-1495 AND APPROVED ON CONSENT, RESOLUTION NUMBER D-1496

An application for the demolition of a single-family dwelling and the construction of a 3,205 square-foot home at **8368 La Jolla Shores Drive** in the La Jolla Community Planning area.

SPEAKER SLIPS IN FAVOR

SCOTT FLEMING, 2240 Shelter Island Drive, #209, San Diego, CA 92106

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
HEARING OFFICER MINUTES, SEPTEMBER 27, 2000, 8:30 A.M.

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