

# San Diego Planning Commission Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR ITEM 1: Powell Residence – PRJ-0657970**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 944 0367**

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**Development Services Department**

**POWELL RESIDENCE  
PRJ-0657970**

**Item # 1**

**Planning Commission**

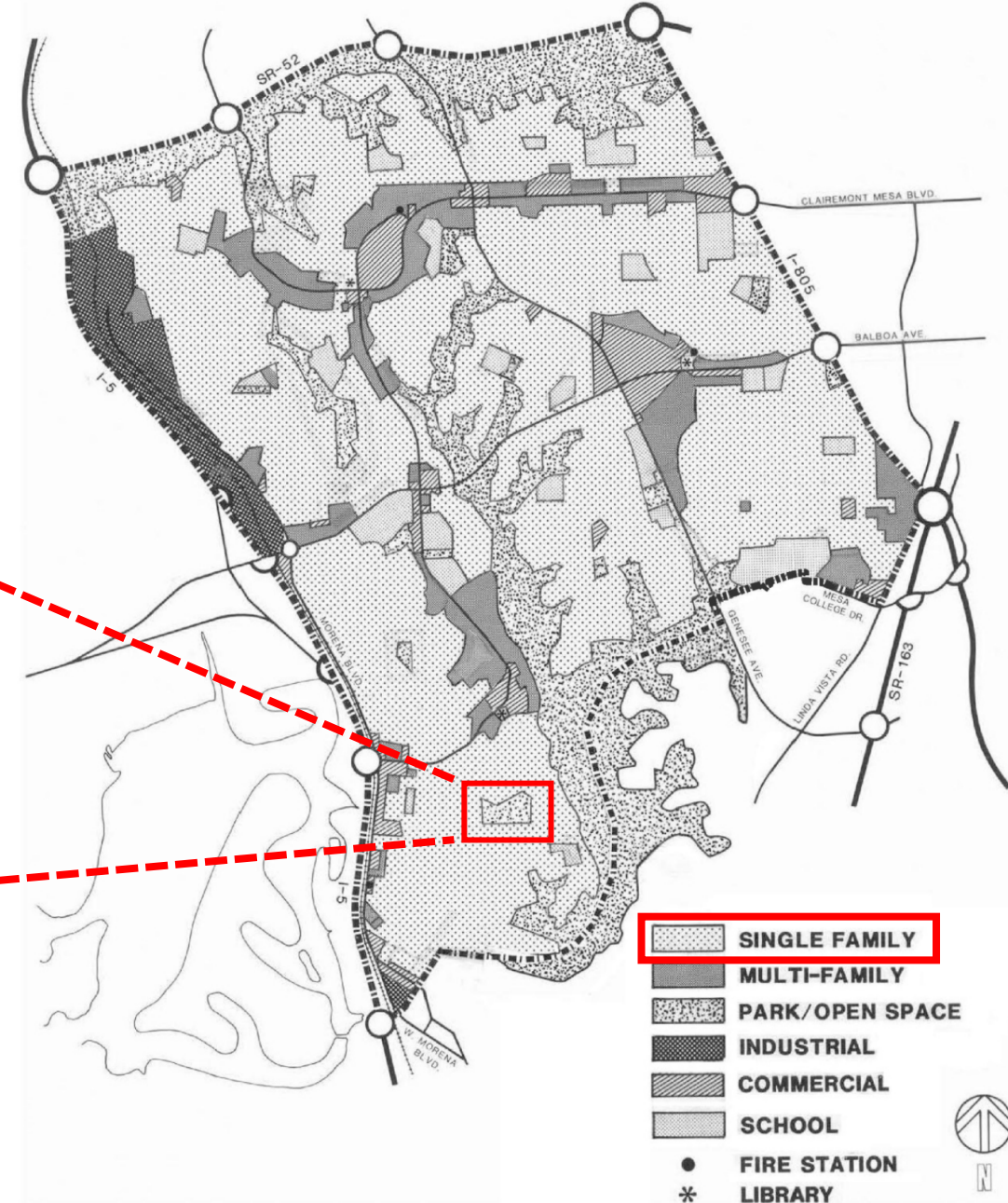
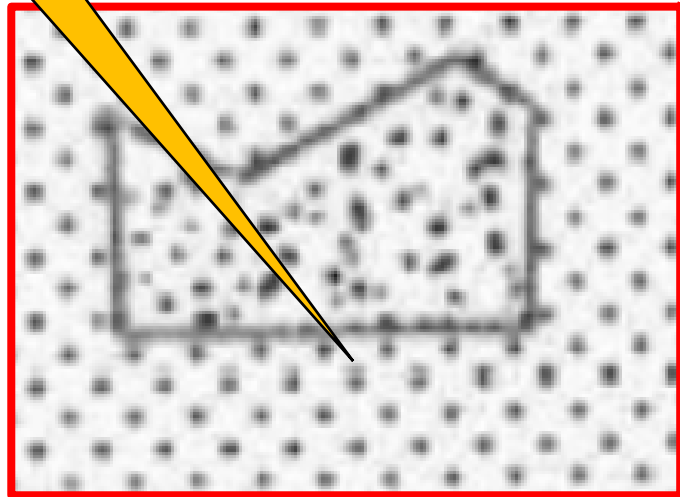
**April 17, 2025**

