

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

NOVEMBER 15, 2000
8:30 A.M.

Hearing Officer:	Robert Didion
Recording Secretary:	Barbara Hubbard
Deadline to Appeal:	December 1, 2000, by 5:00 P.M.
Requests for Continuances:	None

Bob Didion explained the hearing and appeal processes and announced the items on the docket.

ITEM 1

PROJECT TYPE & NUMBER:	CDP 99-1353
PROJECT NAME:	<u>BALISKY RESIDENCE</u>
PROJECT MANAGER:	SCOTT VURBEFF
RECOMMENDATION:	APPROVAL
ENVIRONMENTAL PLANNER:	JEFF THOMAS
	<u>MITIGATED NEGATIVE DECLARATION</u>

ACTION:

**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1528 AND APPROVED ON CONSENT WITH MODIFICATIONS TO
FINDINGS "E", "F" AND "G", RESOLUTION NUMBER D-1529**

An application for a Coastal Development to demolish an existing single-family residence and construct a new two-story, single-family residence with underground parking at **3543 Riviera Drive** in the R1-5000 zone of the Pacific Beach Community Plan area.

NO SPEAKER SLIPS

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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ITEM 2

PROJECT TYPE & NUMBER: **MAP WAIVER 99-436**
PROJECT NAME: **HAMMOND MAP WAIVER**
PROJECT MANAGER: **NORM STOCKTON**
RECOMMENDATION: **APPROVAL**
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1530

An application for a Tentative Map waiver for the conversion of an existing 4-unit apartment building to condominiums. The project site is located at **2130-2136 Felspar Street**, east of the intersection of Noyes Street and Felspar Street, within the Pacific Beach Community Plan area.

NO SPEAKER SLIPS

ITEM 3

PROJECT TYPE & NUMBER: **PCD 40-0186**
PROJECT NAME: **HOMEWOOD SUITES BY HILTON**
PROJECT MANAGER: **MORRIS DYE**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **RICHARD MODEE**
 MITIGATED NEGATIVE DECLARATION

ACTION:
**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1531 AND APPROVED PERMIT WITH MODIFICATIONS TO
FINDING #1, RESOLUTION NUMBER D-1532**

To approve, conditionally approve, modify or deny an application to amend previously-approved Planned Commercial Development Permit number 96-0564 to allow the proposed construction of a 138-room business-serving hotel facility on a 5.74 acre site located at **16785-16787 W. Bernardo Drive**, along West Bernardo Drive between West Bernardo Court and Bernardo Center Drive in the CV-1-2 Zone of the Rancho Bernardo Community Planning Area.

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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MORRIS DYE, staff - gave a presentation.

SPEAKER SLIPS IN FAVOR

GREG FRANCOIS, 9336 Civic Center Drive, Beverly Hills, CA 90210
MICHAEL SUN, 529 E. Valley Boulevard, San Gabriel, CA 91776

SPEAKER SLIPS IN OPPOSITION

GEORGE COOKE, 11434 Turtleback Lane, San Diego, CA 92127

NO SPEAKER SLIPS

ITEM 4

PROJECT TYPE & NUMBER: **CDP 99-1363**
PROJECT NAME: **SMITH RESIDENCE**
PROJECT MANAGER: **VICKY GALLAGHER**
RECOMMENDATION: **APPROVAL**
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:

APPROVED PERMIT WITH ADDED CONDITIONS, RESOLUTION NUMBER D-1533

An application for a Coastal Development Permit to convert a 384 square foot garage/storage structure to a studio apartment. The project is the result of a Code Compliance investigation for conversion of a structure into a living unit without permits. The 7500 square foot project site is zoned R-3000 and is located at **603/605 Nautilus Street** in the Coastal Overlay Zone of the La Jolla Community Planning Area. The project site has an existing 1388 square foot, one-story single family residence. The proposed studio apartment is proposed as a rental unit.

VICKY GALLAGHER, staff - gave a presentation.

