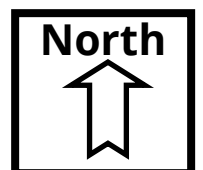
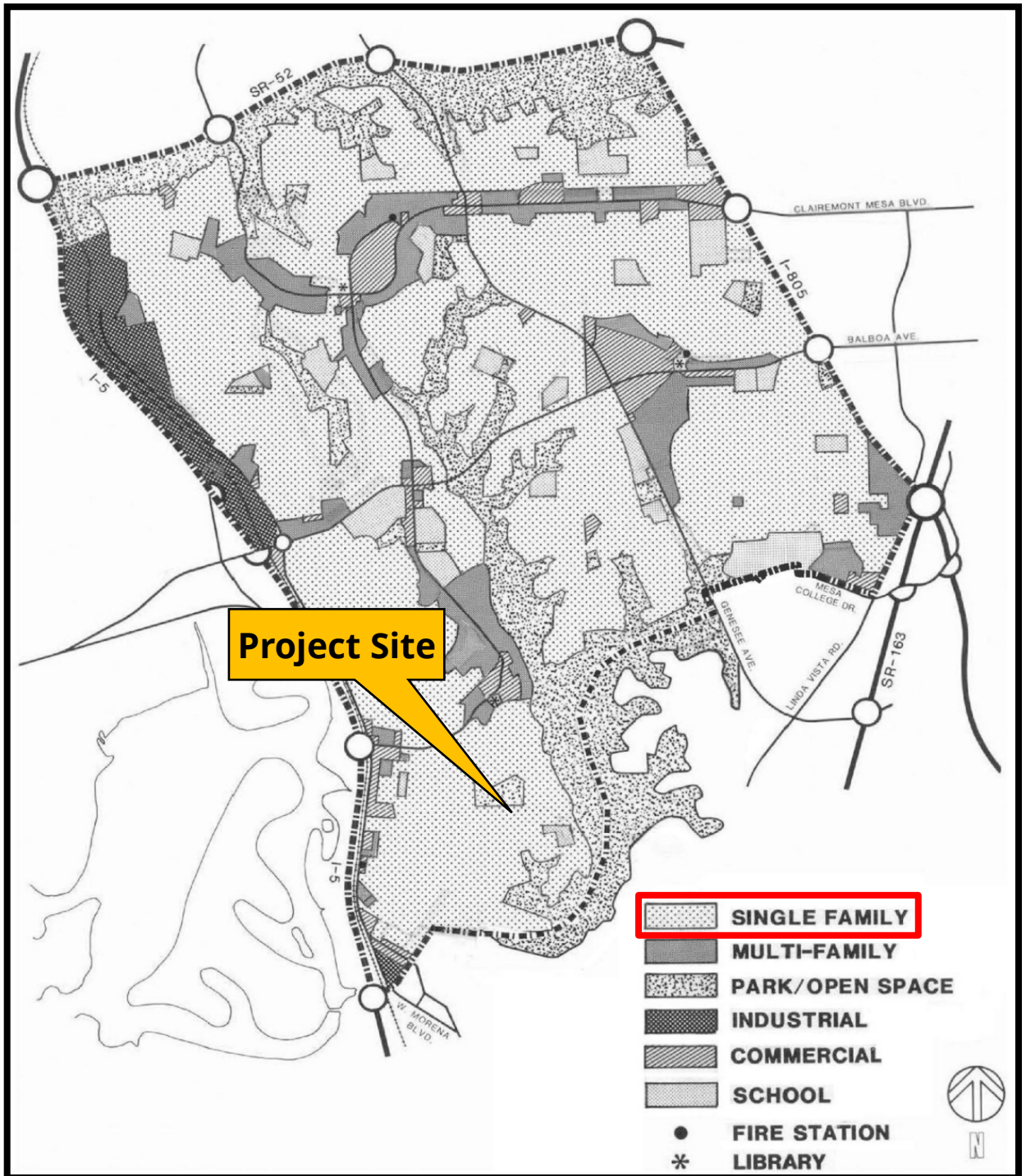




Aerial Photo

Powell Residence
PRJ-0657970 - 2343 Garfield Road
(APN: 430-820-1300 & 430-820-2800)





Land Use Plan

Powell Residence
 PRJ-0657970 - 2343 Garfield Road
 (APN: 430-820-1300 & 430-820-2800)

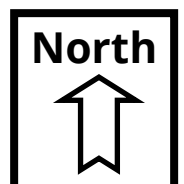
North





Project Location

Powell Residence
 PRJ-0657970 - 2343 Garfield Road
 (APN: 430-820-1300 & 430-820-2800)



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: 24009133 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-2574874
POWELL RESIDENCE - PROJECT NO. 657970
PLANNING COMMISSION

This Site Development Permit No. PMT-2574874 is granted by the Planning Commission of the City of San Diego to Jonathan Powell and Linda Marie Powell, Trustees on behalf of Powell Family Trust dated May 17, 2011 as amended and/or restated, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 0.46-acre site is located at 2343 Garfield Road (APN: 430-820-1300 & 430-820-2800) in the RS-1-7 Zone, Airport Land Use Compatibility Overlay Zone: San Diego International Airport and Montgomery Field, Clairemont Mesa Height Limit Overlay Zone, Airport Influence Area: Montgomery Field – Review Area 2 and San Diego International Airport – Review Area 2, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone within the Clairemont Mesa Community Plan area. The project site is legally described as: Parcel 1 of Parcel Map 21729, in the City of San Diego, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on October 10, 2019.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide one parcel into two parcels and to construct a new three-story single-dwelling unit with an attached garage and accessory dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 17, 2025, on file in the Development Services Department.

The project shall include:

- a. The subdivision of a 0.46-acre site into two lots;
- b. Construction of a new 3,235-square-foot three-story dwelling unit with an attached garage and a 580-square-foot accessory dwelling unit totaling 3,815 square feet;
- c. Landscaping (planting, irrigation and landscape-related improvements);
- d. Off-street parking;
- e. Retaining walls; 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 May 2, 2028.
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.

ENGINEERING REQUIREMENTS:

11. The Site Development Permit shall comply with the conditions of Tentative Map Permit No. 2408282.

12. Prior to the issuance of any building permits, Subdivider shall assure, that the proposed sewer lateral for Parcel 2 is private and shall process encroachment maintenance and removal agreements (EMRA).

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee 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.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee 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.
17. The project proposes to export 92 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
18. Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.
19. Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
21. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
22. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction

documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department.

23. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department.

25. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

GEOLOGY REQUIREMENTS:

27. 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.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

28. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

29. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, exercising the Alternative Compliance measures set forth under SDMC 142.0412(i), and 142.0412(j). Zone One shall range from 10-ft. to 35-ft. in width with a corresponding Zone Two of 14-ft. to 55-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A."