# Project Scope

<b>Location:</b>	2343 Garfield Road (APN: 430-820-1300 & 430-820-2800) Clairemont Mesa Community Plan RS-1-7 Zone
<b>Parcel Size:</b>	0.46 acres
<b>Approvals:</b>	Process 4 Site Development Permit Tentative Map
<b>Scope:</b>	Subdivision one parcel into two parcels Construction of a new three-story single dwelling with an attached garage and attached accessory dwelling unit (ADU) totaling 3,815 square feet.
<b>CEQA Determination:</b>	Exemption (Section 15303 New Construction)

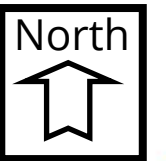
# Land Use Map

Project Site





# Aerial Photograph





# Southwest Street View



# Project Approvals

## **Tentative Map**

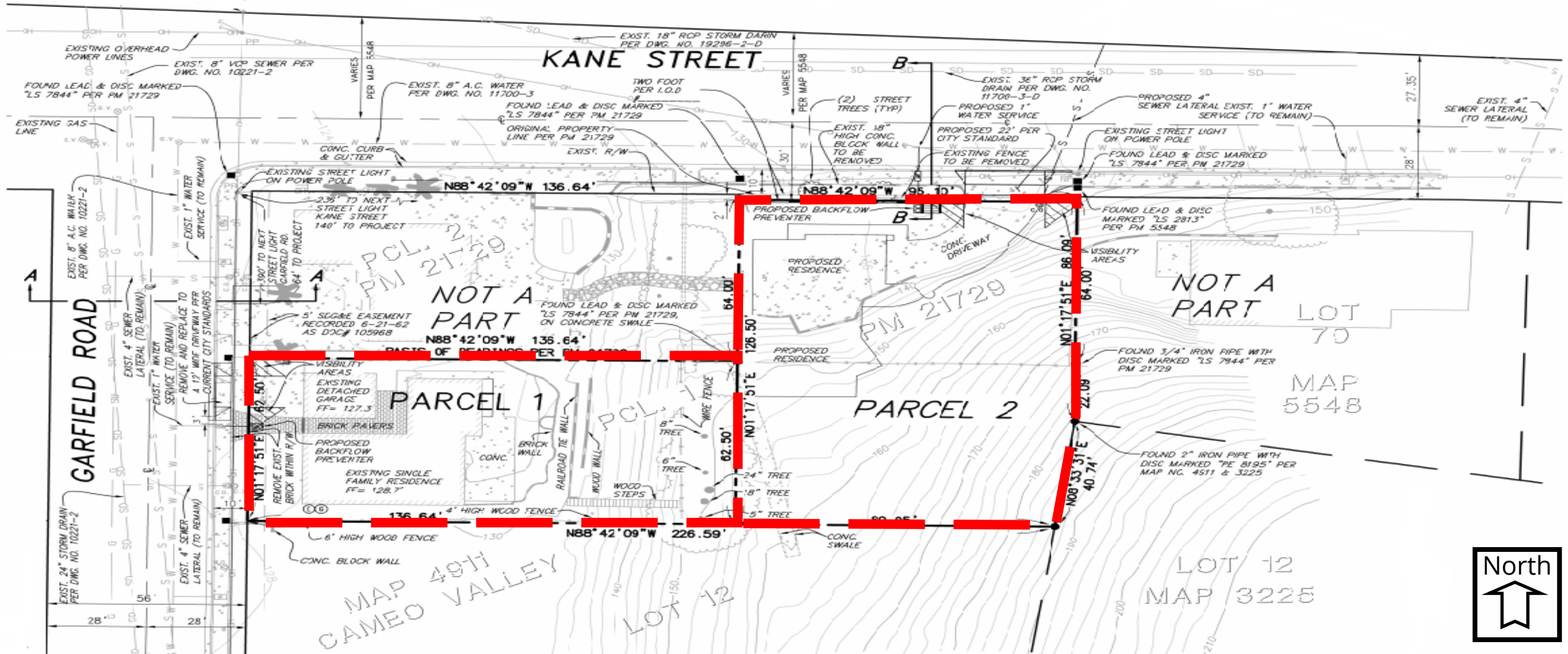
Subdivide one lot into two lots

## **Site Development Permit**

Required for a subdivision of premises which contains  
Environmentally Sensitive Lands (ESL)

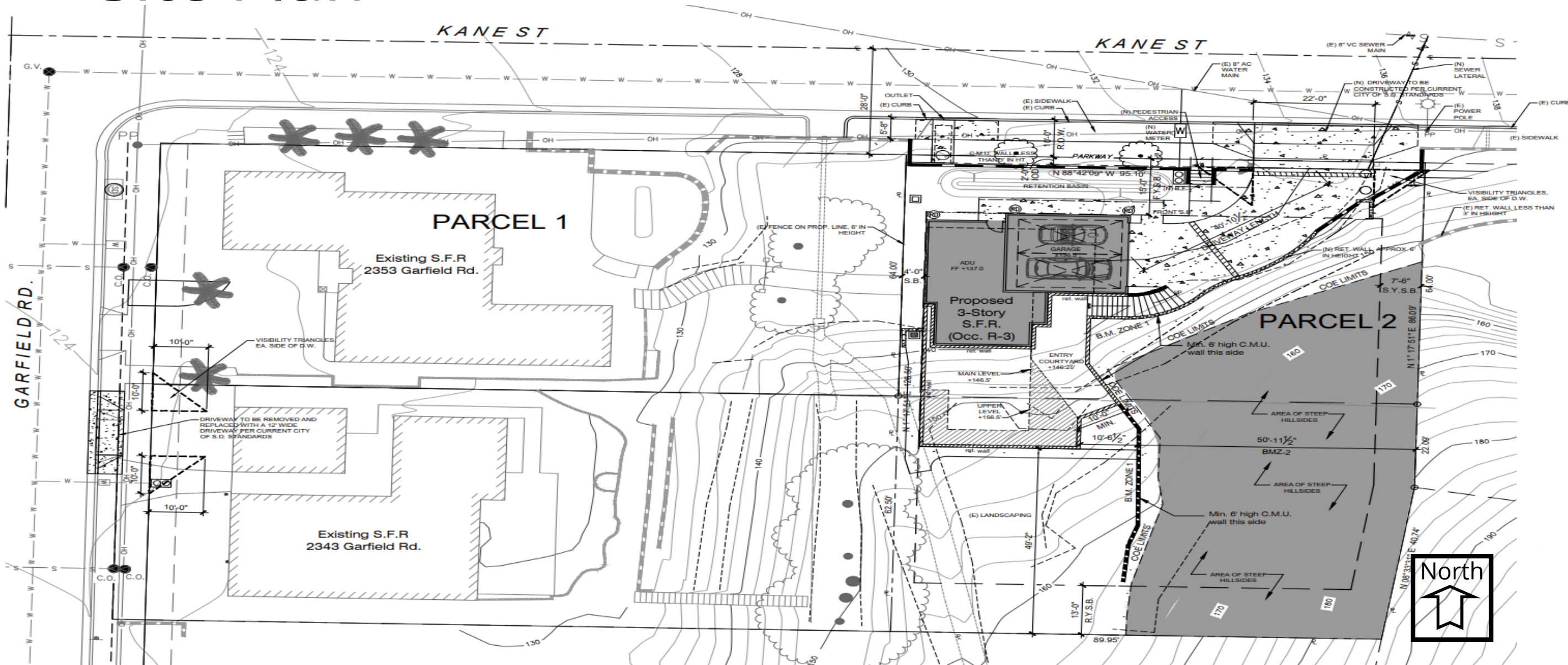
Sensitive Biological Resources – Sensitive Vegetation  
Steep Hillsides

