



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 1, 2024 REPORT NO. PC-24-002

HEARING DATE: February 8, 2024

SUBJECT: 3627 CROWELL STREET, Process Five Decision

PROJECT NUMBER: [PRJ-0688860](#)

OWNER/APPLICANT: Josue Arturo Valdez and Home Adopters Development, LLC.

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of a Neighborhood Development Permit, Tentative Map and Public Right-of-Way Vacation to subdivide a 0.38-acre single parcel into three parcels and vacate a portion of Guy Street located at [3627 Crowell Street](#) within the [Uptown Community Plan](#) area?

Proposed Actions:

1. Recommend the City Council approve a resolution determining the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects);
2. Recommend the City Council approve Neighborhood Development Permit No. PMT-3263145;
3. Recommend the City Council approve Tentative Map No. PMT-2609199; and
4. Recommend the City Council approve Public Right-of-Way Vacation No. PMT-2542406.

Fiscal Considerations: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant. The vacated right-of-way will revert to the abutting parcels as the fee owners.

Housing Impact Statement: The project is located within the RS-1-7 (Residential-Single Unit) zone and proposes to subdivide one single-dwelling parcel into three single-dwelling unit parcels. There is currently one dwelling unit on the parcel and the project will accommodate two future single

dwelling units.

Community Planning Group Recommendation: On October 4, 2022, the Uptown Community Planning Group voted 10-0-1 to recommend approval of the project (Attachment 3).

Environmental Impact: Staff has determined this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). The project's CEQA exemption will be considered by City Council at a future public hearing (Attachment 8).

BACKGROUND

The 0.38-acre (16,886-square-foot) project site includes a 14,467-square-foot parcel and 2,418 square feet of the right-of-way of Guy Street, which is proposed to be vacated. The project site is located at 3627 Crowell Street, on the easternmost portion of Crowell Street at Guy Street, on the hillside east of Interstate 5 (Attachment 1). The site contains one single dwelling unit built in 1976. The portion of Guy Street right-of-way adjacent to the project site between Crowell Street and Glenwood Drive is unimproved. Guy Street was originally dedicated per Middletown Addition, according to Map thereof No. 384, in the City of San Diego, County of San Diego, State of California and the western half of this unimproved section of Guy Street public right-of-way was vacated per City Resolution 63078, recorded May 21, 1939, as Document No. 1576.

The project site and adjacent properties are zoned RS-1-7 and designated Residential Low Density (5-9 dwelling units/acre) in the Uptown Community Plan (Attachment 2). The project site is sloped and irregularly shaped. It is also located in a Transit Priority Area, Sustainable Development Area, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Areas 1 and 2), 60-65 dB Airport Noise Contours (CNEL), and the Federal Aviation Administration Part 77 Notification Area (SDIA and NAS North Island).

DISCUSSION

The project proposes to subdivide a single parcel into three parcels and to vacate the 25-foot-wide eastern half of the public right-of-way of Guy Street that abuts the subject parcel. The proposed vacation would revert 2,418 square feet of unimproved public right-of-way to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38 acres). The vacation of this public right-of-way would not affect access to the adjacent properties: Parcel 1 and Parcel 2 would take access from Crowell Street and Parcel 3 would take access from Glenwood Drive. The project proposes to waive the requirement to underground existing offsite overhead utilities. Figure 1 shows the project in the context of the surrounding neighborhood and illustrates the proposed subdivision and public right-of-way vacation.

Required Approvals

The project requires the following discretionary approvals, which are consolidated and processed

concurrently as a Process Five approval per San Diego Municipal Code (SDMC) Section [112.0103](#).

- Process Two Neighborhood Development Permit - Required per SDMC Section [126.0402\(q\)](#) for in-fill projects which propose deviations. Per SDMC Section [143.0920\(a\)](#) the project is requesting to deviate from the required minimum lot depth and lot width of the RS-1-7 zone and deviate from the maximum allowed height of a retaining wall within the rear yard per SDMC Section [142.0340\(d\)](#); and
- Process Five Tentative Map with Public Right-of-Way Vacation - Required per SDMC Sections [125.0430](#) and [125.0910](#) to subdivide a single parcel into three parcels and vacate an unimproved 2,418 square-foot portion of Guy Street between Crowell Street and Glenwood Drive. Parcel 2 fronting Crowell Street contains an existing house to remain. The other two parcels, Parcel 1 fronting Crowell Street and Parcel 3 fronting Glenwood Drive, will be for the future construction of two single dwelling units, one on each parcel.



Figure 1. Proposed project site and area of Guy Street to be vacated.

The project requires deviations to the development requirements for the RS-1-7 zone: lot depth for Parcels 1 and 2 and required street frontage for Parcel 3 and a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive.

Per SDMC Section [131.0431](#), Table 131-04D, the RS-1-7 zone requires a minimum of 5,000 square feet of lot area, a minimum lot width of 50 feet, a minimum street frontage of 50 feet, and a minimum lot depth of 95 feet. Table 1 below shows the proposed deviations.

Table 1				
Lot size and dimensions	RS-1-7 Regulations	Parcel 1	Parcel 2	Parcel 3
Lot area (sf)	Min. 5000 sq ft	5,003 sq ft	5,173 sq ft	6,709 sq ft
Minimum lot width (ft)	Min. 50 ft	59 ft	77 ft	66 ft
Minimum street frontage (ft)	Min. 50 ft	57 ft	89 ft	28 ft
Minimum lot depth (ft)	Min. 95 ft	87 ft	79 ft	109 ft

The minimum required lot depth for the RS-1-7 zone is 95 feet where Parcel 1 proposes 87 feet and Parcel 2 proposes 79 feet. The minimum required street frontage for the zone is 50 feet and Parcel 3 proposes 28 feet. These deviations are allowed with the approval of a Neighborhood Development Permit so long as all the required findings can be made. The site is sloped and irregularly shaped and these attributes necessitate the deviations to create suitable parcels. All three parcels meet the minimum lot area of 5,000 square feet and are consistent with other lots in the surrounding area. The deviations enable the project to provide in-fill housing in the Uptown Community Plan area.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage with new curb, gutter and sidewalk, and install private storm drain infrastructure. The contouring includes retaining walls proposed within the steeper portions of the site to support the slopes along the right-of-way and driveway access to Parcel 3. The project requires a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive. Per SDMC Section 142.0340(d) the maximum height of a retaining wall in the rear yard is 6 feet and the proposed wall will be 10 feet tall. The wall facing Glenwood Drive at the road's eastern terminus will be 10 feet tall and 20 feet long. Glenwood Drive is currently unimproved at this location and the retaining wall is needed to support the slope to improve and expand the Glenwood Drive right-of-way and to provide access to Parcel 3.

The project would accommodate future construction of single dwelling units on Parcels 1 and 3 and improvements to the existing dwelling unit on Parcel 2. The vacation of the unimproved portion of Guy Street would not impact access or circulation. The other half of the public right-of-way was previously vacated per City Resolution 63078, recorded May 21, 1939, as Document No. 1576 and the use of the land for public right-of-way purposes is not required as it does not provide vehicular or pedestrian access, and vacating this portion of the public right-of-way reduces the City's liability. It is in the public interest to vacate the public right-of-way. The future development of the site would be subject to the permit and Tentative Map conditions of approval and the SDMC regulations at the time of submittal.

Community Plan Analysis:

The project site is designated Residential in the General Plan and Residential Low Density (5-9 dwelling units/acre) in the Uptown Community Plan. The proposed subdivision of one 0.38-acre parcel into three parcels results in a density of 8 dwelling units/acre, which is consistent with these designations.

The project also includes a vacation of a portion of Guy Street adjacent to the parcel. The Uptown Community Plan designates Guy Street as public right-of-way and the Mobility Element has a policy to discourage vacating streets and alleys in cases where the public right-of-way can still be utilized for significant public benefits such as linear, pocket and joint use parks; access to open space systems, additional on-street public parking; and public access to individual parcels, or views of open space from public rights-of-way. The proposed street vacation is not located adjacent to existing open space or parks, nor are there any existing public facilities present. The proposed vacation is located in a predominantly single-family neighborhood as opposed to a high-density multifamily residential neighborhood where there would typically be a high demand for on street parking. There are no public views associated with the site identified in the Community Plan and the public right-of-way is not needed for any public purpose. Therefore, the proposed vacation would not adversely affect the Uptown Community Plan or the General Plan.

Conclusion:

The project is consistent with the Uptown Community Plan. All project issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided the draft findings and permit conditions to support approval of the project. Staff recommends the Planning Commission recommend the City Council approve the project as proposed.