30. Alternative Compliance: Where Zone One is reduced, a radiant heat wall shall be provided at the interface of Zones One & Two. In addition, where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

31. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.
32. Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
33. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department.
34. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
35. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

36. 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 authorized by the appropriate City decision maker in accordance with the SDMC.
37. 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.
38. Requirement for Covenant of Easement: Per 143.0152 assurance of the continued preservation of the remainder portion of the site will be achieved with the requirement for the property owner to record a covenant of easement against the title to the property that will maintain that portion of the property in its natural state.
39. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Steep Hillside and Sensitive Biological Resources, in accordance with SDMC section 143.0152. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Steep Hillside and Sensitive Biological Resources, in accordance with SDMC section 143.0152. The Covenant of

Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

40. 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

41. Prior to the issuance of any building permit, the Owner/Permittee shall remove and replace the existing driveway with a 12 ft wide driveway per current City standards along Garfield Road, as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

42. Prior to the issuance of any building permit, the Owner/Permittee shall construct a 22 ft wide driveway per current City standards along Kane Street, as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

43. 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 and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. Prior to the issuance of any building permits, Subdivider shall assure, that the proposed sewer lateral for Parcel 2 is private and shall process encroachment maintenance and removal agreements (EMRA).

45. Prior to the issuance of any building permit, Subdivider shall install 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. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. Prior to the issuance of any building permits, the Subdivider shall assure construction of the proposed water meters, within public right-of-way, for all proposed water services.

46. 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.

47. 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.

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 Planning Commission of the City of San Diego on April 17, 2025 and [Approved Resolution Number].

ATTACHMENT 4

Site Development Permit No. PMT-2574874
Date of Approval: April 17, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
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.

**POWELL FAMILY TRUST DATED MAY 17,
2011, AS AMENDED AND/OR RESTATED**
Owner/Permittee

By _____
Jonathan Powell
Trustee

**POWELL FAMILY TRUST DATED MAY 17,
2011, AS AMENDED AND/OR RESTATED**
Owner/Permittee

By _____
Linda Marie Powell
Trustee

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

PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-2574874
POWELL RESIDENCE - PROJECT NO. 657970

WHEREAS, Jonathan Powell and Linda Marie Powell, Trustees on behalf of Powell Family Trust dated May 17, 2011 as amended and/or restated, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a 0.46-acre site into two lots and to construct a new three-story single-dwelling unit with an attached garage and accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-2574874), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 2343 Garfield Road (APN: 430-820-1300 & 430-820-2800) in the RS-1-7 Zone, Airport Land Use Compatibility Overlay Zone: San Diego International Airport and Montgomery Field, Clairemont Mesa Height Limit Overlay Zone, Airport Influence Area: Montgomery Field – Review Area 2 and San Diego International Airport – Review Area 2, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone within the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map 21729, in the City of San Diego, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on October 10, 2019;

WHEREAS, on September 13, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the

California Government Code; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 17, 2025, the Planning Commission of the City of San Diego considered Site Development Permit No. PMT-2574874 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. PMT-2574874:

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]

1. Findings for all Site Development Permits:

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

The project site is located at 2343 Garfield Road (APN: 430-820-1300 & 430-820-2800) within the Clairemont Mesa Community Plan area. The site consists of a 0.46-acre L-shaped parcel with frontage on both Garfield Road and Kane Street. The site is currently developed with an existing one-story single-dwelling unit with an attached garage fronting Garfield Road, an improved on-site private drive fronting Kane Street, and the remaining portions consist of moderately sloping terrain which descends in a west to northwest direction with slope heights on the order of 40 to 50 feet. The development proposes to subdivide Parcel 1 of Parcel Map No. 21729 totaling 0.46 acres into two parcels. Parcel 1 will be 0.19 acres (8,540 square feet) and will include the existing single-dwelling unit with an attached garage fronting Garfield Road. Parcel 2 fronting Kane Street will be 0.27 acres (11,925 square feet) and will include a new three-story single-dwelling unit with an attached garage and accessory dwelling unit totaling approximately 3,815 square feet.

The City of San Diego's General Plan (General Plan) designates the site Residential - Low (5 - 9 dwelling units/acre (du/ac)) and is within the Clairemont Mesa Community Plan (Community Plan) which designates the project site as Low Density (5-10 dwelling units/net acre). This land use designation characterized by detached single dwelling unit development on individual lots.

The proposed residential subdivision and construction of one dwelling unit and one accessory dwelling unit is consistent with Community Plan's residential land use designation and promotes the Community Plan goal of maintaining the low-density character of a predominantly single-dwelling unit neighborhood within Clairemont Mesa. The applicant is requesting a subdivision that will result in a 0.27-acre developable parcel, and based on the density range of the land use designation, the

project site would be allowed up to two dwelling units ($0.27 \text{ acres} \times 10 \text{ du/ac} = 2.7$ rounded down to 2 dwelling units). The project proposes a single-family dwelling unit with an attached accessory dwelling unit consistent with the community plan's land use designation, although the accessory dwelling unit (ADU) is not subject to density requirements. The proposed dwelling unit and ADU are consistent with the recommended land use, urban design policies, and development standards in effect for the site per the adopted Community Plan, the San Diego Municipal Code (SDMC) and the City of San Diego's General Plan (General Plan), which all recommend the subject property be developed with single-dwelling unit development, and to be within the 30-foot Clairemont Mesa Height Limit. Additionally, no deviations or variances are requested. The Community Plan also recommends that the height and scale of future development should promote harmony in the visual relationships and transitions between new and older buildings. The proposed project would be consistent with this recommendation since the project does not exceed 30 feet in height and incorporates several design elements that soften visual transitions between the proposed project and the existing neighborhood. These include a lower profile section for the southern side of the home located on the uphill portion of the site, upper floor setbacks along the building's north side frontage on Kane Street and along the western property line and varied massing and materials that provide variation and visual interest in the design. 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 permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and 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. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the project will comply with all regulations. The project will be subject to ministerial construction permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all referenced standards, which also establish standards to safeguard public health, safety, and welfare. Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. The construction will be inspected by certified building and engineer inspectors to assure construction is in accordance with the approved plans and with all regulations. As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline section 15303 (New Construction). No mitigation for potential significant impacts is required. Furthermore, the exceptions to the exemption listed in CEQA Section 15300.2 were determined not apply in that no cumulative impacts

were identified; no significant effect on the environmental was identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the California Government Code. The environmental analysis of the project did not find any significant impacts to public health, safety, and welfare. The project will not have any impact on the provision of essential public services. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is in the RS-1-7 zone, which is a residential zone that can accommodate a variety of residential dwelling types that promote neighborhood quality, character, and livability. The RS-1-7 zone requires a minimum of 5,000-square-foot lots with a maximum residential density of approximately one dwelling unit per lot. Parcel 1 will retain the existing one-story single dwelling unit with a lot size of 8,540 square feet, and Parcel 2 will have a lot size totaling 11,925 square feet and will contain the proposed single dwelling unit with an attached garage and accessory dwelling unit. Pursuant to SDMC section 141.0302 (b)(1)(A), one accessory dwelling unit is permitted on a premise located within a Single Dwelling Unit Zone with an existing or proposed single-dwelling unit. Therefore, the existing single dwelling unit on Parcel 1 and the proposed single dwelling unit and accessory dwelling unit on Parcel 2 are compliant with the prescribed density pursuant to SDMC Table 131-04D.