# Tentative Map





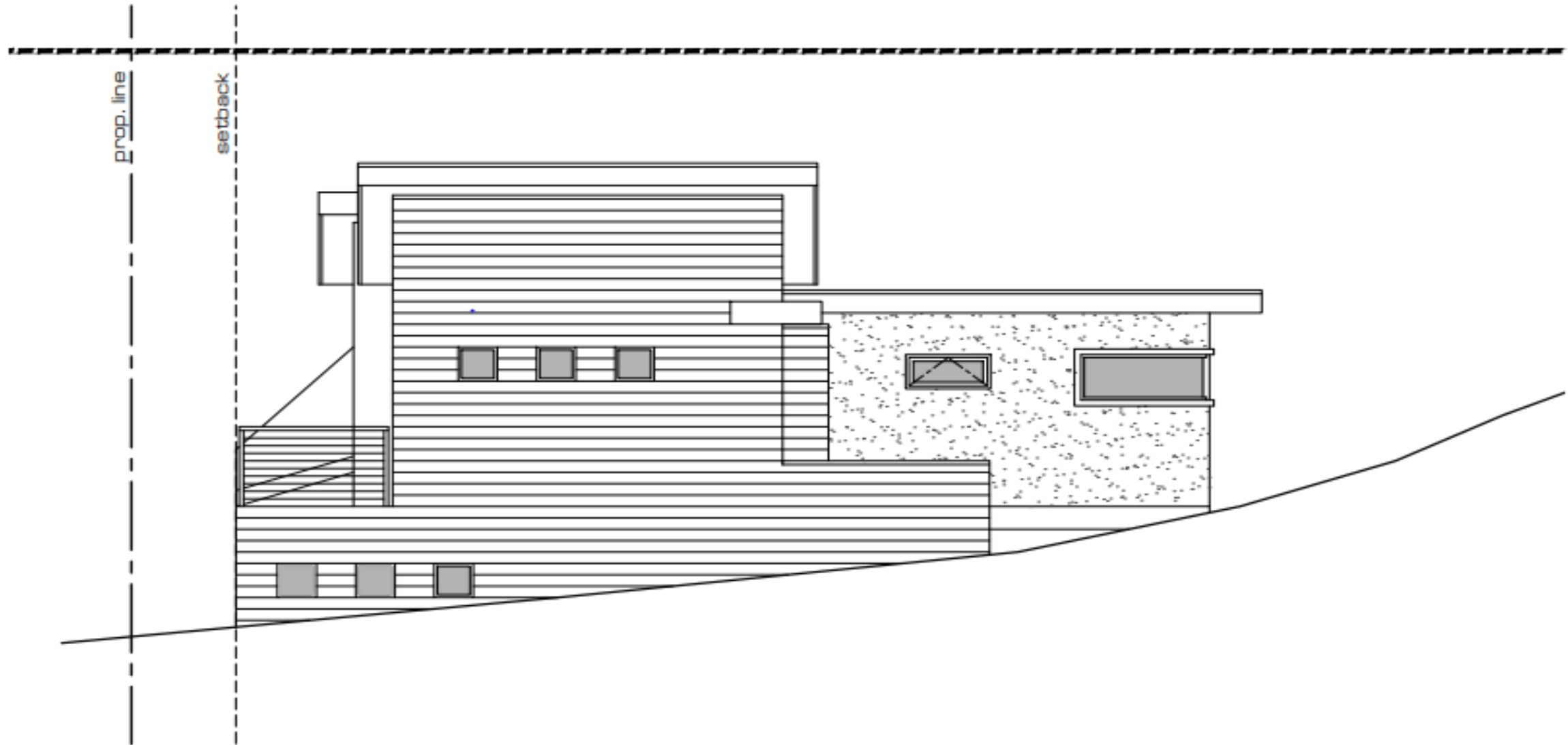
# Site Plan



# Elevation - North

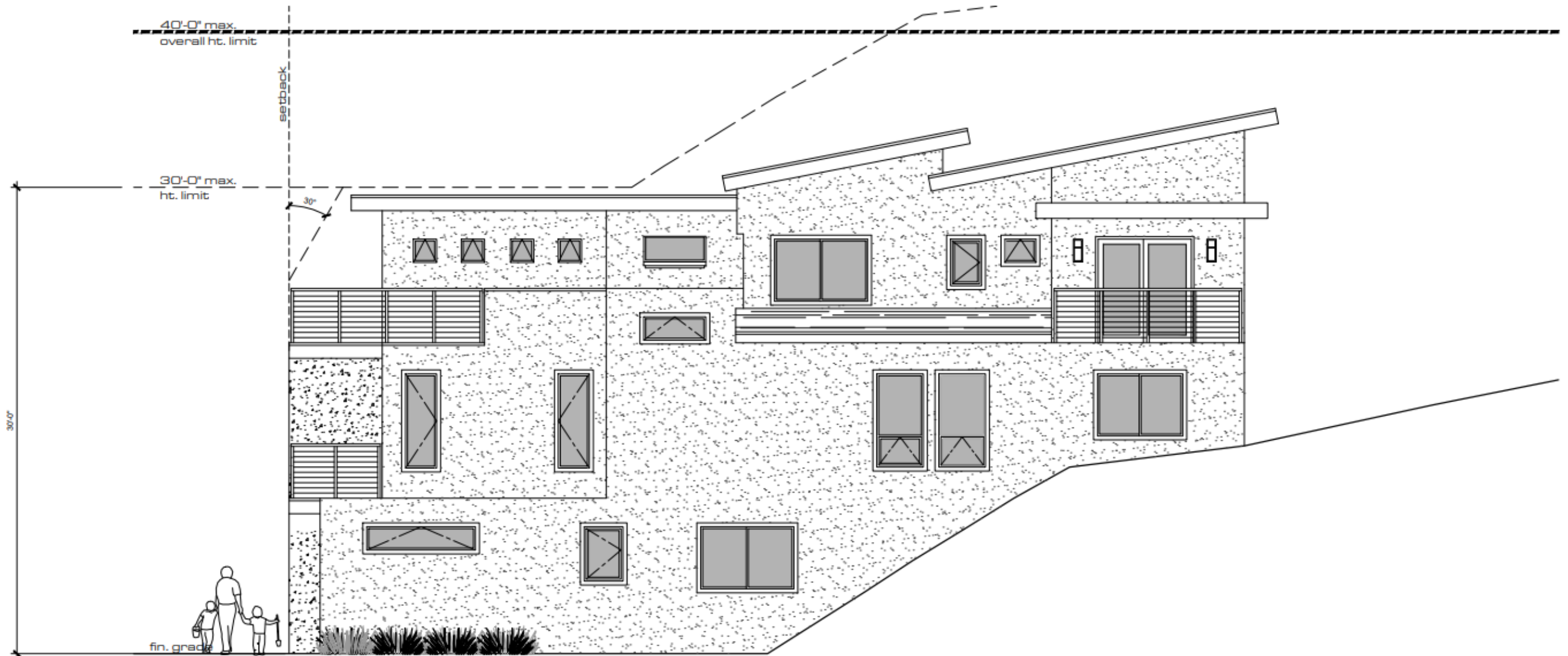