ALTERNATIVES

1. Recommend the City Council APPROVE Neighborhood Development Permit No. PMT-3263145, Tentative Map No. PMT-2609199, and Public Right-of-Way Vacation No. PMT-2542406, with modifications.
2. Recommend the City Council DENY Neighborhood Development Permit No. PMT-3263145, Tentative Map No. PMT-2609199, and Right-of-way Vacation No. PMT-2542406, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



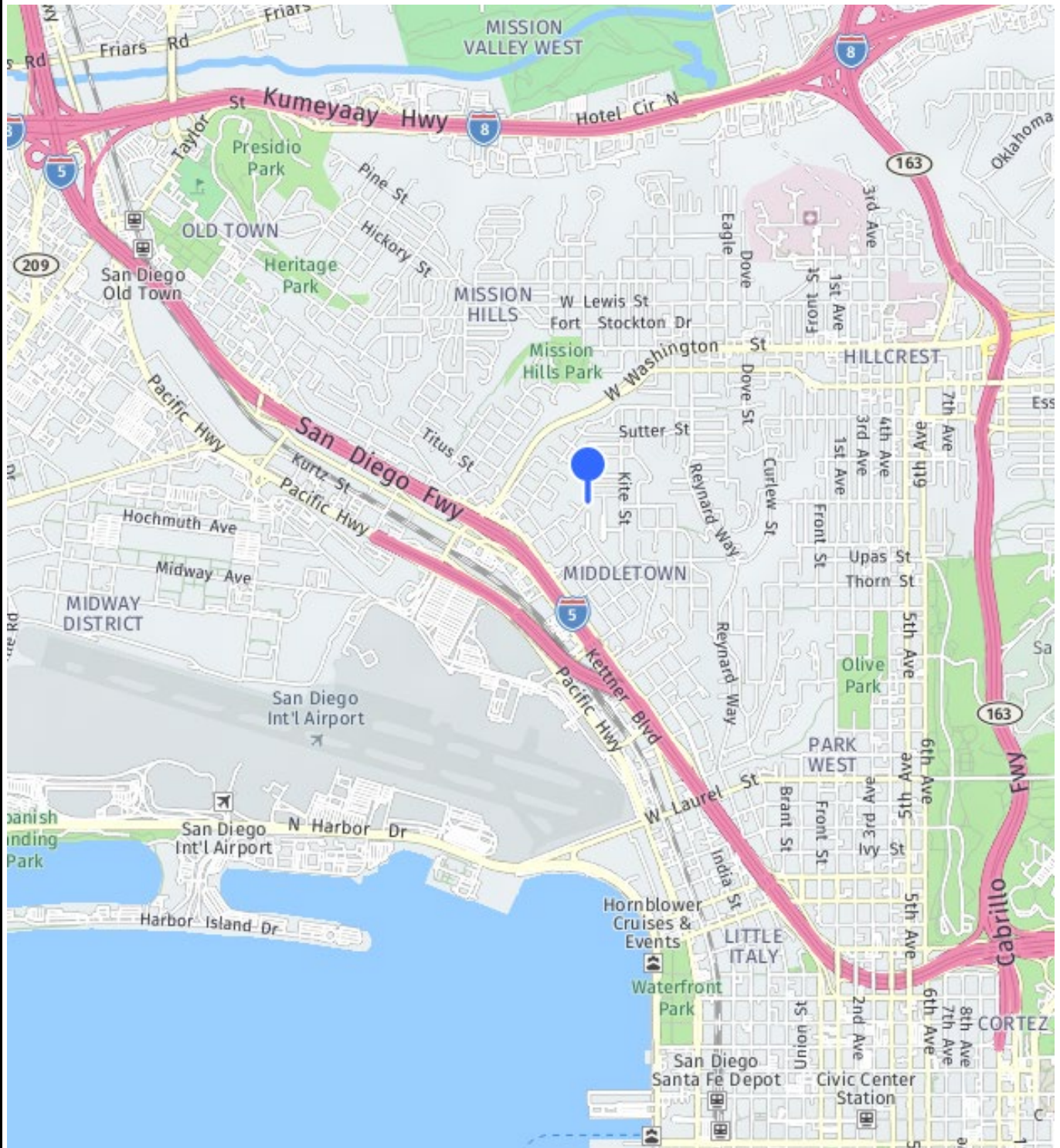
Renee Mezo
Assistant Deputy Director
Development Services Department

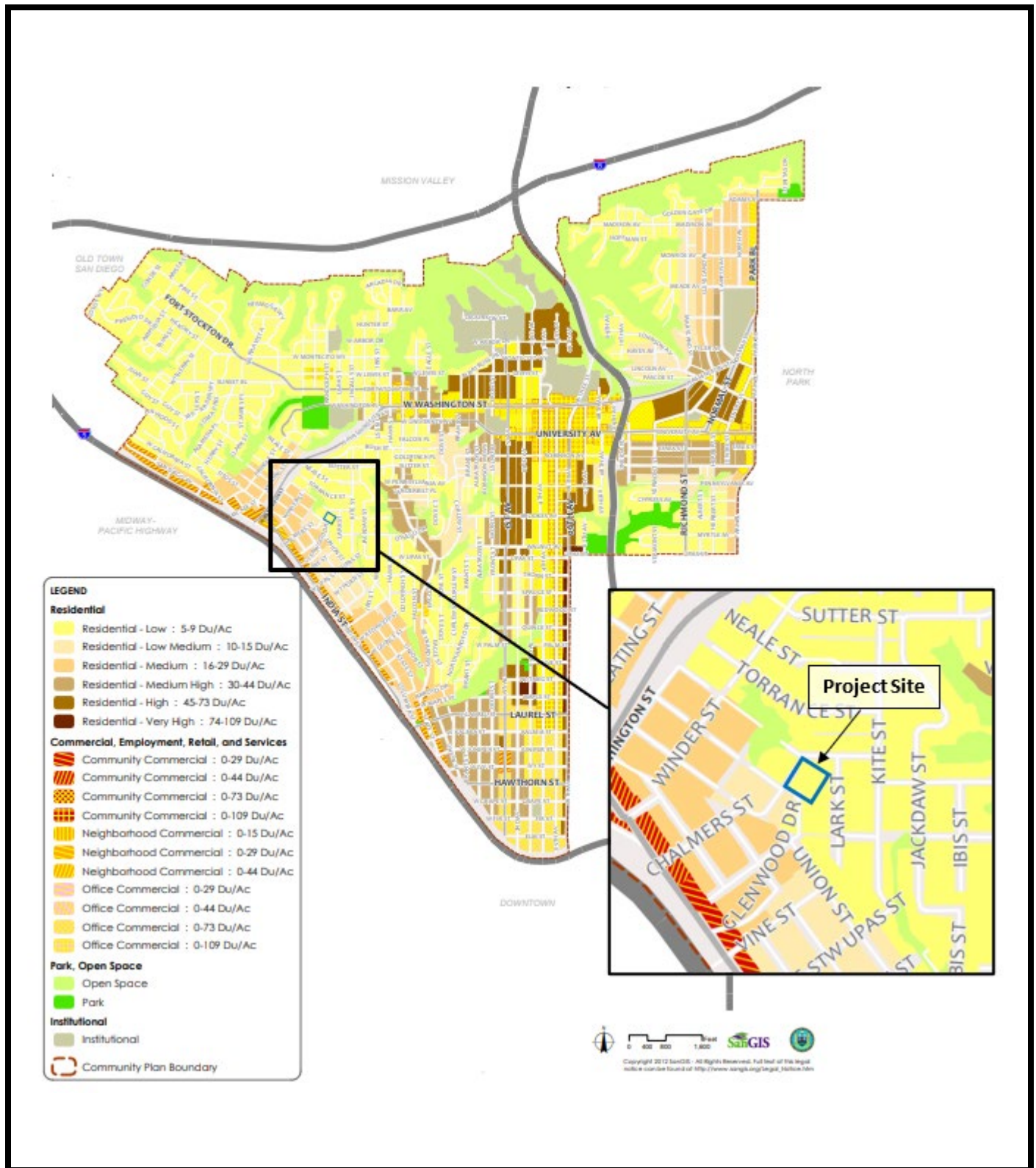


Sara Osborn
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Community Planning Group Vote
4. Draft NDP Permit with Conditions
5. Draft NDP Permit Resolution with Findings
6. Draft Tentative Map Conditions
7. Draft Tentative Map with Public Right-of-way Street Vacation Resolution with Findings
8. Environmental Exemption Resolution
9. Ownership Disclosure Statement
10. Tentative Map and Conceptual Grading Plan





Uptown Community Plan Land Use Map

3627 CROWELL STREET/PRJ-0688860

Development Services Department

**FIGURE
No. 2**

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: 3627 Crowell St		Project Number: 0688860	
Community: Uptown			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: October 04, 2022
# of Members Yes 10	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Mat Wahlstrom			
TITLE: Chair, Uptown Planners			DATE: October 25, 2022
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008914

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3263145
3627 CROWELL STREET - PROJECT NO. PRJ-0688860
CITY COUNCIL

This Neighborhood Development Permit No. PMT-3263145 is granted by the City Council of the City of San Diego to Home Adopters Development LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections [126.0402\(q\)](#). The 0.39-acre site is located at 3627 Crowell Street in the RS-1-7 zone of the Uptown Community Plan. The project site is legally described as: Parcel 2 of Parcel Map No. 212 Filed in The Office Of The County Recorder, On March 12, 1970, And A Portion of The Vacated In The City Of San Diego, County Of San Diego, State Of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to split a single parcel into three parcels and vacate a portion of Guy Street, located at 3627 Crowell Street described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated DATE, 2024, on file in the Development Services Department.

The project shall include:

- a. A single lot split into three parcels by the associated Tentative Map No. PMT-2609199, which will also vacate a 2,418-square-foot portion of Guy Street between Crowell Street and Glenwood Drive per Public Right-of-Way Vacation No. PMT-2542406:
 1. Parcel 1: 5,003 square feet
 2. Parcel 2: 5,173 square feet
 3. Parcel 3: 6,709 square feet
- b. Deviations to the development standards of the RS-1-7 zone per SDMC Table 131-04D:
 1. Parcel 1: 87 feet of lot depth where 95 feet is otherwise required
 2. Parcel 2: 79 feet of lot depth where 95 feet is otherwise required
 3. Parcel 3: 28 feet of street frontage where 50 feet is otherwise required

- c. Deviation to SDMC Section 142.0340(d) to construct a retaining wall with a maximum height of 10 feet within the rear yard;
- d. Encroachment of private structures (retaining walls) constructed and maintained in the public right-of-way;
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE typically 3 years, including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

13. Prior to issuance of grading or building permit the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

15. This Neighborhood Development Permit shall comply with all conditions of Public Right-of-Way Vacation No. PMT-2542406 and the Final Map for Tentative Map No. PMT-2609199.

16. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond the closure of existing Driveway on Crowell Street and construction of two new driveways per current City Standards to serve proposed parcels adjacent to the site on Crowell Street.

17. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, along the frontage on Crowell Street.

18. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer for any landscaping/irrigation in the Crowell Street right-of-way and non-standard driveway/vehicular access on Glenwood Drive.