The proposed single dwelling unit on Parcel 2 would be 30 feet in height, which is within the maximum 30-foot Clairemont Mesa Height Limit. The proposed single dwelling unit on Parcel 2 will have a Floor Area Ratio (FAR) of 0.32 (3,815 square feet) where the maximum allowable FAR is 0.53 (6,320 square feet). The proposed single dwelling unit and accessory dwelling unit on Parcel 2 will include an attached two-car garage totaling 476 which is compliant with the requirement of two off-street parking spaces. The project complies with the required setbacks set forth in the RS-1-7 zone. The project is proposing a 15-foot front yard setback where the minimum of 15 feet is required, a 49-foot 2-inch rear yard setback where the minimum of 13 feet is required, and a 4-foot and side yard setback where 4 feet is required and an 11-foot side yard setback when 7 feet 6 inches is required.

The project has been designed in compliance with all the applicable provisions of the Clairemont Mesa Community Plan and the SDMC and does not require or request any deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The 0.46-acre site is currently developed with a single dwelling unit fronting Garfield Road, an on-site private drive fronting Kane Street, and the remaining portions consist of moderately sloping terrain that descends in a west-to-northwest direction with slope heights of on the order of 40 to 50 feet which contains environmentally sensitive land (ESL) in the form of Steep Hillside and Sensitive Biological Resources (Sensitive Vegetation). Beyond the developed portions of Parcels 1 and 2, the sloping terrain is in a relatively natural state, with the exception of apparent fill areas associated with a concrete drainage swale.

The proposed project will directly impact 0.18 acres out of 0.27 acres of land on Parcel 2. The Steep Hillside and Sensitive Vegetation are located within 0.21 acres of Parcel 2. The building footprint for the new three-story single-dwelling unit with an attached garage and accessory dwelling unit on Parcel 2 will not be within the Sensitive Vegetation.

Staff has reviewed and accepted a geotechnical reconnaissance report prepared by TerraPacific Consultants, Inc., dated March 30, 2020, and determined the consultant has adequately addressed the soil and geologic conditions for the project. Grading entails approximately 103 cubic yards of cut with a maximum cut depth of 7 feet, 195 cubic yards of fill with a maximum fill depth of 3.5 feet, and exporting 92 cubic yards of material from the project site. The project has been designed to minimize grading by excavating residual soils and existing fill, and constructing a seven-foot retaining wall to reduce the potential for settlement within the development area of the project site.

Staff has reviewed and accepted a Biological Technical Report prepared by RECON Environmental, Inc. dated February 16, 2024, which concludes the project will not result in significant impacts to sensitive biological resources. Approximately 0.06 acres within Parcel 2 contains Southern Mixed Chaparral (Tier IIIA), which is identified as a sensitive biological resource pursuant to the City's Biology Guidelines. SDMC section 143.0140(a) of the City's Environmentally Sensitive Lands regulations requires any excess land within the project boundary to be placed in a covenant of easement. Per Section 143.0140(a), the project is conditioned to place the lands between the development footprint and the property boundary (0.09 acres) in a covenant of easement per SDMC Section 143.0140(a) to preserve the Steep Hillside and Sensitive Vegetation.

General Plan Urban Design Element Policy UD-A.3 encourages applicants to consider terraced homes, stepped down with the slope for better integration with the topography to minimize grading in sensitive slope areas. General Plan Conservation Element Policy CE-B.3 recommends the use natural landforms and features as integrating elements in project design to complement and accentuate the City's form. Additionally, the Clairemont Mesa Community Plan recommends that new

development occur in a manner that protects the environmental resources and aesthetic qualities of the area, and that development should be clustered on the flatter portions of sites and grading should be minimal in order to preserve natural landforms and vegetation. The proposed project would implement these policies and recommendations by locating the home on the western portion of Parcel 2, utilizing the flat area and more gradual portions of the slope, and avoiding the steeper sensitive areas. The home incorporates a terrace design that steps uphill, minimizing grading and preserving the hillside's natural topography.

As proposed, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The 0.46-acre site is currently developed with a single dwelling unit fronting Garfield Road, an improved on-site private drive fronting Kane Street, and the remaining portions consist of moderately sloping terrain that descends in a west-to-northwest direction with slope heights of on the order of 40 to 50 feet which contains environmentally sensitive land (ESL) in the form of Steep Hillside and Sensitive Biological Resources (Sensitive Vegetation). Beyond the developed portions of Parcels 1 and 2, the sloping terrain is in a relatively natural state, with the exception of apparent fill areas associated with a concrete drainage swale.

City staff has reviewed and accepted a Geotechnical Investigation Report prepared by TerraPacific Consultants, Inc., dated March 30, 2020, and determined the consultant has adequately addressed the soil and geologic conditions for the project. Grading entails approximately 103 cubic yards of cut with a maximum cut depth of 7 feet, 195 cubic yards of fill with a maximum fill depth of 3.5 feet, and exporting 92 cubic yards of material from the project site. The project has been designed to minimize grading by excavating residual soils and existing fills and creating a flat development pad for the construction of the proposed single-dwelling unit. A seven-foot retaining wall will also be constructed to reduce the potential for settlement within the development area of the project site and to preserve the steep hillside and sensitive vegetation outside of the development area. In addition, the project site is not located in any flood hazard area.

The project site is located within a designated Very High Fire Hazard Severity Zone, per the City Official Very High Fire Hazard Severity Zone Map. The project has been designed to address brush management and landscaping regulations. The Brush Management Plan will contain a Zone One, Zone Two, and exercise the Alternative Compliance measures set forth under SDMC section 142.0412(i), and 142.0412(j). Zone One shall range from 10-feet to 35-feet in width with a corresponding Zone Two of 14-feet to 55-feet in width, extending out from the habitable structures towards the native/naturalized vegetation. By incorporating Brush Management

Zones, Alternative Compliance Measures, and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards.

Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The 0.46-acre site is currently developed with a single dwelling unit fronting Garfield Road, an improved on-site private drive fronting Kane Street, and the remaining portions consist of moderately sloping terrain that descends in a west-to-northwest direction with slope heights of on the order of 40 to 50 feet which contains environmentally sensitive land (ESL) in the form of Steep Hillside and Sensitive Biological Resources (Sensitive Vegetation). Beyond the developed portions of Parcels 1 and 2, the sloping terrain is in a relatively natural state, with the exception of apparent fill areas associated with a concrete drainage swale.

The proposed development will grade and construct a new single-dwelling unit with a driveway on Parcel 2. Parcel 2 is flanked by slopes along the east side that drain to the north of the property. A portion of any stormwater runoff from the eastern slope is intercepted by a concrete swale that delivers the runoff to Kane Street through an existing curb outlet. The runoff from the existing hillsides that will not be graded will be collected and delivered to Kane Street. The developed portion of the site will collect runoff into a detention basin that will be discharged to Kane Street through a new curb outlet. The proposed project will increase the amount of impervious area and offset the potential for increased runoff by use of Best Management Practices.

The project will minimize grading by locating the home on the western portion of Parcel 2, utilizing the flat area and more gradual portions of the slope, and avoiding the steeper sensitive areas. The home incorporates a terrace design that steps uphill, minimizing grading and preserving the hillside's natural topography. The Steep Hillside and Sensitive Vegetation outside of the development area will be preserved through a Covenant of Easement which would ensure no additional grading or disturbances in those areas of steep slopes and sensitive vegetation. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project would not conflict with the City's Multiple Species Conservation Plan (MSCP), because the site is not located within or adjacent to the City Multi-Habitat Planning Area (MHPA) and does not contain Vernal Pools. The Biological Technical Report determined the closest MHPA is approximately 1,700 feet southeast of the project site. No MSCP-covered, narrow endemic, or state or federally listed sensitive

plant species were observed on the project site and none are expected to occur due to the level of disturbance on-site. However, approximately 0.06 acres contain Southern Mixed Chaparral (Tier IIIA) located at the southeasternmost portion of the project site, which is identified as a sensitive biological resource pursuant to the City's Multiple Species Conservation Program.

As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline section 15303 (New Construction) and exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the California Government Code. The Biological Technical Report determined there would be no significant indirect or cumulative impacts. The project would be in conformance with the MSCP as specified by the Subarea Plan and implementing ordinances (Biology Guidelines and Environmentally Sensitive Lands Regulations) and would not result in significant cumulative impacts for the biological resources adequately covered by the MSCP. No mitigation for potentially significant impacts is required.

SDMC section 143.0140(a) of the City's Environmentally Sensitive Lands regulations requires any excess land within the project boundary to be placed in a covenant of easement. Per Section 143.0140(a), the project is conditioned to place the lands between the development footprint and the property boundary (0.09 acres) in a covenant of easement per SDMC Section 143.0140(a) to preserve the steep hillsides and sensitive vegetation outside the development footprint.

Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is located over 3 miles east of the Pacific Ocean in a low-density predominantly single-family neighborhood within Clairemont Mesa. The site is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The Biological Technical Report prepared by RECON Environmental, Inc., dated February 16, 2024, has been prepared for the site, which determined that there are no impacts that would require mitigation. There are no archaeological impacts, and

the project site is not located within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. Additionally, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining a bonded grading permit; exporting 92 cubic yards of material from the project site, implementing construction best management practices; maintenance of all landscape improvements; implementing a Brush Management Program which is based on a Zone One and Zone Two with Alternative Compliance measures; private water and sewer facilities be designed to meet the requirements of the California Uniform Plumbing Code; and submitting an updated geotechnical report that addresses the construction plans. There is no mitigation required as a condition of the permit since the project was determined to be exempt from CEQA under CEQA Guideline Section 15303 (New Construction). Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. PMT- is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-2574874, a copy of which is attached hereto and made a part hereof.

Benjamin Hafertepe
Development Project Manager
Development Services

Adopted on: April 17, 2025

IO#: 24009133

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. PMT-2408282
POWELL RESIDENCE – PROJECT NO. PRJ-0657970
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire April 17, 2028.
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 Site Development Permit No. PMT-2574874.
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.

ENGINEERING

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
7. 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.
8. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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.
11. 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

12. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.46 acres property into two (2) Parcels shall be recorded with the County Recorder's office.
13. Prior to the recordation of the Tentative Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
14. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
15. "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].
16. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

17. "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."
18. The Parcel Map shall:
 - a. 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.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PLANNING

19. Prior to the recordation of the Parcel Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillsides and Sensitive Biological Resources, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

TRANSPORTATION

20. Prior to the recordation of the subdivision map, the Subdivider shall provide a 2 ft irrevocable offer to dedicate (IOD) along the project's frontage on Kane Street, satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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. 24009133

PLANNING COMMISSION RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. PMT-2408282
POWELL RESIDENCE – PROJECT NO. 657970

WHEREAS, Jonathan Powell and Linda Marie Powell, Trustees on behalf of Powell Family Trust dated May 17, 2011, as amended and/or restated, Subdivider, and Kappa Surveying & Engineering Inc., Engineer, submitted an application to the City of San Diego for a Tentative Map No. PMT-2408282 for the Powell Residence for the subdivision of a 0.46-acre site into two lots, construction of a new single dwelling with an attached garage and accessory dwelling unit, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2343 Garfield Road (APN: 430-820-1300 & 430-820-2800) in the RS-1-7 Zone, Airport Land Use Compatibility Overlay Zone: San Diego International Airport and Montgomery Field, Clairemont Mesa Height Limit Overlay Zone, Airport Influence Area: Montgomery Field – Review Area 2 and San Diego International Airport – Review Area 2, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone within the Clairemont Mesa Community Plan area. The property is legally described as: Parcel 1 of Parcel Map 21729, in the City of San Diego, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on October 10, 2019; and

WHEREAS, the Map proposes the Subdivision of a 0.46-acre site into two (2) lots for residential development; and

WHEREAS, on September 13, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic

highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the California Government Code.; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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, on April 17, 2025, the Planning Commission of the City of San Diego considered Tentative Map No. PMT-2408282, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. PMT-2408282:

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

The subject site is located at 2343 Garfield Road (APN: 430-820-1300 & 430-820-2800) in Bay Park within the Clairemont Mesa Community Plan area. The site is currently developed with an existing single-story dwelling unit with an attached garage. The site consists of a 0.46-acre site with frontage on both Garfield Road and Kane Street. The development proposes to subdivide Parcel 1 of PM 21729, a 0.46-acre site into two parcels, Parcel 1 (0.19 acres) and Parcel 2 (0.27 acres). The project has also requested a waiver of the requirement to underground existing overhead utility facilities. The waiver qualifies under the guidelines of SDMC section 144.0242(c)(1)(B) because 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. Parcel 1 will include an existing single-dwelling unit with an attached garage fronting Garfield Road. Parcel 2 will include a new three-story

single-dwelling unit with an integral garage totaling approximately 3,235 square feet and a 580-square-foot accessory dwelling unit fronting on Kane Street. Parcel 2 is proposing a two-foot Irrevocable Offer of Dedication along Kane Street.