# Elevation - South

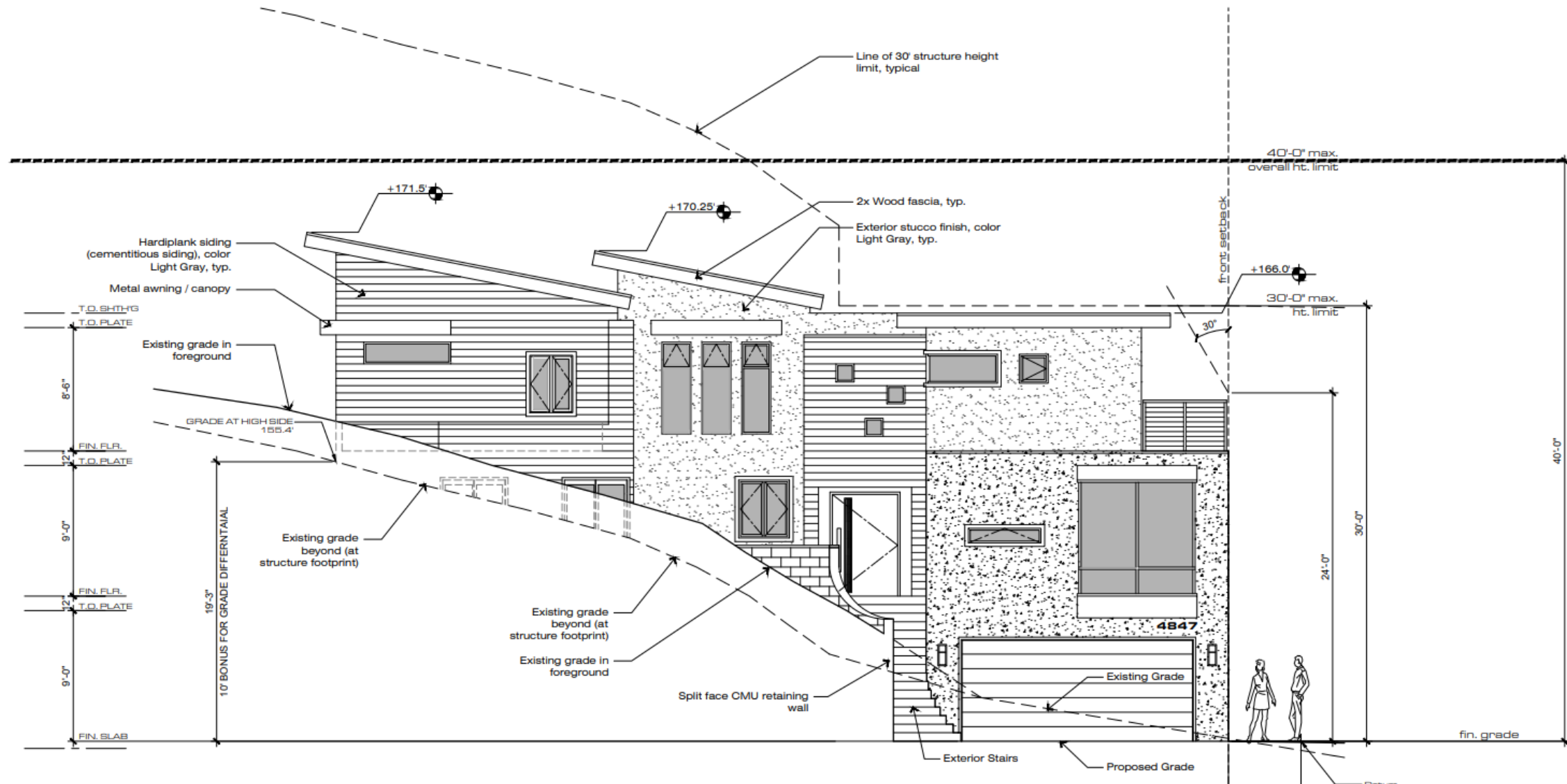




# Elevation - West