19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

20. Paleontological Monitoring: The project is subject to SDMC Section 142.0151 and paleontological monitoring shall be required as outlined therein.
21. Prior to the issuance of a Grading Plan, all proposed retaining walls shall be located outside of the City Right-of-Way, satisfactory to the City Engineer.
22. Prior to the issuance of a Grading Plan, the Applicant shall submit required structural calculations and obtain required approvals for the proposed over-height retaining wall, satisfactory to the City Engineer.
23. Prior to the issuance of a Grading Plan, the Applicant shall provide a Drainage Study and corresponding plans demonstrating mitigation measures to prevent geotechnical issues potentially caused by runoff infiltrating through the bottom of the detention basin surface area near the proposed retaining walls and surrounding infrastructure, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

24. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

27. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. No private improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's operation, access, maintenance, repair, or replacement of its public water and sewer utilities may be installed, constructed, stored, or remain

within the limits of either the public ROW or a public water, sewer, or general utility easement without a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA).

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on DATE, 2024 and [Approved Resolution Number].

ATTACHMENT 4

Neighborhood Development Permit No. PMT-3263145

Project No.: PRJ-0688860

Date of Approval: DATE

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sara Osborn
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Home Adopters Development LLC
Owner/Permittee

By _____
Josue Arturo Valdez
Member

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

CITY COUNCIL RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3263145
3627 CROWELL STREET - PROJECT NO. PRJ-0688860

WHEREAS, Home Adopters Development, LLC, Owner and Josue Arturo Valdez, Permittee, filed an application with the City of San Diego for a Neighborhood Development Permit to subdivide a 0.38-acre single parcel into three parcels and vacate a portion of Guy Street, located at 3627 Crowell Street in the RS-1-7 zone within the Uptown Community Plan. The parcel is legally described as PARCEL 2 OF PARCEL MAP NO. 212, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 12, 1970; and

WHEREAS, on September 29, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is categorically exempt from California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-fill Development Projects) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the project; and

WHEREAS, on February 8, 2024, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. PMT-3263145, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision

and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. PMT-3263145:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Sections 126.0404(a) and 126.0404(f)]

1. Findings for all Neighborhood Development Permits [SDMC Section 126.0404(a)].

a. The proposed development will not adversely affect the applicable land use plan.

The project proposes to subdivide a single parcel into three parcels and to vacate the 25-foot-wide portion of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38 acres). The proposed Tentative Map includes the subdivision of one existing parcel into three parcels allowing three dwelling units.

The Uptown Community designates the site Residential Low density (5-9 dwelling units/acre). The project proposes three dwelling units on 0.38 acres, resulting in a base density of 8 dwelling units per acre which is consistent with the land use designation and density.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive. The retaining walls support the slopes and allow for Glenwood Drive right-of-way to be expanded and improved to provide access to Parcel 3. The placement of the retaining wall along the right-of-way is a design solution to support the slopes along the public right-of-way.

The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides with residential uses. The project would implement the land use designation and goals of the Uptown Community Plan by providing a residential subdivision that is compatible with the surrounding residential uses and the vacation of the unimproved portion of Guy Street would not impact access or circulation. Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is to subdivide a single parcel into three parcels and to vacate the 25-foot-wide portion of Guy Street right-of-way that abuts the subject parcel. The conceptual grading plan proposes to remove fill soils; contour the parcels to create development pads; construct driveways for each parcel; require new curb, gutter and sidewalk per City Standards adjacent to Crowell Street; and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and in the right-of-way along Glenwood Drive which will allow the street to be improved to accommodate access to Parcel 3.

The permit contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The project is located in Geologic Hazard Category 11. According to a geotechnical investigation report prepared for the project by Allied Earth Technology, the site is suitable for development with no major adverse geotechnical or geological conditions noted. Fill soils were encountered on site with recommendations to mitigate. The project has been conditioned to require the preparation of a geotechnical investigation report in accordance with the City's Guidelines for Geotechnical Reports that specifically addresses the proposed grading plans prior to the issuance of any grading permits. Additionally, the project would be required to comply with the California Building Code, City of San Diego Grading Ordinance, as well as the Storm Water Standards, and utilize proper engineering design and construction practices. Both the Neighborhood Development Permit (NDP) and Tentative Map includes various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes to subdivide a single parcel into three parcels and to vacate the 25-foot-wide portion of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38-acre). The proposed Tentative Map includes the subdivision of one existing parcel into three parcels allowing three dwelling units.

The project is within the RS-1-7 zone and requests to deviate for lot depth for Parcel 1 and Parcel 2 and street frontage for Parcel 3. Per the San Diego Municipal Code Section 131.0431, Table 131-04D the minimum required lot depth for the RS-1-7 zone is 95 feet where Parcel 1 proposes 87 feet and Parcel 2 proposes 79 feet. The minimum required street frontage for the zone is 50 feet and Parcel 3 proposes 28 feet. The site is sloped and irregularly shaped and these attributes necessitate the deviations to create suitable parcels. Although the lots do not meet certain lot dimensions of the RS-1-7 zone, all three parcels meet the minimum lot area of 5,000 square feet and are consistent with other lots in the surrounding area.

The project also proposes grading to prepare the site for future development. The contouring includes retaining walls which are proposed within the steeper portions of the site to support the slopes along the right-of-way and driveway access to Parcel 3. The project requires a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive. Per SDMC Section 142.0340(d) the maximum height of a retaining wall in the rear yard is 6 feet and the proposed wall will be 10 feet tall. The wall facing Glenwood Drive at the road's eastern terminus will be 10 feet tall and 20 feet long. Glenwood Drive is currently unimproved at this location and the retaining wall is needed to support the slope to improve and expand the Glenwood Drive right-of-way and to provide access to Parcel 3. These deviations are allowed with the approval of a Neighborhood Development Permit per SDMC Section 143.0920. This project complies with the RS-1-7 requirements of the SDMC Section 144.0211 which allows for the subdivision of land consistent with the density of the zone, for the construction of single dwelling units.

Parcel 1 and Parcel 2 would take access from Crowell Street and Parcel 3 would take access from Glenwood Drive. The vacation of the public right of way would not affect access to the adjacent properties or future development. The project proposes a modified right-of-way turnaround at the southwestern most portion of Parcel 3 along Glenwood Drive. A standard turnaround is not feasible because of the existing lot layout and topographic conditions. The topography of the site is steep, with grade differentials ranging from 30-40 feet. Glenwood Drive has limited circulation and public utility purposes and currently serves a total of six dwelling units. The terrain increases the difficulty and cost of improving this segment. The project proposes a modified turnaround that is suitable as it relates to the surrounding development.

In addition to the subdivision and street vacation, the conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive. The retaining walls are a design solution to support the slopes along the right-of-way.

The deviations were reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. It was determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community Plan, Land Development Code, and the General Plan. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including the allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation [SDMC Section 126.0404(f)]

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The project site is located at 3627 Crowell Street and is considered an in-fill project within a Transit Priority Area and Sustainable Development Area. The project proposes to subdivide a single parcel into three parcels and to vacate the 25-foot-wide eastern half of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way to the adjacent 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38-acre). The Climate Action Plan Strategy 3.5 goal of providing in-fill development is to focus new development opportunities within urbanized areas served by transit and services within walking distance. This project incorporates an unused portion of right-of-way into an existing parcel in order to subdivide this large lot to create three parcels and increase the housing opportunities in the area while being consistent with the land use density.

Creating the three parcels from a single parcel requires deviations. The project is within the RS-1-7 zone and requests to deviate for lot depth for Parcel 1 and Parcel 2 and street frontage for Parcel 3. Per the San Diego Municipal Code Section 131.0431, Table 131-04D the minimum required lot depth for the RS-1-7 zone is 95 feet where Parcel 1 proposes 87 feet and Parcel 2 proposes 79 feet. The minimum required street frontage for the zone is 50 feet and Parcel 3 proposes 28 feet. The site is sloped and irregularly shaped and these attributes necessitate the deviations to create suitable parcels. Although the lots do not meet certain lot dimensions of the

RS-1-7 zone, all three parcels meet the minimum lot area of 5,000 square feet and are consistent with other lots in the surrounding area.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The contouring includes retaining walls which are proposed within the steeper portions of the site to support the slopes along the right-of-way and driveway access to Parcel 3. The project requires a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive. Per SDMC Section 142.0340(d) the maximum height of a retaining wall in the rear yard is 6 feet and the proposed wall will be 10 feet tall. The wall facing Glenwood Drive at the road's eastern terminus will be 10 feet tall and 20 feet long. Glenwood Drive is currently unimproved at this location and the retaining wall is needed to support the slope to improve and expand the Glenwood Drive right-of-way and to provide access to Parcel 3.

These deviations are allowed with the approval of a Neighborhood Development Permit per SDMC Section 143.0920, and without the project as designed, utilizing these deviations, this parcel would not be able to be subdivided into three parcels. By utilizing the deviations, this project provides additional residential in-fill parcels while complying with the RS-1-7 requirements of the SDMC Section 144.0211 which allows for the subdivision of land consistent with the density of the zone, for the construction of single dwelling units.

The Uptown Community designates the site Residential Low density (5-9 dwelling unit/acre). The project proposes three dwelling units on 0.38 acres, resulting in a base density of 8 dwelling units per acre which is consistent with the land use designation and density.

The project proposes to subdivide a single parcel into three parcels in an urbanized area of Uptown and would meet the Uptown Community Plan's Land Use Element policy for providing a diverse mix of housing types consistent with allowable densities (LU-2.1). The project is also within a Transit Priority Area and Sustainable Development Area and is consistent with the Climate Action Plan Strategy 3.5 to focus new development opportunities within Transit Priority Areas. Therefore, the development will materially assist in accomplishing the goal of providing in-fill projects.

b. Any proposed deviations are appropriate for the proposed location.