The Clairemont Mesa (Community Plan) designates the site for Low Density residential use (5-10 dwelling units/net acre) and is zoned RS-1-7. The project is consistent with the land use designation of single-family residential development (maximum of 10 dwelling units/acre) in the Community Plan. There are no view corridors, vantage points, or physical access routes to the Coast from the project site. The proposed residential subdivision and construction of one dwelling unit with an accessory dwelling unit is consistent with the Community Plan land use designation, and promotes the Community Plan goal of maintaining the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate within Clairemont Mesa. In addition, there are no adverse impacts to any public views or public access as identified in the Community Plan.

The Community Plan also recommends that the height and scale of future development should promote harmony in the visual relationships and transitions between new and older buildings. The proposed project would be consistent with this recommendation since the project does not exceed 30 feet in height and incorporates several design elements that soften visual transitions between the proposed project and the existing neighborhood. These include a lower profile section for the southern side of the home located on the uphill portion of the site, upper floor setbacks along the building's north side frontage on Kane Street and along the western property line and varied massing and materials that provide variation and visual interest in the design. 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 proposed Parcel 1 and Parcel 2 will maintain the RS (Residential - Single Unit) Zone designation. The project site is in the RS-1-7 zone, which is a residential zone that can accommodate a variety of residential dwelling types that promote neighborhood quality, character, and livability. The RS-1-7 zone requires a minimum of 5,000-square-foot lots with a maximum residential density of approximately one dwelling unit per lot. Parcel 1 will retain the existing one-story single dwelling unit with a lot size of 8,540 square feet, and Parcel 2 will have a lot size totaling 11,925 square feet and will contain the proposed single dwelling unit with an attached garage and accessory dwelling unit. Pursuant to SDMC section 141.0302 (b)(1)(A), one accessory dwelling unit is permitted on a premise located within a Single Dwelling Unit Zone with an existing or proposed single-dwelling unit. Therefore, the existing single dwelling unit on Parcel 1 and the proposed single dwelling unit and accessory dwelling unit on Parcel 2 are compliant with the prescribed density pursuant to SDMC Table 131-04D.

The proposed single dwelling unit on Parcel 2 would be 30 feet in height, which is within the maximum 30-foot Clairemont Mesa Height Limit. The proposed single dwelling unit on Parcel 2 will have a Floor Area Ratio (FAR) of 0.32 (3,815 square feet) where the maximum allowable FAR is 0.53 (6,320 square feet). The proposed single dwelling unit and accessory dwelling unit on

Parcel 2 will include an attached two-car garage totaling 476 which is compliant with the requirement of two off-street parking spaces. The project complies with the required setbacks set forth in the RS-1-7 zone. The project is proposing a 15-foot front yard setback where the minimum of 15 feet is required, a 49-foot 2-inch rear yard setback where the minimum of 13 feet is required, and a 4-foot and side yard setback where 4 feet is required and an 11-foot side yard setback when 7 feet 6 inches is required.

The project complies with the development standards required by the underlying RS-1-7 Zone and subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. The project is not requesting any deviations or variances from the applicable regulations. Therefore, the project will comply with the applicable zoning and development regulations of the Land Development Code.

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

The topography of the lot ranges from relatively flat in the areas occupied by the existing single-dwelling unit to steeper slopes in the area proposed for the new three-story single-dwelling unit with an integral garage and accessory dwelling unit. The grading of the site for the new single-dwelling unit includes cut, fill, and retaining walls that meet current standards and regulations. The project proposes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The Community Plan designates the site for Low Density residential use (5-10 dwelling units/net acre) and is zoned RS-1-7. The project is consistent with the land use designation of single-family residential development (maximum of 10 dwelling units/acre) in the Community Plan. Parcel 2 is 0.27 acres (11,925square feet) site and can accommodate one unit per lot pursuant to San Diego Municipal Code Table 131-04D.

General Plan Urban Design Element Policy UD-A.3 encourages applicants to consider terraced homes, stepped down with the slope for better integration with the topography to minimize grading in sensitive slope areas. General Plan Conservation Element Policy CE-B.3 recommends the use natural landforms and features as integrating elements in project design to complement and accentuate the City's form. Additionally, the Clairemont Mesa Community Plan recommends that new development occur in a manner that protects the environmental resources and aesthetic qualities of the area, and that development should be clustered on the flatter portions of sites and grading should be minimal in order to preserve natural landforms and vegetation.

The proposed project would implement these policies and recommendations by locating the home on the western portion of Parcel 2, utilizing the flat area and more gradual portions of the slope, and avoiding the steeper sensitive areas. The home incorporates a terrace design that steps uphill, minimizing grading and preserving the hillside's natural topography. 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 project site is within an urbanized community. The project site is not adjacent to the Multiple Habitat Planning Area (MHPA), and the closest MHPA is located approximately 1,700 feet southeast of the site. The project site contains Environmentally Sensitive Lands in the form of Steep Hillsides and Sensitive Biological Resources (Sensitive Vegetation). The area impacted by the proposed development is documented in the Biological Technical Report from RECON Environmental, Inc., dated February 16, 2024. Southern Mixed Chapparral is identified as Tier IIIA in the City's Multiple Species Conservation Program (MSCP) which is considered the second to least sensitive tier out of the four tiers and is 0.06 acres of the project site. Impacts to Southern Mixed Chapparral will be avoided and the area will be protected under a covenant of easement. The project would be in conformance with General Plan Conservation Element Policy CE-B.1(f) which encourages developments to pursue formal dedication of existing and future open space areas throughout the City, and with the MSCP as specified by the Subarea Plan and implementing ordinances (Biology Guidelines and Environmentally Sensitive Lands Regulations) and is not expected to result in significant cumulative impacts for the biological resources adequately covered by the MSCP. A Biology Report prepared for the site determined there would be no significant indirect or cumulative impacts. The project would be in conformance with the City's MSCP as specified by the Subarea Plan and implementing ordinances (Biology Guidelines and Environmentally Sensitive Lands Regulations) and would not result in significant cumulative impacts for the biological resources adequately covered by the MSCP.

