

**CITY OF SAN DIEGO  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
HEARING OFFICER MEETING  
COUNCIL CHAMBERS, TWELFTH FLOOR, CITY ADMINISTRATION BUILDING  
202 "C" STREET, SAN DIEGO, CALIFORNIA**

**MARCH 8, 2000**

**MINUTES**

**Hearing Officer:** William Mackey  
**Recording Secretary:** Barbara J. Hubbard  
**Deadline to Appeal:** March 22, 2000, by 5:00 P.M.  
**Requests for Continuances:** None

William Mackey gave the hearing and appeal processes and announced the items on the docket.

**8:30 ITEMS**

**ITEM 1**

**PROJECT TYPE & NUMBER:** CVPDP 99-0299  
**PROJECT NAME:** STONEBRIDGE BUSINESS PARK  
**PROJECT MANAGER:** JUDY JOHNSON  
**RECOMMENDATION:** APPROVAL  
**ENVIRONMENTAL PLANNER:** HOLLY SMIT  
**CERTIFIED MITIGATED NEGATIVE DECLARATION, RESO., # D-1282**

**ACTION: APPROVED ON CONSENT, RESOLUTION # D-1283**

An application for a Carmel Valley Planned District Development Permit, to develop a multi-level office building (five floors above two basement floors) and a four-level parking structure on 3.04 acres, located at a vacant site at **12264 El Camino Real**, between Carmel Valley Road and High Bluffs Drive, in Neighborhood 2, of the Carmel Valley Community.

**IN FAVOR**

**AL KERN**, 12250 El Camino Real, San Diego, CA 92130.

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**ITEM 2**

**PROJECT TYPE & NUMBER:** CDP\HRP 98-1019-A and B  
**PROJECT NAME:** 6444 AVENIDA MANANA AND  
6452 AVENIDA MANANA SLOPE REPAIR  
**PROJECT MANAGER:** MICHELLE SOKOLOWSKI  
**RECOMMENDATION:** APPROVAL

**EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION:** APPROVED ON CONSENT, RESOLUTION # D-1284 AND  
APPROVED ON CONSENT, RESOLUTION # D-1285

Applications for Coastal Development Permits/Hillside Review Permits for the repair of a failed portion of the rear slope, removal of debris, and reconstruction of fencing, patios, and hardscape on two adjacent, separate lots, located at **6444 and 6452 Avenida Manana**, in the R1-8000 zone, the Coastal Zone (Nonappealable Area 1), the Hillside Review Overlay Zone, in the La Jolla Community Plan Area. These are the required follow-up permits for Emergency Coastal Development/Hillside Review Permit No. 98-1019(E) which has already been issued.

**IN FAVOR**

**EDWARD V. BRENNAN**, 6444 Avenida Manana, La Jolla, CA 92037.

**PETE WALSH**, 2885 Sanford Lane, Carlsbad, CA 92037.

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**ITEM 3**

**PROJECT TYPE & NUMBER: CDP 99-0301**  
**PROJECT NAME: GRAILY RESIDENCE ADDITION**  
**PROJECT MANAGER: MICHELLE SOKOLOWSKI**  
**RECOMMENDATION: APPROVAL**

**EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION: APPROVED PERMIT, RESOLUTION # D-1289**

An application for a Coastal Development Permit to demolish an existing two-car garage and construct a two-story, single dwelling unit with attached garage at the rear of the property. The existing one-story residence at the front of the property would remain. The proposed development would result in a total of two dwelling units and five off-street parking spaces for the property. The 6,625-square-foot site is located at **905 Opal Street**, within the R-3000 zone, the Coastal Zone (Nonappealable Area 2), and is in the Pacific Beach Community Plan Area.

**MICHELLE SOKOLOWSKI**, staff - Gave a presentation.

**IN FAVOR**

**BEN GRAILY**, 905 Opal St., San Diego, CA 92109.

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**ITEM 4**

**PROJECT TYPE & NUMBER: CDP 99-1172**  
**PROJECT NAME: BOQUITA HOUSE**  
**PROJECT MANAGER: BILL TRIPP**  
**RECOMMENDATION: APPROVAL**

**EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION: APPROVE ON CONSENT, RESOLUTION # D-1286**

An application for a Coastal Development Permit (CDP) to construct a two-story, approximately 4,859 square-foot, single-family residence and attached garage on an undeveloped, 8,315 square-foot (0.19-acre) legal lot, addressed as **13703 Boquita Drive**. The property is legally described as Lot 11, Block 23, Del Mar Heights, Map No. 157, within the R1-6000 and Coastal Zones, Proposition 'D' Height Limitation Overlay Zone, Torrey Pines Community Plan Area, Process 3, Council District 1.

**NO SPEAKER SLIPS**

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**10:30 ITEMS**

**ITEM 5**

**PROJECT TYPE & NUMBER: VAR 99-1126  
PROJECT NAME: SUPER 8 MOTEL  
PROJECT MANAGER: DERRICK JOHNSON  
RECOMMENDATION: APPROVAL**

**EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION: APPROVED PERMIT, RESOLUTION # D-1287**

An application for sign variance to allow the installation of one doubled sided 27' 8" freestanding ground sign. The property is located at **1788 Palm Avenue** in the Otay Mesa-Nester Community Plan Area, Council District 2.

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**ITEM 6**

**PROJECT TYPE & NUMBER: VAR 99-1221  
PROJECT NAME: LAVI RESIDENCE  
PROJECT MANAGER: DERRICK JOHNSON  
RECOMMENDATION: DENIAL**

**EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ACTION: DENIED PERMIT, RESOLUTION # D-1288**

An application for a variance to construct a new 97' driveway along Via Estrada where 25' is allowed. The property is located at **7005 Via Estrada** in the La Jolla Community Plan Area, Council District 1.

**IN FAVOR**

**JACK KAUFMAN, San Diego, CA. Attorney, representing owner.**