In accordance with SDMC Section 143.0920, in-fill projects may be permitted with a Neighborhood Development Permit for development that proposes deviations from applicable development regulations. The project is within the RS-1-7 zone and requests to deviate for lot depth for Parcel 1 and Parcel 2 and street frontage for Parcel 3. Per the San Diego Municipal Code Section 131.0431, Table 131-04D the minimum required lot depth for the RS-1-7 zone is 95 feet where Parcel 1 proposes 87 feet and Parcel 2 proposes 79 feet. The minimum required street frontage for the zone is 50 feet and Parcel 3 proposes 28 feet. The project site is sloped and

irregularly shaped and although the lots do not meet certain lot dimensions of the RS-1-7 zone, all three parcels meet the minimum lot area of 5,000 square feet and are consistent with other lots in the surrounding area. The project also requires a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive. Per SDMC Section 142.0340(d) the maximum height of a retaining wall in the rear yard is 6 feet and the proposed wall will be 10 feet tall. The wall facing Glenwood Drive at the road's eastern terminus will be 10 feet tall and 20 feet long. Glenwood Drive is currently unimproved at this location and the retaining wall is needed to support the slope to improve and expand the Glenwood Drive right-of-way and to provide access to Parcel 3. These deviations are allowed with the approval of a Neighborhood Development Permit per SDMC Section 143.0920. Therefore, the proposed deviations are appropriate for the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Neighborhood Development Permit No. PMT-3263145 are granted to Home Adopters Development, LLC., Owner/ Josue Arturo Valdez, Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By

[Attorney]
Deputy City Attorney

seo:[initials]
12/11/2023
Or.Dept:[Dept]
R-R-[Reso Code]

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. PMT-2609199
PUBLIC RIGHT-OF-WAY VACATION NO. PMT-2542406
3627 CROWELL STREET - PROJECT NO. PRJ-0688860

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Neighborhood Development Permit No. PMT-3263145 and Public Right-of-Way Vacation No. PMT-2542406.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

6. Prior to recordation of the Parcel Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. Prior to the issuance of any building permit the subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the

requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

8. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
9. Subdivider shall record a drainage easement for proposed drainage system among all proposed parcels.
10. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
11. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
16. The Parcel Map shall:

Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

WASTEWATER AND WATER

17. Prior to the issuance of any building permit, the Subdivider shall assure, by permit and bond the design and construction of an 8" PVC public water main on Glenwood Drive as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.
18. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
19. Prior to the issuance of any building permit Owner/Permittee shall installed of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
20. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
21. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

UTILITIES (SDG&E)

22. Prior to issuance of any building permit, reserve a general utilities easement and right-of-way for SDG&E to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain, and use facilities consisting of overhead and underground electric facilities, communication facilities and all appurtenances including necessary anchorage for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical routes. No building or other structure shall be permitted within the easement excepting other utility facilities that meet SDG&E's separation requirements. SDG&E's prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement. SDG&E shall have the right but not the duty, to trim or remove trees and brush along or adjacent to this easement and remove roots from within this easement whenever SDG&E deems necessary. Said right shall not relieve owner of the duty as owner to trim or remove trees and brush to prevent danger or hazard to property or persons. Upon receipt of written request from owner, this easement will be quitclaimed by SDG&E, provided that the facilities have been removed.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances,

regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008914

CITY COUNCIL RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. PMT-2609199
PUBLIC RIGHT-OF-WAY VACATION NO. PMT-2542406
3627 CROWELL STREET - PROJECT NO. PRJ-0688860 ALONG WITH
ASSOCIATED IMPROVEMENTS AND EASEMENT RESERVATION

WHEREAS, Josue Arturo Valdez, Subdivider, and Rudy P. Pacheco, Surveyor, submitted an application to the City of San Diego for Tentative Map No. PMT-2609199 and Public Right-of-Way Vacation No. PMT-2542406 to subdivide a 0.38-acre single parcel into three parcels and vacate a portion of Guy Street and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3627 Crowell Street, east of India Street, south of Washington Street and west of Raynard Way in the RS-1-7 (Residential -Single Unit) base zone, the Airport Land Use Compatibility Overlay Zone, the Airport Approach Overlay Zone, the Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Areas 1 and 2), the 60-65 dB CNEL Airport Noise Contours, and the Federal Aviation Administration Part 77 Notification Area (SDIA and NAS North Island) in the Uptown Community Plan. The parcel is legally described as PARCEL 2 OF PARCEL MAP NO. 212, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 12, 1970, and the right-of-way vacation area is described as BEING A PORTION OF GUY STREET AS DEDICATED PER MIDDLETOWN ADDITION, ACCORDING TO MAP THEREOF NO. 384, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; and

WHEREAS, the Map proposes the Subdivision of a 0.38-acre site into three (3) lots to allow for the construction of three (3) dwelling units; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, in connection with Public Right-of-Way Vacation No. PMT-2542406, the City desires to reserve and except certain public easements; and

WHEREAS, on February 8, 2024, the Planning Commission of the City of San Diego considered Tentative Map No. PMT-2609199 and Public Right-of-Way Vacation No. PMT-2542406, and pursuant to Resolution No. PC-_____, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. PMT-2609199 and Right-of-way Vacation No. PMT-2542406, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 144.0240, 125.0430 and 125.0941, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same;
NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. PMT-2609199 and Right-of-way Vacation No. PMT-2542406:

A. TENTATIVE MAP [San Diego Municipal Code (SDMC) Sections 125.0440]

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes to subdivide a single parcel into three parcels located at 3627 Crowell Street and to vacate the 25-foot-wide portion of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38 acres). The proposed Tentative Map includes the subdivision of one existing parcel into three parcels allowing the construction of three dwelling units.

The Uptown Community designates the site Residential Low density (5-9 dwelling unit/acre). The project proposes three dwelling units on 0.38 acres, resulting in a base density of 8 dwelling units per acre which is consistent with the land use designation and density.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive to support the slopes and improve the Glenwood Drive right-of-way and provide access to Parcel 3.

The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides with residential uses. The project would implement the land use designation and goals of the Uptown Community Plan by providing a residential subdivision that is compatible with the surrounding residential uses and the vacation of the unimproved portion of Guy Street would not impact access or circulation. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project proposes to subdivide a single parcel into three parcels located at 3627 Crowell Street and to vacate the 25-foot-wide eastern half of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38-acre). The

proposed Tentative Map includes the subdivision of one existing parcel into three parcels allowing three dwelling units.

The project is within the RS-1-7 zone and requests to deviate for lot depth for Parcel 1 and Parcel 2 and street frontage for Parcel 3. Per the San Diego Municipal Code Section 131.0431, Table 131-04D the minimum required lot depth for the RS-1-7 zone is 95 feet where Parcel 1 proposes 87 feet and Parcel 2 proposes 79 feet. The minimum required street frontage for the zone is 50 feet and Parcel 3 proposes 28 feet. The site is sloped and irregularly shaped and these attributes necessitate the deviations to create suitable parcels. Although the lots do not meet certain lot dimensions of the RS-1-7 zone, all three parcels meet the minimum lot area of 5000 square feet and are consistent with other lots in the surrounding area. The project also requires a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive. Per SDMC Section 142.0340(d), the maximum height of a retaining wall in the rear yard is 6 feet, and the proposed wall will be 10 feet tall. The wall facing Glenwood Drive at the road's eastern terminus will be 10 feet tall and 20 feet long. Glenwood Drive is currently unimproved at this location and the retaining wall is needed to support the slope to improve and expand the Glenwood Drive right-of-way and to provide access to Parcel 3. These deviations are allowed with the approval of a Neighborhood Development Permit per SDMC Section 126.0402(q).

This project complies with the RS-1-7 requirements of SDMC Section 144.0211 which allows for the subdivision of land consistent with the density of the zone, for the construction of single dwelling units. Parcel 1 and Parcel 2 would take access from Crowell Street and Parcel 3 would take access from Glenwood Drive. Access for the existing unit on Parcel 2 would be relocated to the east of the existing structure along Crowell Street.

The project proposes a modified right-of-way turnaround at the southwestern most portion of Parcel 3 along Glenwood Drive. A standard turnaround is not feasible because of the existing lot layout and topographic conditions. The topography of the site is steep, with grade differentials ranging from 30-40 feet. Glenwood Drive has limited circulation and public utility purposes and currently serves a total of six dwelling units. The steep terrain increases the difficulty and cost of improving this segment. The project proposes a modified turnaround that is suitable as it relates to the surrounding development.

The proposed subdivision contains existing privately owned utilities that are required to be undergrounded unless there are circumstances where a waiver of the undergrounding requirement in SDMC Section 144.0240(b) would be appropriate, in accordance with section 144.0242(c). In conformance with SDMC Section 144.0242(b), City staff supports the required waiver of the requirements to underground privately owned utility systems and services facilities. The waiver qualifies under the guidelines of SDMC Section 144.0242(c)(l) (B) since the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed

within the steeper portions of the site and along Glenwood Drive to support the slopes and improve the Glenwood Drive right-of-way to provide access to Parcel 3.

The deviations were reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. It was determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site while meeting the purpose and intent of the development regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including the allowable deviations pursuant to the land development code.

3. The site is physically suitable for the type and density of development.

The project site located at 3627 Crowell Street is designated for Residential use in the General Plan and Residential Low Density (5-9 dwelling unit/acre) in the Uptown Community Plan. The project proposes to subdivide one parcel into three parcels would be consistent with the land use and density in the General Plan and Community Plan.

The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38-acre). The vacation of this public right-of-way would not affect access to the adjacent properties as Parcel 1 and Parcel 2 would take access from Crowell Street and Parcel 3 would take access from Glenwood Drive. Access for the existing lot would be relocated to the east of the existing structure along Crowell Street.

In addition to the subdivision and street vacation, minor grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive and is a design solution to support the slopes along the right-of-way and to Parcel 3. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed Tentative Map subdivides one existing parcel into three parcels and vacates 2,418 square feet of Guy Street. The 0.38-acre project site is located at 3627 Crowell Street within a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides with residential uses.

The project site is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area (MHPA) lands, riparian habitat, or wetlands, and no sensitive species were observed on-site. The project was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code and the project shall comply with the Tentative Map and development permit conditions of approval, including compliance with storm water runoff requirements during and after construction.