The Clairemont Mesa Community Plan recommends that if development occurs on property with sensitive environmental areas, development should be clustered and located away from sensitive plant and animal habitats. The proposed development would be consistent with this recommendation by locating the home within previously developed and disturbed portions of the site and away from the identified Southern Mixed Chapparral. 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 project will not have any impact on the provision of essential public services, as the site is in an urbanized area and all necessary public services currently provide those services to the site. The project will not be detrimental to public health, safety, and welfare because the permit controlling the development (Site Development Permit No. PMT-2574874) and continued use of the site for the proposed project contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by the City prior to construction to assure the construction of the project will comply with all regulations. Permit requirements include an encroachment maintenance and removal agreement for a private sewer lateral on Parcel 2, obtaining a bonded grading permit, entering into a Maintenance Agreement for the ongoing permanent BMP maintenance, submitting a geotechnical report that specifically addresses the proposed construction plan prior to issuance of any construction permits, implementing a Brush Management Program, removing and replacing the existing 12-foot-wide driveway with a 12-foot-wide driveway to current City standards along Garfield Road, and constructing a 22-foot-wide

driveway to current City standards along Kane Street. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project 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.

Parcel 1 along Garfield Street will continue to maintain an existing five-foot San Diego Gas & Electric Easement, and Parcel 2 does not contain any existing easements. Parcel 2 is proposing a two-foot Irrevocable Offer of Dedication for two feet along the project frontage on Kane Street to comply with current standards per the City's Street Design Manual for the subdivision of the subject property. Parcel 2 does not contain any easements acquired by the public at large for access or use of property within the subdivision. Therefore, 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.

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 0.46-acre parcel into two (2) lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserve environmentally sensitive lands. Design guidelines have been adopted for the future construction of single-family homes; however, they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or 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 project establishes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The project promotes the Community Plan goal of maintaining the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate within Clairemont Mesa. The new single dwelling unit and accessory dwelling unit will be a net gain of two dwelling units to the City's housing stock. Therefore, 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. PMT-2408282 including the waiver of the requirement to

ATTACHMENT 7

underground existing offsite overhead utilities, hereby granted to Jonathan Powell and Linda Marie Powell, Trustees on behalf of Powell Family Trust dated May 17, 2011, as amended and/or restated subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Benjamin Hafertepe
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 24009133



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 13, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009133

PROJECT NAME / NUMBER: 2343 Garfield SDM TM / PRJ-0657970

COMMUNITY PLAN AREA: Clairemont Mesa

COUNCIL DISTRICT: 2

LOCATION: 2343 Garfield Rd., San Diego, CA 92110

PROJECT DESCRIPTION: Site Development Permit and Tentative Map for the subdivision of one parcel into two parcels, and construction of one new three-story single-family dwelling unit with an attached garage and accessory dwelling unit (ADU) totaling 3,815 square feet located at Assessor's Parcel Number (APN) 430-820-2800 and 2343 Garfield Road. The new three-story single-family dwelling unit with an attached garage and accessory dwelling unit will be located at APN 430-820-2800. **LEGAL DESCRIPTION:** APN 430-820-2800.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303(New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303; and where the exceptions listed in Section 15300.2 would not apply. The project meets the criteria set forth in CEQA Section 15303(a) which allows for construction and location of one single-family residence, or a second dwelling unit in a residential zone. This exemption is appropriate since the project is the subdivision of one parcel into two parcels and construction of a new three-story dwelling unit with attached garage and ADU. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

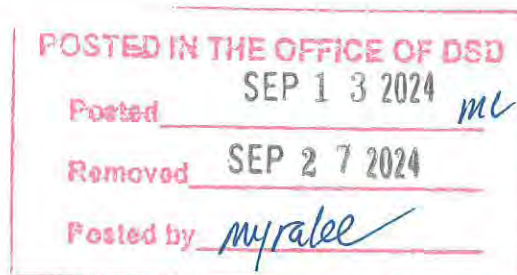
DEVELOPMENT PROJECT MANAGER: Benjamin Hafertepe
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5086 / BHafertepe@sandiego.gov


On September 13, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (September 27, 2024, end of appeal period date). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	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: POWELL RESIDENCE

Project No. For City Use Only: _____

Project Address: KANE ST / APN: 430-820-13 & 14

VACANT LOT AT KANE ST (CROSS STREET GARFIELD RD.)

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ 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: MR. JON POWELL ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2343 GARFIELD RD.

City: SAN DIEGO State: CA Zip: 92110

Phone No.: (858) 414-6444 Fax No.: _____ Email: jonpowell60@gmail.com

Signature:  Date: 8-9-21

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: DOMINIC F. BALLERINO ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: P.O. BOX 122689

AGENT FOR OWNER

City: SAN DIEGO State: CA Zip: 92112

Phone No.: (858) 216-5241 Fax No.: _____ Email: dominic@ballerinodeign.com

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

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: 2343 Garfield SDP/TM		Project Number: 657970
Community: Clairemont Mesa			
<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 type="checkbox"/> Vote to Approve <input checked="" 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: June 20, 2023
# of Members Yes 5	# of Members No 1	# of Members Abstain 0	
Conditions or Recommendations: option to approve with conditions including no wrap around deck on upper floor and no rooftop deck due to privacy concerns from surrounding neighbors. Also suggest minimizing windows on west side of house also due to privacy concerns from neighbors. Seek an alternative to d25 curb outlet on street and revise plan to accommodate basin along the			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Nicholas William Reed			
TITLE: Chair		DATE: August 01, 2023	
<p><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

From: [Glen Schmidt](#)
To: [Hafertepe, Benjamin](#)
Cc: [Ian Grooms](#); [Marc Mytels](#); [CCPG](#)
Subject: [EXTERNAL] Project approval conditions
Date: Tuesday, October 31, 2023 12:48:48 PM
Attachments: [image001.png](#)

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hello Ben,

Nick forwarded your request for clarification of our motion in our June 2023 meeting regarding IB 620 - 2343 Garfield SDP/TM. I made the motion and this is the summary of it as I recall. Hope this helps.

Motion to approve with conditions including: No wrap around deck on upper floor and no rooftop deck due to privacy concerns from surrounding neighbors. Also suggest minimizing windows on west side of house also due to privacy concerns. However, the west side elevation should be articulated so that it is not a large blank wall. Provide an alternative to the D25 curb outlet on the street that will not create a barrier to pedestrian circulation on the sidewalk. Revise the landscape plan to eliminate artificial turf or manicured cool season turf within the basin along the street. Substitute with appropriate container plants appropriate for bioretention basin plantings such as rushes and sedges.