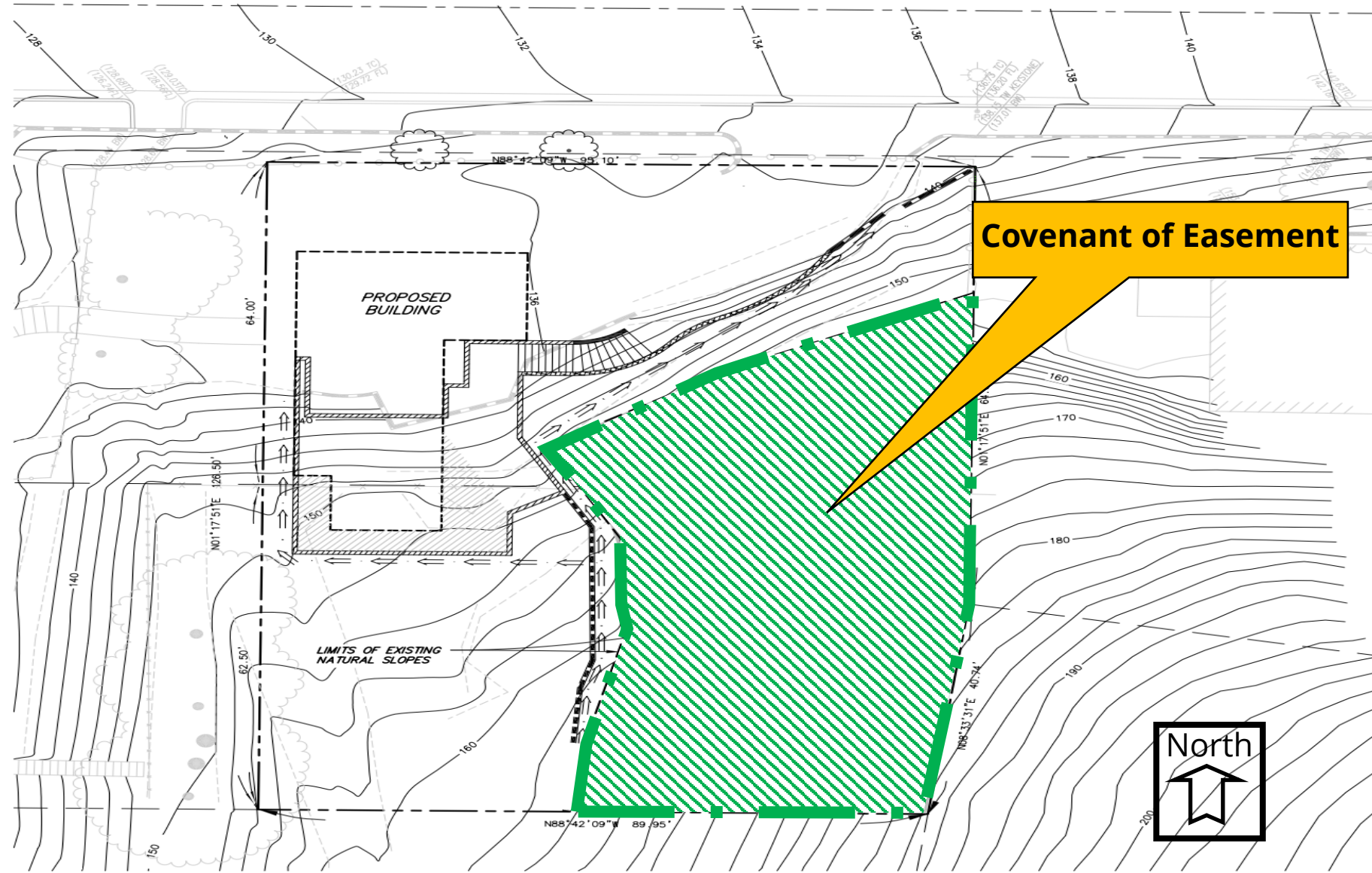
# Elevation - East



# Covenant of Easement

## Purpose

- To preserve 0.09 acres outside the development footprint which includes:
  - Steep Hillsides
  - Sensitive Biological Resources (Sensitive Vegetation)