Furthermore, the project was subject to environmental review and was determined to be exempt pursuant to the California Environmental Quality Act Guidelines Section 15332, In-Fill Development. The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The Tentative Map was reviewed and determined to comply with the San Diego Municipal Code (SDMC) and Subdivision Map Act. The Tentative Map and Permit for the project include various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. The Permit contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The project is located in Geologic Hazard Category 11, according to a geotechnical investigation report prepared for the project by Allied Earth Technology, the site is suitable for development with no major adverse geotechnical or geological conditions noted. Fill soils were encountered on site with recommendations to mitigate. The project has been conditioned to require the preparation of a geotechnical investigation report in accordance with the City's Guidelines for Geotechnical Reports that specifically addresses the proposed grading plans prior to the issuance of any grading permits. Additionally, the project would be required to comply with the California Building Code, City of San Diego Grading Ordinance, as well as the Storm Water Standards, and utilize proper engineering design and construction practices. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Crowell Street fronts the property to the north and Glenwood Drive to the south, where public access will be maintained. Although a portion of Guy Street right-of-way will be vacated, it is unimproved and would not impact access or circulation. Public improvements include new driveway access for each parcel, new curb, gutter and sidewalk per City standards along the Crowell Street frontage. A retaining wall along a section of Glenwood Drive will allow the street to be improved to accommodate access to Parcel 3. Improvements along both Crowell Street and Glenwood Drive will improve access along the public right-of-way and to the site. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision of a 0.38-acre parcel into three lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading and would be developed in accordance with the San Diego Municipal Code requirements for setbacks and height to allow natural ventilation and light between structures, to the extent feasible, for future passive or natural heating and cooling opportunities. With no physical improvements proposed, the independent design of each new residential structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant material to provide for passive and natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed project is the subdivision of a 0.38-acre parcel into three lots for residential development that meet the minimum lot area of the RS-1-7 zone and comply with the Residential Low density (5-9 dwelling unit/acre) of the Uptown Community Plan. The creation of three parcels for residential development from one existing lot would assist the housing needs of the Uptown community. The residential subdivision will not place a significant impact on public resources such as police, fire, parks, and library resources. Existing public utility services to the subdivision will continue to be provided and serve the residential development. The proposed subdivision will be required to implement drainage and storm water improvement due to the implementation of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the City Council has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that a portion of Guy Street, located within the project boundaries as shown in Tentative Map No. PMT-2609199, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

A. Public Right-of-Way Vacation [San Diego Municipal Code (SDMC) Sections 125.0941]

1. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated (San Diego Municipal Code § 125.0941(a)).

The project proposes to vacate a portion of Guy Street right-of-way that is adjacent to the subject parcel. The portion of Guy Street right-of-way adjacent to the project site between Crowell Street and Glenwood Drive is unimproved and the western half of this unimproved section of Guy Street right-of-way was vacated per City Resolution 63078, recorded May 21, 1939, as Document No. 1576. The vacation of the unimproved portion of Guy Street would not impact access or circulation. The use of the land for public right-of-way purposes is not required as it does not provide vehicular or pedestrian access and the western half of the right-of-way has already been vacated. SDG&E has requested a general utilities easement reservation within the vacation area for their overhead and underground electric facilities and this has been added as a condition of approval.

Additionally, the proposed street vacation is not located adjacent to existing open space or parks, nor are there any existing public facilities present. There are no public views associated with the site identified in the Community Plan. Therefore, there is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved use of the land made available by the vacation (San Diego Municipal Code § 125.0941(b)).

The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38-acre). This will allow the site to be subdivided into three lots that meet the minimum lot area of the RS-1-7 zone and comply with the Residential Low density (5-9 dwelling unit/acre) of the Uptown Community Plan. Reverting the portion of unimproved right-of-way to private ownership allows for additional housing with the proposed subdivision. Additionally, allowing the vacation of this unimproved portion of right-of-way would reduce the City's liability. Therefore, the proposed right-of-way vacation would benefit the public.

3. The vacation does not adversely affect any applicable land use plan (San Diego Municipal Code § 125.0941(c)).

The portion of the unconstructed Guy Street public right-of-way proposed to be vacated is identified as a local street by the Mobility Element's Planned Street Classification map of the Uptown Community Plan. The vacation would allow the adjacent lot acquiring the land to be incorporated into private ownership for residential development. The proposed street vacation would not affect the following types of facilities identified as part of the Community Plan's mobility network: Pedestrian Routes, Existing or Planned Bicycle Network, and Planned Transit Facilities.

The proposed street vacation is not located adjacent to existing open space or parks, nor are there any existing public facilities present. There are no public views associated with the site identified in the Community Plan.

The proposed right-of-way vacation would vacate the 25-foot-wide portion of Guy Street right-of-way

that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.38-acre). This will allow the site to be subdivided into three lots that meet the minimum lot area of the RS-1-7 zone and complies with the Residential Low density (5-9 dwelling unit/acre) of the Uptown Community Plan. The proposal to vacate a portion of Guy Street right-of-way and subdivide one parcel into three parcels would be consistent with the land use and density in the Community Plan. Therefore, the proposed vacation would not adversely affect the applicable land use plan.

4. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation (San Diego Municipal Code § 125.0941(d)).

The Guy Street public right-of-way was originally acquired in 1871 as part of a street network through map dedications.

The portion of Guy Street right-of-way adjacent to the project site between Crowell Street and Glenwood Drive is unimproved and the western half of this unimproved section of Guy Street right-of-way was vacated per City Resolution 63078, recorded May 21, 1939, as Document No. 1576. This unimproved section of Guy Street includes steep terrain and is not used for public access. The vacation of the unimproved portion of Guy Street would not impact access or circulation to the adjacent properties as the property to the north takes access from Crowell Street and the property to the south would take its access from Glenwood Drive. The use of the land for public right-of-way purposes is not required as it does not provide vehicular or pedestrian access and the western half of the right-of-way has already been vacated. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. PMT-2609199 and Public Right-of-Way Vacation No. PMT-2542406, including the waiver of the requirement to underground existing offsite overhead utilities, and conditions to reserve and accept certain public easement, hereby granted to Josue Arturo Valdez subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
[Attorney]
Deputy City Attorney

seo:[Initials]
12/11/2023
Or.Dept:[Dept]

ATTACHMENT 7

(R-[Reso Code])

R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008914

Revised: 5/19/2014 by WJZ

DRAFT

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO DETERMINING THAT THE APPROVAL OF THE 3627
CROWELL STREET PROJECT NO. PRJ-0688860 IS CATEGORICALLY
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
PURSUANT TO CEQA GUIDELINES SECTION 15332**

WHEREAS, the project proposes a Neighborhood Development Permit, Tentative Map and Public Right of Way Vacation to subdivide a single parcel into three parcels and vacate a portion of Guy Street. The project is located at 3627 Crowell Street (APN 451-244-0800) in the RS-1-7 (Residential Single Unit) zone of the Uptown Community Plan, (Project); and

WHEREAS, the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.), section 21084, states that the CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.) shall list those classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from CEQA; and

WHEREAS, pursuant to that authority, CEQA Guidelines sections 15300-15333 list the categorical exemptions promulgated by the California Office of Planning and Research and adopted by the Secretary of the California Natural Resources Agency for those classes of Projects which have been determined not to have a significant effect on the environment; and

WHEREAS, the Development Services Department has established that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project; and

WHEREAS, the Council of the City of San Diego has considered the potential environmental effects of the Project, and

WHEREAS, on [insert date of Council meeting], the City Council held a duly noticed public meeting and considered the written record for the Project as well as public comment; and

WHEREAS, the Council of the City of San Diego, using its independent judgment, has determined that the Project will not have a significant effect on the environment as it is consistent with the criteria set forth in CEQA Section 15332. The project is consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality and is adequately serviced by all required utilities and public services; and

WHEREAS, under Charter section 280(a)(X) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego determines that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects); and,

BE IT FURTHER RESOLVED, that the Council of the City of San Diego has determined that an exception to the exemption as set forth in CEQA Guidelines section 15300.2 does not apply.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Exemption regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego.

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Project 688860 - Digital - 3627 Crowell Street **Project No. For City Use Only:** _____

Project Address: 3627 Crowell Street, San Diego, CA 92103

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA Corporate Identification No. 202002410388
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