Glen Schmidt, FASLA | *Founding Partner*

SCHMIDT DESIGN GROUP

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(c) 619-818-1462



www.schmidt-design.com [instagram](#) [facebook](#) [twitter](#)

Clairemont Community Planning Group

Minutes of the Meeting of
June 20, 2023
Meeting Held at the Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave, San Diego, CA 92117

P Nicholas Reed - Chair P Marc Mytels - Secretary	P Glen Schmidt A Ryan Tabuco	P Ian Grooms	P Lori Carpenter L Billy Paul
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Nicholas called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was present. Quorum was established at 6:07 p.m. with 5/7 members present.

Item 2. Non-Agenda Public Comment

Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

Public:

- Michael Dwyer: Michael gave a detailed presentation on the status of the Purewater Project, which is a state-of-the-art water recycling project which will augment San Diego's water supply. Michael presented several detailed slides with maps and timelines of the project. Also presented were where current disruptions to traffic were occurring due to the project's construction.

Committee Members:

- Ian Grooms: I [Ian] am pleased that we have moved to the Cathy Hopper Friendship Center due to its ability to accommodate larger groups. I favor a permanent relocation of meetings to this center. I would like to express that I also favor the system of roll call voting at CCPG meetings, and I hope that we will return to a system of roll call voting once we select a vice chair. I am also pleased to report that the Executive Towers building on Mt. Alifan Dr. is being repainted. However, I believe that paint alone cannot resolve the longstanding issues present at this nearly vacant building. The space is underutilized and an eyesore. As such, I feel that it should be torn down and repurposed. I hope that the demolition and repurposing of Executive Towers will be either a standalone project that comes before the board, or included in the community plan update. We must maximize opportunities for necessary redevelopment in Clairemont. Finally, I would like to announce that I intend to run for the CCPG vice chair position, as well as the Parking and Transportation chair position. As a former intern at San Diego City Hall, I know how government works. I intend to use that knowledge to conduct effective meetings which adhere to the principles of democracy in partnership with the rest of the board. I have a deep interest in transportation and have successfully advocated for street repaving and ADA curb ramp installations. I know how to get projects done. I want to use my position to advocate for our community and improve our transportation system as a whole. Thank you.
- Billy Paul: Missed a few CCPG meetings due to recent injuries; expressed his support for needle exchange programs and explained why he supports such programs.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

- None

Item 4. Reports to Committee

- **Project Review Subcommittee (PRS): Glen**
 - Next meeting will be July 12th in Room #2 at the North Clairemont Community Center, agenda is still TBD.
 - New board members are needed on the PRS subcommittee
- **Treasury:**
 - Position vacant
- **Parking and Transportation:**
 - Position vacant
- **Airports:**
 - Position vacant
- **Secretary: Marc**
 - Still working out kinks of moving to the new meeting venue at the Cathy Hopper Clairemont Friendship Center
- **Vice Chair:**
 - Position vacant
- **Bylaws:**
 - Ryan Trabuco not present
- **MCAS Miramar**
 - Position vacant
- **Sgt at Arms: Lori**
 - No Report
- **Chair: Nicholas**
 - Nicholas acted as chair of the last Community Planners Committee (CPC) meeting
 - CPC will meet again on June 29th in Balboa Park
 - The Cathy Hopper Center may be a venue for future CPC meetings
- **Social Media**
 - Position vacant
- **Capital Improvement Projects (CIPs): Ian**
 - Many Clairemont streets, including Genesee Avenue, are now being repaved as part of Asphalt Resurfacing Group 1901. Two Clairemont projects, which are the Genesee Avenue Sidewalk project and the Milton St/Burgener Blvd intersection improvement project, have received additional funding. Multiple other Clairemont CIPs are now in construction. At the most recent CPC meeting, staff encouraged community members to fill out a survey in order to identify needed community improvement projects. They also mentioned that non-profits will be more so involved in the CIP prioritization process. Please go to www.sandiego.gov/equity-forward for information about when the survey will be posted. Finally, the revised draft library master plan was published on June 14. I [Ian] was disappointed to see that all of Clairemont's libraries will not be renovated or reconstructed. The highest level of library improvements that will be completed in Clairemont will be maintenance. By contrast, wealthier communities with newer libraries have been prioritized for more comprehensive renovations. The upside is that each library in Clairemont will receive some type of investment, but I feel that the most effective solution to addressing our woefully inadequate and neglected libraries is to reconstruct them all. I hope that the City will consider reconstruction for all three Clairemont Libraries when it revises this draft master plan. Finally, our CIP committee will tentatively be meeting next Tuesday, June 27, at 6pm in (tentatively) this room, the Cathy Hopper Clairemont Friendship Center. Members of the public are encouraged to attend and share their thoughts about what should be prioritized. Thank you.

Item 5. Approval of Meeting Minutes from May CCPG meeting:

- May meeting be approved with the stipulation that a line regarding EMF be struck. Approved by Glen, Ian, Lori, Marc and Nicholas; abstained by Billy.

Item 6. Council Representative Reports**District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov**

- Carrie not present
- At future CCPG meetings, Manuel Reyes MaReyes@sandiego.gov will be reporting on issues affecting Clairemont south of Balboa Ave. Carrie will be reporting on issues affecting Clairemont north of Balboa Ave.

District City of San Diego Mayor's Office Neighborhood Representative Report, Kohta Zaiser, Clairemont Community Liaison, ZaiserK@sandiego.gov

- The following was submitted via email:
 - Only item to report out is the passage of the Unsafe Camping Ordinance (UCO). After nearly 10 hours of Council last Tuesday, UCO passed 5-4. It'll come back to Council for its second reading on June 27. There was an amendment made to begin enforcement 30 days after the first Safe Sleeping site at 20th and B opens up, so we're looking at roughly an end of July/beginning of August timeline on implementation.
 - As a reminder, Unsafe Camping will make amendments and additions to the San Diego Municipal Code to prohibit tent encampments citywide when there is shelter available. Additionally, it will prohibit unauthorized tent encampments (regardless of shelter availability) at locations considered to be high risk to public health and safety, including:
 - within two blocks of K-12 schools;
 - within two blocks of a shelter;
 - along trolley tracks and transportation hubs;
 - City parks;
 - canyons;
 - and waterways like the San Diego river.

City of San Diego Planning Department Update, Marlon Pangilinan, City of San Diego, mpangilinan@sandiego.gov

- Mandatory annual training for all existing and new planning group members was held the previous week. Make-up training is available online.
- All planning groups must reapply to gain recognition by the City Council. Resources to complete the process are available online. Due by December 31, 2023.
- Planners might not be able to attend all in-person meetings due to many meeting being held concurrently
- Questions included using stipend money to pay for Zoom meetings, hybrid meetings, status of the Community Plan and the course of action once the Community Plan is released.