# Community Planning Group

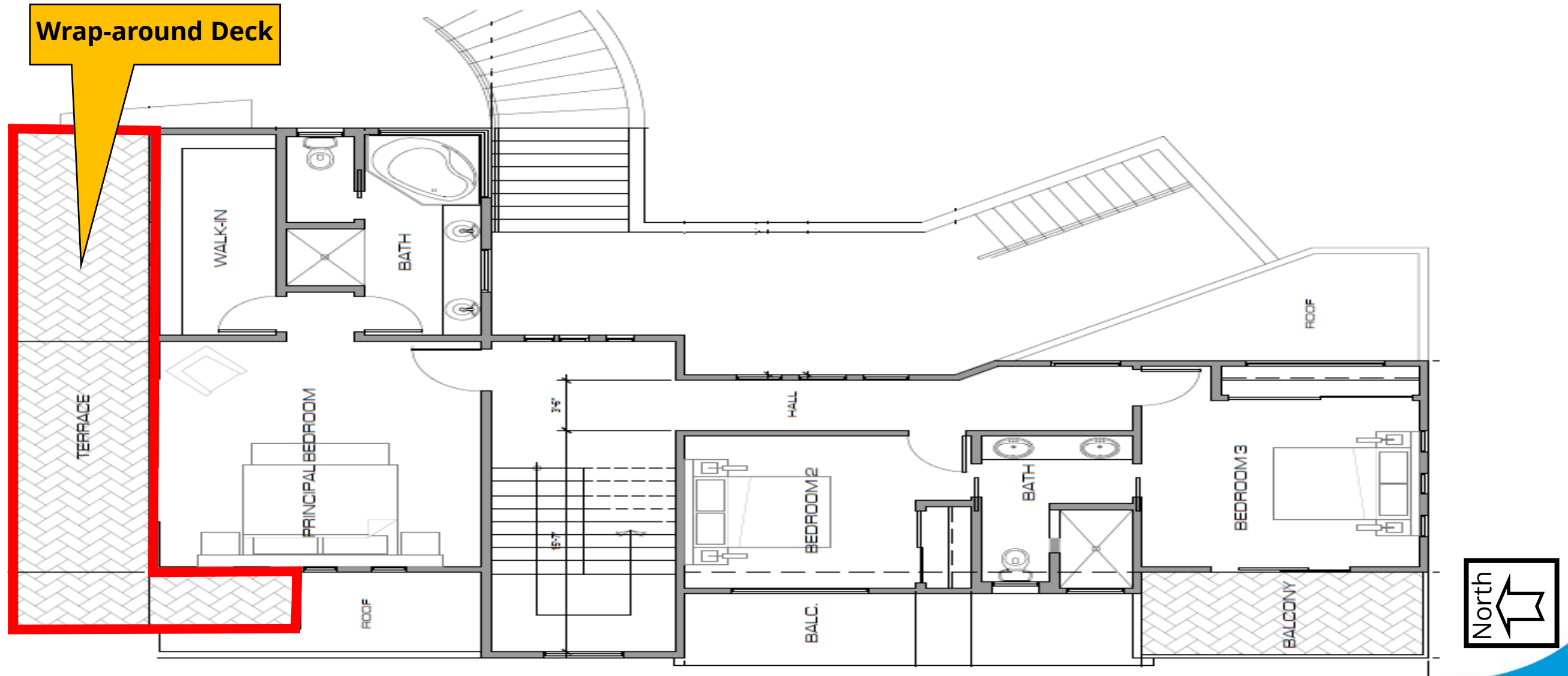
On June 20, 2023, the Clairemont Community Planning Group voted 5-1-0 to recommend approval of the project with conditions.

# Community Planning Group

Conditions include:

- No wrap-around deck on upper floor and rooftop deck.
- Minimize windows on west side of house and the elevation should be articulated.
- Provide curb outlet on the street that will not create a sidewalk barrier.
- Eliminate artificial turf or manicured cool season turf within the basin along the street.
- Substitute container plants appropriate for bioretention basin plantings such as rushes and sedges.

# Floor Plan – Third Level





# Staff Recommendation

## **APPROVE**

Tentative Map No. PMT-2574874

Site Development Permit No. PMT-2408282

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