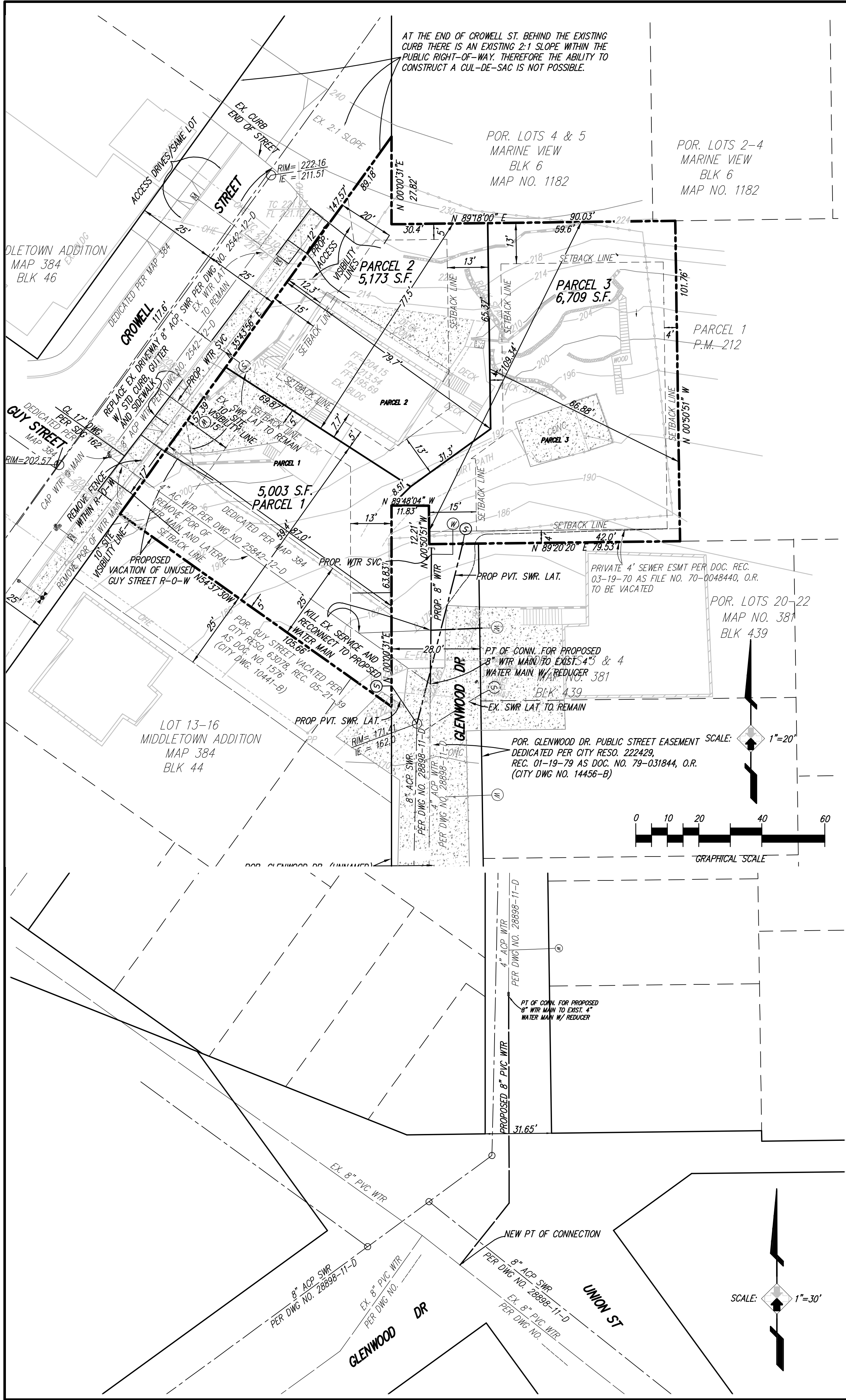
Name of Individual: Home Adopters Development, LLC. ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 2575 University Ave
 City: San Diego State: CA Zip: 92104
 Phone No.: 619-942-1915 Fax No.: 619-376-7134 Email: artie@mortgagegoat.com
 Signature: Josue Arturo Valdez Date: 11/07/2023
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No



DEVELOPMENT SUMMARY

SUMMARY OF REQUEST
PROCESS A TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT AND STREET VACATION FOR 3 RESIDENTIAL LOTS.

PROJECT TEAM
CIVIL ENGINEER: ALIDADE ENGINEERING, INC.
28936 OLD TOWN FRONT ST., # 205
TEMECULA, CA 92590
(951) 587-2020
BRENT C. MOORE, PE C59121

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 212 FILED IN THE OFFICE OF THE COUNTY RECORDER, ON MARCH 12, 1970, AND A PORTION OF THE VACATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER
451-244-08

OWNER - APN 451-244-08
HOME ADAPTERS DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
3627 CROWELL STREET
SAN DIEGO, CA 92101

SHEET INDEX: SHEET 1 OF 1

TYPE OF CONSTRUCTION: TYPE V WOOD FRAME

OCCUPANCY CLASSIFICATION: RESIDENTIAL

EXISTING AND PROPOSED ZONE DESIGNATION
RS-1-7 RESIDENTIAL ZONE

GROSS/NET SITE AREA: 0.388 AC 16,886 S.F.

EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

YEAR CONSTRUCTED:
3627 CROWELL ST - 1976

GEOLOGIC HAZARD CATEGORY: GHC 11 AND 52

YARD/SETBACK

Front Yard:	Required 15 Ft.	Proposed 15 Ft.
Street Side Yard:	Required 10 Ft.	Proposed NA Ft.
Interior Yard(s):	Required 5 Ft.	Proposed 5 Ft.
Rear Yard:	Required 13 Ft.	Proposed 13/5 Ft.

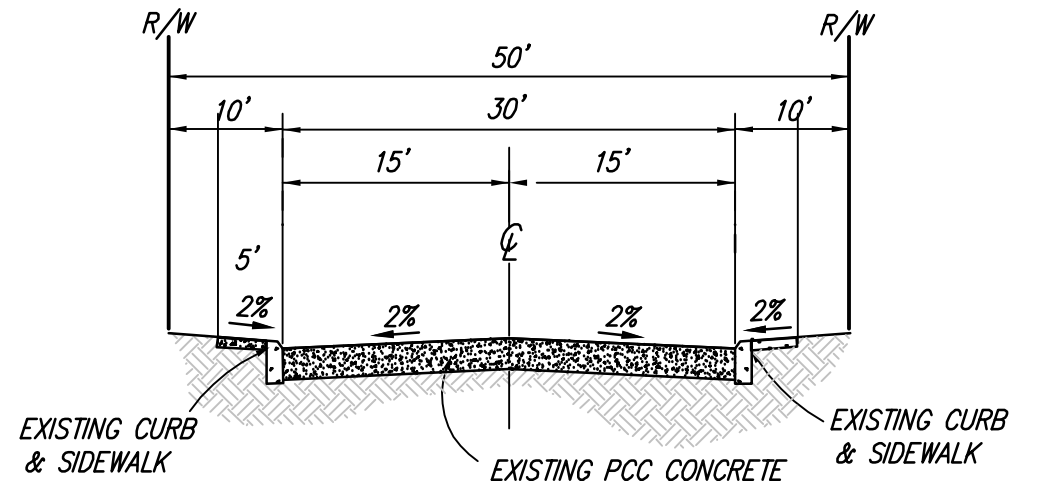
*Street Frontage: Required 50 Ft.

DEVIATION REQUEST

WE HEREBY REQUEST A DEVIATION TO STANDARDS IN REGARDS TO THE MINIMUM DEPTH REQUIREMENTS FOR RS-1-7 ZONE. WE, ALSO, REQUEST A DEVIATION FOR THE LOT FRONTAGE REQUIREMENT OF 50 FEET FOR LOT THREE OF THIS SUBDIVISION.

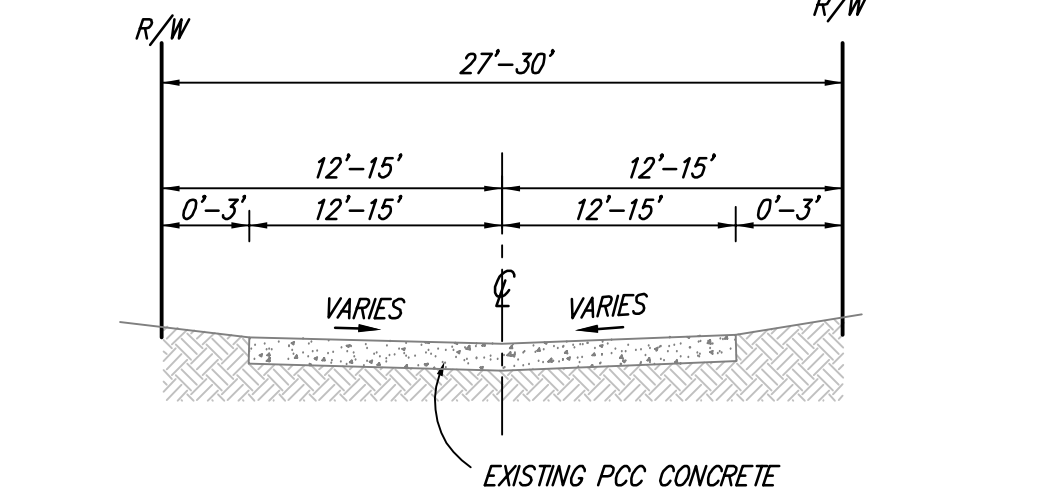
VISIBILITY TRIANGLE NOTE

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC R-O-W THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB PER SAN DIEGO MUNICIPAL CODE DIAGRAM 113-02SS.



CROWELL STREET SECTION

NOT TO SCALE



GLENWOOD DRIVE SECTION

NOT TO SCALE

FAA CERTIFICATION

I, BRENT C. MOORE, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE, PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

BRENT C. MOORE RCE 59121 09-11-2023

OWNER

HOME ADAPTERS DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND NEST 31 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
3627 CROWELL STREET
SAN DIEGO, CA 92101

J. ARTURO ALVAREZ 09/22/2023 DATE

NAD83C COORDINATES

1850-6274

LAMBERT COORDINATES

210-1713

BENCHMARK

LOCATION: BRASS PLUG ON SOUTHEAST CORNER OF CHALMERS STREET AND COLUMBIA STREET.

ELEV= 103.230 DATUM: M.S.L.

GRADING DATA:

TOTAL AMOUNT OF SITE TO BE GRADED: 0.280 ACRES.
PERCENT OF TOTAL SITE GRADED: 72%
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.222 ACRES.
PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 58 %
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 ACRES.
PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0.0%
AMOUNT OF CUT: 1,200 CUBIC YARDS.
AMOUNT OF FILL: 0 CUBIC YARDS.
MAXIMUM HEIGHT OF FILL SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
MAXIMUM DEPTH OF CUT: 8 FEET
AMOUNT OF EXPORT SOIL: 1,200 CUBIC YARDS.
RETAINING/CRIB WALLS: HOW MANY: 2
MAXIMUM LENGTH: 105 FEET
MAXIMUM HEIGHT: 10 FEET

EXISTING IMPERVIOUS AREA = 2,935 S.F.
PROPOSED IMPERVIOUS AREA = 7,550 S.F.

TOPOGRAPHY

EXISTING TOPOGRAPHY PER FIELD SURVEY PERFORMED BY ACCULINE SURVEY IN JANUARY 2021

REFERENCE DRAWINGS

P.M. 212, 28898-D, 25842-D, 10441-B, 14456-B

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF PARCEL MAP NO. 212, I.E. N 89°13'30" E.