SPEAKER SLIPS IN FAVOR

MARY SMITH, 535 Gravilla Place, La Jolla, CA 92037

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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ITEM 5

PROJECT TYPE & NUMBER: **CDP 99-1238**
PROJECT NAME: **CAVE STREET RESIDENCE**
PROJECT MANAGER: **JUDY JOHNSON**
RECOMMENDATION: **APPROVAL**
ENVIRONMENTAL PLANNER: **MYRA HERRMANN**
 MITIGATED NEGATIVE DECLARATION

ACTION:
**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESOLUTION
NUMBER D-1534 AND APPROVED PERMIT WITH MODIFICATIONS TO D.19 AND
D.20, RESOLUTION NUMBER D-1535**

An application for Coastal Development Permit, for the demolition of an existing single-family residence and construction of a new three-story single-family residence with basement level parking, resulting in approximately 3,910 sq.ft., on a 4, 608 sq ft lot, at **1225 Cave Street**, in the R-3000 zone, La Jolla Community Planning Area.

JUDY JOHNSON, staff - gave a presentation.

NO SPEAKER SLIPS

ITEM 6

PROJECT TYPE & NUMBER: **TENTATIVE MAP WAIVER/CDP 99-437**
PROJECT NAME: **NARRAGANSETT AVENUE CONDOMINIUM**
 CONVERSION
PROJECT MANAGER: **JOHN S. FISHER**
RECOMMENDATION: **APPROVAL**
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED ON CONSENT, RESOLUTION NUMBER D-1536

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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An application for a Tentative Map Waiver and Coastal Development Permit No. 99-437 for a condominium conversion of four existing apartment units to condominiums at 4669 & 4675 Narrangansett Avenue in the Ocean Beach Community Plan area.

NO SPEAKER SLIPS

ITEM 7

PROJECT TYPE & NUMBER: **PIDI/PRD 99-1101**
PROJECT NAME: **TORREY HILLS SIGN PROGRAM AMENDMENT**
PROJECT MANAGER: **JOHN S. FISHER**
RECOMMENDATION: **APPROVAL**
EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

**ACTION:
APPROVED PERMIT, RESOLUTION NUMBER D-1537**

An application for a permit to amend the sign program of the master planned Torrey Hills community to allow temporary banners, signs, and monuments within the Torrey Hills Master Plan Community in the M-IP, CV, R1500, R1-3000, R1-5000, OS-P, OS-OSP, and A-1-10 zones of the Sorrento Hills Community Plan area.

JOHN FISHER - gave a staff report.

SPEAKER SLIPS IN FAVOR

JIM MC LOUGHLIN, 8911 Complex Drive, San Diego, CA 92123

SPEAKER SLIPS IN OPPOSITION

None

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ITEM 8

PROJECT TYPE & NUMBER:	AMEND CUP C-13354
PROJECT NAME:	<u>MY FRIENDS AND I PRESCHOOL</u>
PROJECT MANAGER:	BILL TRIPP
RECOMMENDATION:	APPROVAL

EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED PERMIT WITH MODIFICATIONS, RESOLUTION NUMBER D-1538

An application for an amendment to CUP C-13354 which permitted the development and operation of a day care center for a maximum of 55 children on a residentially zoned parcel. Said amendment includes the reduction in number of children from 55 to 45, and the phased conversion of a portion of the structure/day care center to a residential dwelling unit. The 0.32-acre (14,026 square-foot) legal lot is addressed as **9972 Avenida Magnifica**, legally described as Parcel 1 of Parcel Map No. 4571 and located within the RS-1-7 (formerly R1-5000) Zone. Process 3.

BILL TRIPP - gave a staff presentation.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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SPEAKER SLIPS IN FAVOR

SCOTT D. SORENSEN, 9966 Avenida Magnifica, San Diego, CA 92131
DEE DEE SMITH, 9972 Avenida Magnifica, San Diego, CA 92131

SPEAKER SLIPS IN OPPOSITION

None

ITEM 9

PROJECT TYPE & NUMBER: **NDP/VAR 40-0134**
PROJECT NAME: **HAYNES RESIDENCE**
PROJECT MANAGER: **LINDA D. HANLEY**
RECOMMENDATION: **APPROVAL**
 EXEMPT PER THE ENVIRONMENTAL QUALITY ACT

ACTION:
APPROVED PERMIT WITH MODIFICATIONS, RESOLUTION NUMBER D-1539

An application to construct a detached three-car garage that observes a 6'-0" front yard where 15'-0" is required to an existing single-family residence at **3606 Eighth Avenue** in the Uptown Community Plan.

LINDA HANLEY - gave a staff report.

SPEAKER SLIPS IN FAVOR

GARRY HAEHNLE, [REDACTED]
JODD HAYNES, [REDACTED]

SPEAKER SLIPS IN OPPOSITION

None