Item 7. Consent Agenda

- None

Item 8. Action Items

- **801: CCPG Officer Nominations**
 - Ian nominated for Vice Chair
 - Approved by all in attendance
 - Lori nominated for Sgt at Arms
 - Approved by all in attendance
 - Nicholas will act as a temporary Treasurer until the position is filled

- Ian nominated for Parking and Transportation Chair
 - Approved by all in attendance
- **802: CCPG Candidate Statements**
 - Suzanne Smith
 - Longtime Clairemont resident; grew up in Clairemont. Has been a Clairemont homeowner for the past 23 years.
 - Is a parent with two children.
 - Employed as a technical writer for a software company
 - Is an avid dog walker in her neighborhood, knows many of her neighbors and enjoys hiking local trails.
 - Has volunteered for numerous local organizations.
 - Interested in housing issues (e.g. homelessness, ADUs, short term rentals, affordable housing)
 - Would like to join PRS and would like to give back to the Clairemont community
 - Drew Lambert
 - Longtime Clairemont resident; grew up in Clairemont. Has been a Clairemont homeowner for the past 7 years.
 - Is a parent with three children.
 - Employed as a real estate developer, has knowledge of issues affecting property stakeholders
 - A concern was raised about Drew being a real estate developer, which might be a conflict of interest. Drew said his company is active outside of San Diego city limits and he would recuse himself when necessary. Other board members in the past have been involved with the real estate industry and it has not been a problem since those board members recused themselves when appropriate.
 - Tarah Griep
 - Grew up in Clairemont
 - Has experienced living in several metropolitan areas (New York, San Francisco, Washington DC). Returned to Clairemont about a year ago.
 - Has the unique perspective of being a property renter in Clairemont
 - Is a new parent
 - Interested in issues affecting new parents, such as parks and usable sidewalks
 - Is an avid bicycle rider
 - Motion for Suzanne, Drew and Tarah join the CCPG board
 - Approved by all in attendance
- **803: Residence at 2343 Garfield Drive - PTS:657970**
 - Dominic Ballerino dominic@ballerinodeign.com from Ballerino Design presented
 - The application is to subdivide a .32 acre lot into two separate lots and construct a single family home with an attached ADU on the new lots.

- Several detailed rendering and elevations of the proposed home were displayed including a rendering depicting the view from Western Hills Park
- Design of the home attempts to maximize views of Western Hills Park, accommodate the steep slope on the property and coexist with existing native flora & fauna found on the property
- Due to the steep slope on the property, many engineering challenges are needing to be met
- The project was approved during the prior week's PRS meeting, with the following stipulations:
 - A rendering of the property as it would appear from Western Hills Park be included in the presentation to the main CCPG group
 - An updated version of the City of San Diego's Cycle Issues Report document be made available
 - Explore adding additional parking for ADU residents.
- The following questions and concerns were raised:
 - Development fees
 - Retaining wall heights
 - Brush management to comply with fire regulations
 - A drain (Type D-25) on the sidewalk in front of the property makes the pathway non-contiguous and may impede ADA access
 - An elevation displayed grass/turf that is not part of the actual design. Dominic stated that designs are still not 100% finalized as the project is under review and comments are being incorporated into the design
 - Views into neighbors' properties were not minimized
 - 30-foot height limit may be exceeded due to ambiguities derived from the slope on the lot
 - Excavations may weaken hillside possibly jeopardize adjacent homes
 - Rooftop deck, large windows and wrap-around balcony may disrupt neighbors' privacy
 - Protections for wildlife and rare plants
 - Fire plans meeting City of San Diego specifications
 - Landscaping use drought tolerant plants and native species.
- Motion to approve project with the following stipulations:
 - Rooftop deck be removed
 - Maximize neighbors' privacy by minimizing the size of west-facing windows and remove the west side balcony
 - Remove the D-25 drain/curb outlet on the sidewalk in front of the property
 - Revise landscape plan
 - Approved by Glen, Ian, Marc and Nicholas; declined by Lori; abstained by Billy. Motion passed.

Item 9. Information Items

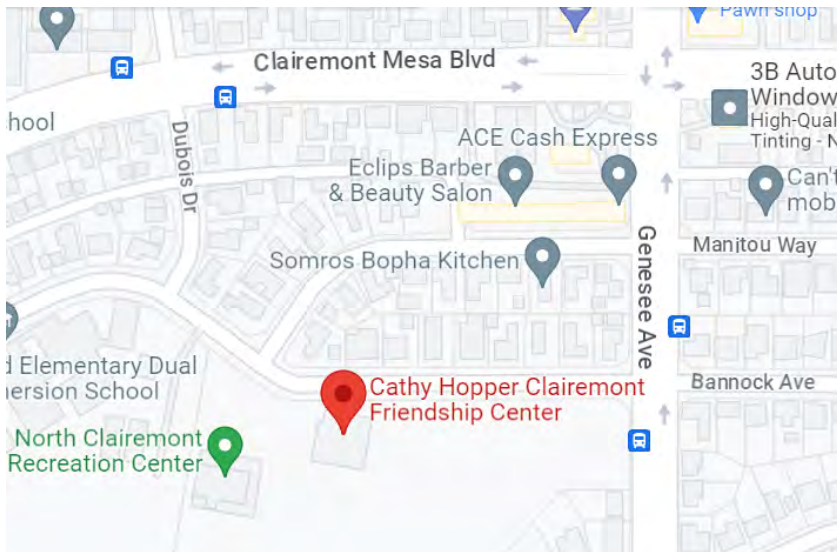
- None

Item 10. Workshop Items

- **1001: Create a CIP (Capital Improvement Projects/Programs) Subcommittee**
 - Ian Grooms will chair the new CIP Subcommittee
 - Erin Cullen and Nicholas Reed volunteered to join the new subcommittee
 - Meeting is tentatively scheduled next week to take place in Room #2 of the North Clairemont Recreation Center
 - An agenda has been prepared by Ian
 - CIP pertains to City of San Diego funding of infrastructure improvements to public facilities such as streets, bike lanes, parks, dog parks and libraries. CIP subcommittee will help prioritize which public facilities get funding.

Adjournment at 7:58 PM

The next meeting will be held on Tuesday July 18, 2023 at 6:00 PM at the Cathy Hopper Clairemont Friendship Center, 4425 Bannock Ave, San Diego, CA 92117. (<https://goo.gl/maps/jkb4sftrQ1jm9oQj6>)



Note: Location subject to change, please see the meeting agenda for finalized location