STREET LIGHT NOTE

1. THERE IS AN EXISTING STREET LIGHT ON CROWELL STREET JUST SOUTH OF THE PARCEL.

NOTE

PROJECT SHALL BE CONDITIONED TO REQUIRE A GRADING PERMIT.

NOTE:

- THE PROJECT LIES WITHIN THE 60-65 DB ALUPC NOISE CONTOURS (ONE) FOR THE SAN DIEGO INTERNATIONAL AIRPORT (SDIA), AIRPORT APPROACH OVERLAY ZONE (AAOZ-450-500), AIRPORT INFLUENCE AREA (SDIA - REVIEW AREA 1 AND 2) AND THE FEDERAL AVIATION ADMINISTRATION (FAA) PERT 77 NOTIFICATION RAEA (SDIA AT 50 FT. AND NAS NORTH ISLAND AT 181 FT. AMSL).
- THE PROJECT LIES WITHIN THE PARKING STANDARDS TRANSIT AUTHORITY AREA (PTSPA).
- THE PROJECT LIES WITHIN THE TRANSIT PRIORITY AREA (TPA).
- THE PROJECT LIES WITHIN THE PALEONTOLOGICAL SENSITIVITY AREA.
- THE PROJECT LIES WITHIN THE UPTOWN COMMUNITY PLANNING AREA.
- THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BPFD'S SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
- EXISTING SITE ACREAGE IS 0.388. PROJECT IS SUBDIVIDING A SINGLE PARCEL INTO THREE PARCELS.

MAPPING NOTE:

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE PARCEL MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

DRY UTILITIES

UTILITY COMPANY	UTILITY	STATUS
SAN DIEGO GAS AND ELECTRIC	ELECTRIC	OVERHEAD
SAN DIEGO GAS AND ELECTRIC	GAS	UNDERGROUND
SBC	TELEPHONE	OVERHEAD
TIME WARNER	CABLE	OVERHEAD



28936 OLD TOWN FRONT ST., # 205
TEMECULA, CA 92590
Phone: (951) 587-2020

RUDY P. PACHECO PLS 5717 09/22/23 DATE
MY REGISTRATION EXPIRES 9-30-25

TENTATIVE MAP PMT-2609199

NEIGHBORHOOD DEVELOPMENT PERMIT PMT-3263145

PUBLIC RIGHT-OF-WAY VACATION PMT-2542406

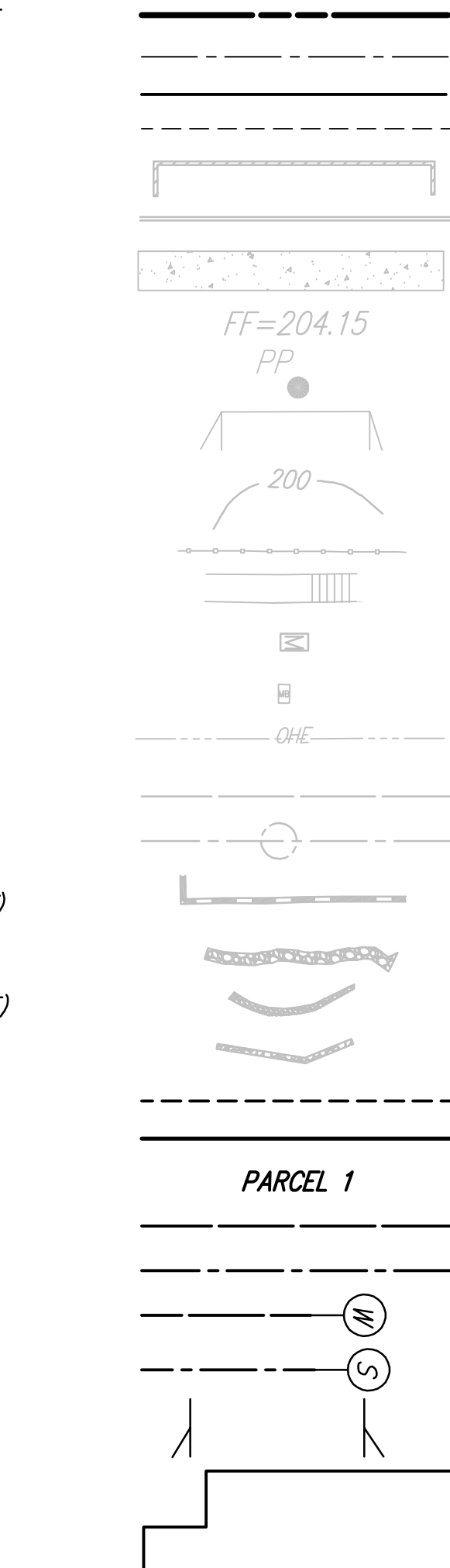
LEGEND

- PROJECT BOUNDARY/PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING FINISH FLOOR
- EXISTING POWER POLE
- EXISTING DRIVEWAY
- EXISTING CONTOURS
- EXISTING FENCE
- EXISTING STAIRS
- EXISTING WATER METER
- EXISTING MAIL BOX
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING SEWER LINE

- EXISTING RETAINING WALL (MASONRY)
- EXISTING ROCK STAIRS
- EXISTING RETAINING WALL (KEYSTONE)
- EXISTING RETAINING WALL (ROCK)

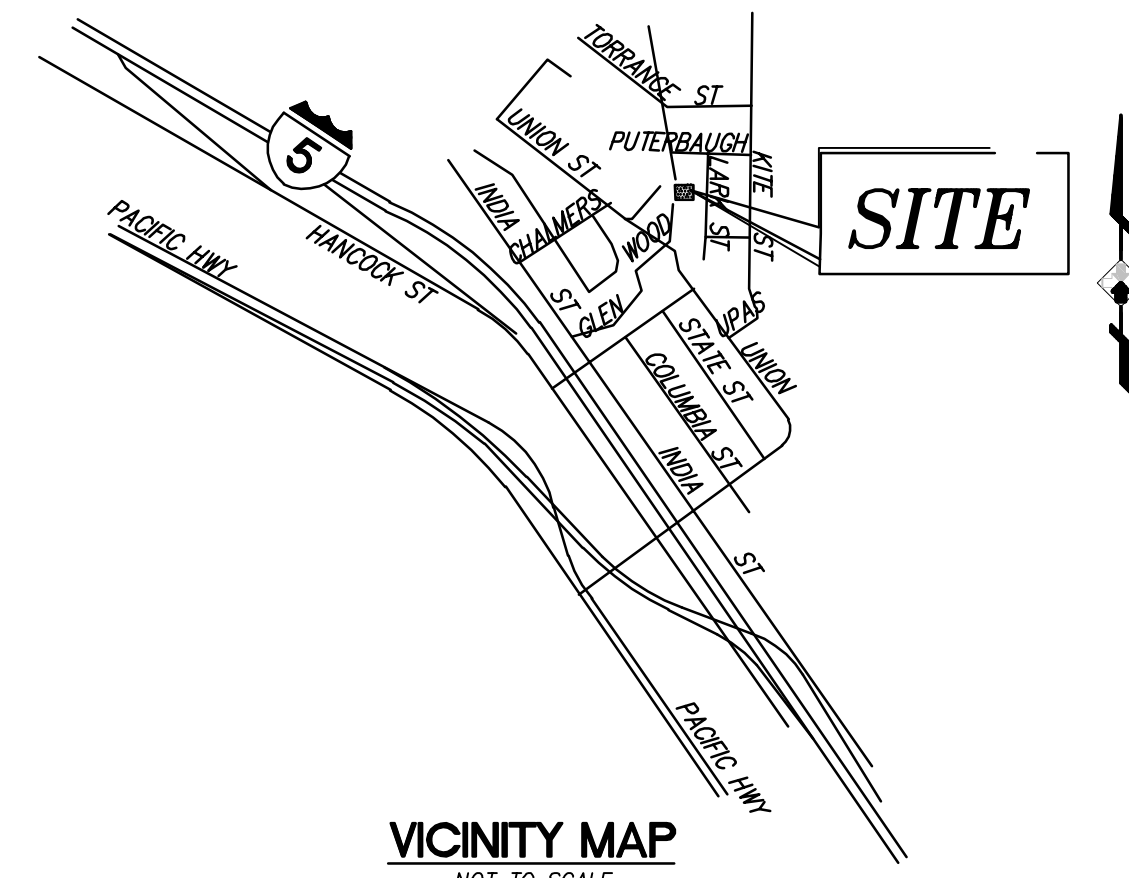
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED PARCEL NUMBER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

- PROPOSED DRIVEWAY
- PROPOSED BUILDING



VICINITY MAP

NOT TO SCALE



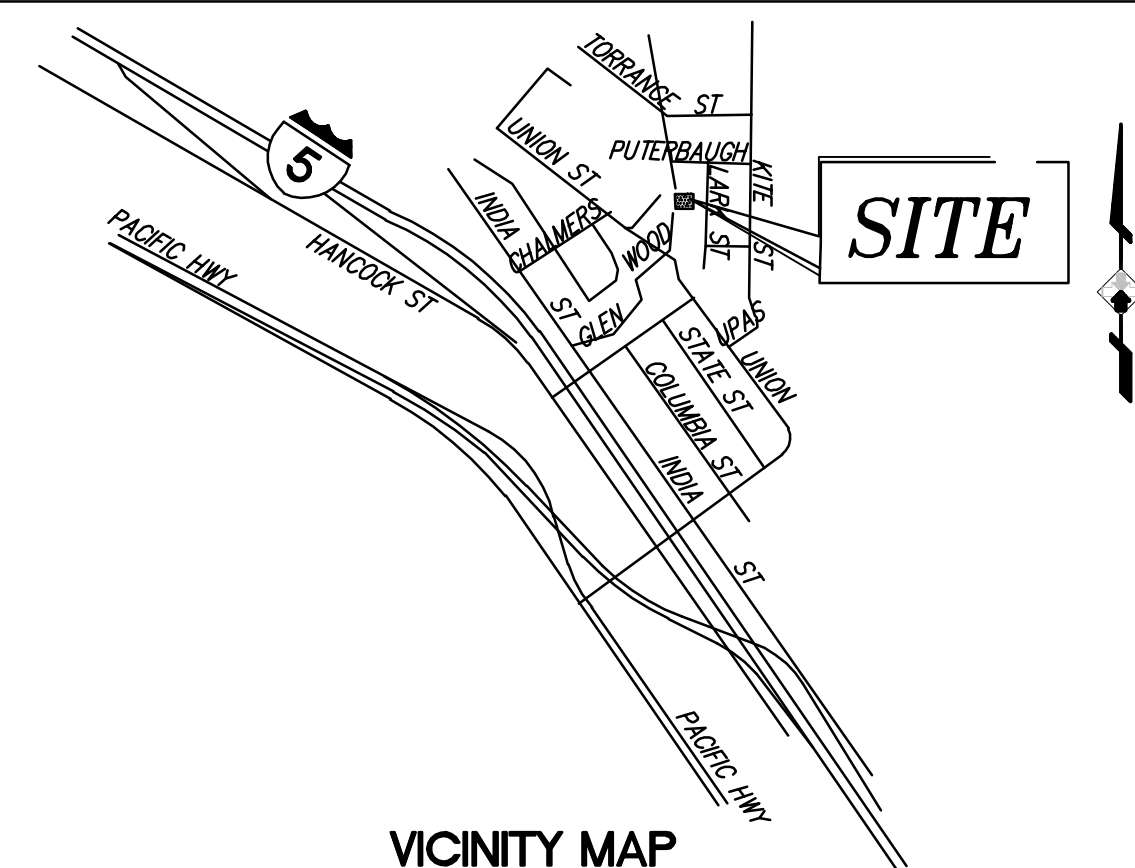
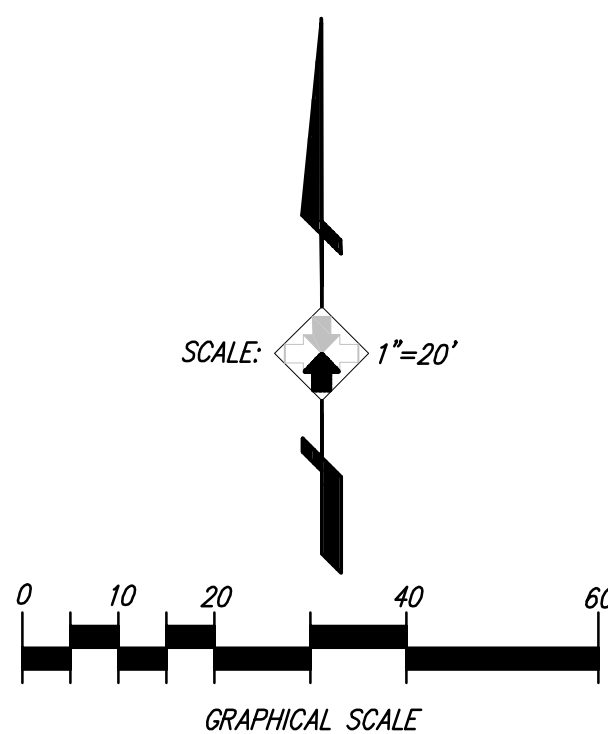
PREPARED BY:	NAME: ALIDADE ENGINEERING, INC.	REVISION 12:	
ADDRESS: 28936 OLD TOWN FRONT STREET, # 205	TEMECULA, CA 92590	REVISION 11:	01/22/2024
PHONE #: (951) 587-2020 FAX: (951) 587-2626		REVISION 10:	01/10/2024
PROJECT ADDRESS:	3627 CROWELL STREET	REVISION 9:	10/11/2023
	SAN DIEGO, CA 92101	REVISION 8:	09/14/2023
		REVISION 7:	07/10/2023
		REVISION 6:	05/31/2023
		REVISION 5:	02/22/2023
		REVISION 4:	10/10/2022
		REVISION 3:	08/16/2022
		REVISION 2:	06/21/2022
		REVISION 1:	
PROJECT NAME:	CROWELL STREET TENTATIVE PARCEL MAP	ORIGINAL DATE:	04/28/2021
SHEET TITLE:	TENTATIVE MAP NO. 2609199	SHEET	1 OF 2
	PROJECT NO. 0688860	DEP#	
	R-O-W VACATION NO. 2542406		
	NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2604255		

CONCEPTUAL GRADING PLAN

PROJECT NO. 0688860

LEGEND

PROJECT BOUNDARY/PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING BUILDING
EXISTING CURB
EXISTING CONCRETE
EXISTING FINISH FLOOR
EXISTING POWER POLE
EXISTING DRIVEWAY
EXISTING CONTOURS
EXISTING FENCE
EXISTING STAIRS
EXISTING WATER METER
EXISTING MAIL BOX
EXISTING OVERHEAD UTILITIES
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING RETAINING WALL (MASONRY)
EXISTING ROCK STAIRS
EXISTING RETAINING WALL (KEYSTONE)
EXISTING RETAINING WALL (ROCK)
PROPOSED LOT LINE
PROPOSED PARCEL NUMBER
PROPOSED DRIVEWAY
PROPOSED RETAINING WALL
PROPOSED DRAINAGE DITCH
PROPOSED AREA DRAIN
PROPOSED STORM DRAIN PIPE
PROPOSED PCC CONCRETE (PUBLIC)
PROPOSED STAMPED CONCRETE (PRIVATE)
PROPOSED BUILDING
PROPOSED CONTOURS



VICINITY MAP

NOT TO SCALE

PREPARED BY: ALIDADE ENGINEERING, INC.
NAME: ADDRESS: 28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PHONE #: (951) 587-2020 FAX: (951) 587-2626
PROJECT ADDRESS: 3627 CROWELL STREET
SAN DIEGO, CA 92101
PROJECT NAME: CROWELL STREET TENTATIVE PARCEL MAP
SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT NO. 0688860
REVISION 12: 01/22/2024
REVISION 11: 01/10/2024
REVISION 10: 10/11/2023
REVISION 9: 09/14/2023
REVISION 8: 07/10/2023
REVISION 7: 05/31/2023
REVISION 6: 02/22/2023
REVISION 5: 01/22/2024
REVISION 4: 01/10/2024
REVISION 3: 10/11/2023
REVISION 2: 09/14/2023
REVISION 1: 07/10/2023
ORIGINAL DATE: 12/07/2022
SHEET 2 OF 2
DEP#

NOTE

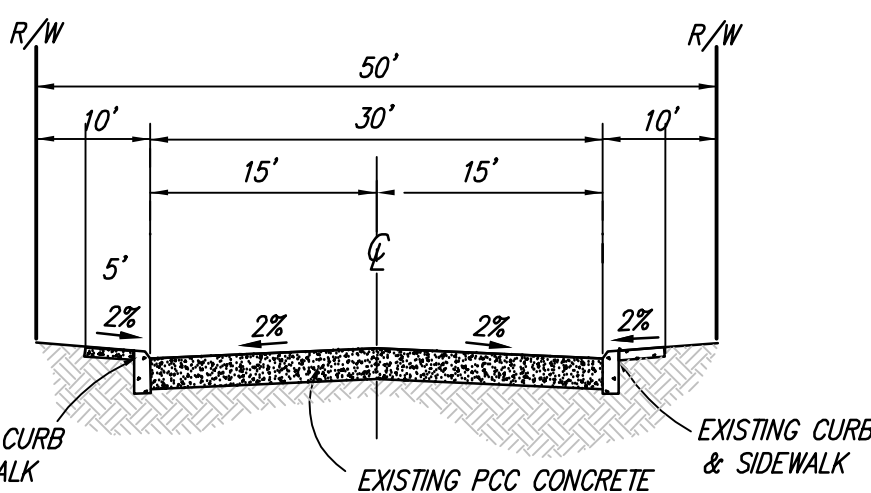
- PROJECT SHALL BE CONDITIONED TO REQUIRE A GRADING PERMIT.
- PROJECT WILL HAVE PRIVATE DRAINAGE EASEMENTS RECORDED WITHIN A DRAINAGE EASEMENT COVENANT THAT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE GRADING PERMIT.
- NO ROOF DRAINS OR DECK DRAINS PROPOSED FOR THIS PROJECT.
- C.C.&R.'S WILL BE PREPARED PRIOR TO PARCEL MAP RECORDATION TO INDICATE RESPONSIBILITY FOR MAINTENANCE OF DRAINAGE BASIN FACILITIES.



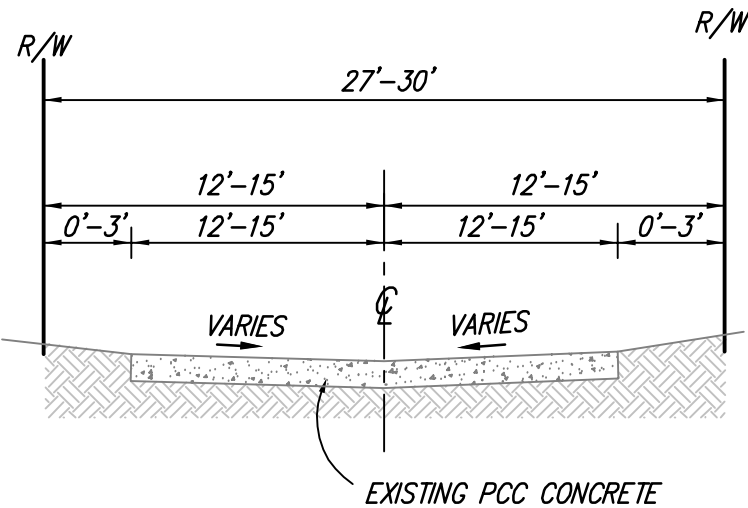
29836 OLD TOWN FRONT ST., # 205
TEMECULA, CA 92590
Phone: (951) 587-2020



BRENT C. MOORE RCE 59121
MY REGISTRATION EXPIRES 6-30-25



CROWELL STREET SECTION
NOT TO SCALE



GLENWOOD DRIVE SECTION
NOT TO SCALE