



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 24, 2025 REPORT NO. PC-25-019

HEARING DATE: July 31, 2025

SUBJECT: 2238 CALLE CHANATE Tentative Map, Process Four Decision

PROJECT NUMBER: [PRJ-1120562](#)

REFERENCE: Ministerial Permit [PRJ-1073606](#) Building Permit [PRJ-1073606](#)

OWNER/APPLICANT: HH Potomac Development, Limited Liability Company (LLC), Subdivider/
Walsh Engineering & Surveying, Inc., Surveyor

SUMMARY

Issue: Should the Planning Commission approve the subdivision of a 0.899-acre site for the creation of eleven (11) 1,435-square-foot condominium units with attached 405-square-foot garages, currently under construction, and waive the requirement to underground existing off-site overhead utilities located at [2238-2258 Calle Chanate](#) within the [Skyline-Paradise Hills Community Plan](#) Area?

Proposed Actions: APPROVE Tentative Map No. PMT-3321122.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The proposed project is within the Skyline Paradise Hills Community Plan with a land use designation of Low-Medium Residential and a density range of 10 to 15 dwelling units per acre (Attachment 3). The 0.899-acre project site allows between 9 and 13 units. Construction permits for the eleven dwelling units have been recently processed under PRJ-1073606. The project is a mapping action with no new construction. There is no net loss of housing, no increase in density, and no requested density bonus for the proposed project.

The eleven units will be sold individually. None of the units are deed-restricted as affordable; therefore, the owner/permittee is required to pay In-Lieu Inclusionary Affordable Housing fees prior to issuance of the final map.

Community Planning Group Recommendation: On January 14, 2025, the Skyline Paradise Hills Community Planning Group voted 4-0-0 to recommend approval of the project with no conditions (Attachment 6).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The Environmental determination for this project was made on March 5, 2025, and the opportunity to appeal that determination ended on March 19, 2025.

BACKGROUND

The project is located at 2238-2258 Calle Chanate, at the intersection of Calle Chanate and Potomac Street in the Residential Multiple Unit (RM-1-1) Zone within the Skyline-Paradise Hills Community Plan. The project site is surrounded by existing development: Religious Assembly directly adjacent to the south within the RM-1-1 Zone, Residential Multiple-Dwelling Units to the west and southwest within the RM-1-1 and RM-2-5 Zones, and Residential Single-Dwelling Units to the north-northeast within the RS-1-7 Zone, across Calle Chanate. There are no previous discretionary permits associated with this site.

DISCUSSION

Project Description

The project consists of a subdivision to create eleven residential condominiums within eleven dwelling units currently under construction. The project does not propose any additional development. Building Permit [PMT-3184358](#) for eleven townhouses was issued in accordance with the regulations of the RM-1-1 Zone on July 16, 2024 (PRJ-1073606).

Permits Required: Tentative Map for a subdivision of land creating five or more condominiums, pursuant to SDMC Section [125.0410\(a\)\(2\)](#).

The proposed subdivision does not modify the previously approved development plans. Future purchasers of the units will be required to adhere to the development regulations of the base zone.

The property will continue to front on and take access from Calle Chanate, with all required public utilities and services located adjacent to the site. The project includes a request to waive the requirement to underground existing overhead utilities, which was determined to be appropriate pursuant to SDMC Section [144.0242\(c\)\(2\)\(C\)](#) because the cost of the conversion would increase the cost per unit for the residential development by more than one percent.

The Tentative Map was reviewed by city staff and determined to be in compliance with the Municipal Code and Subdivision Map Act. Conditions and corresponding exhibits of approval for this Tentative Map include verification of construction of all public improvements in accordance with the Right-of-Way (ROW) permit issued on 2/21/2024 (PRJ-1073044) prior to the recordation of the final map;

undergrounding of all onsite utilities serving the subdivision; maintenance of all landscape improvements shown on the building construction plans issued on July 8, 2024 (PRJ-1073606), including in the ROW, consistent with the Landscape Regulations and Standards.

Community Plan Analysis

The Skyline-Paradise Hills Community Plan (Community Plan) designates the site for Low-Medium Residential use with a density range between 10 and 15 du/ac. The Community Plan goals and objectives for residential development include:

- Ensuring that new development is compatible with existing neighborhoods and does not overburden existing public facilities.
- Creating a range of housing opportunities and choices to provide quality housing for people of all income levels and ages.

The development under construction is compatible with the predominantly residential development pattern of the area. Construction permits were obtained pursuant to base zone regulations, including building height, setbacks, density, landscape, parking, floor area ratio, site drainage and public improvements. The proposed subdivision does not modify the previously approved development or propose an increase in unit count or density. The 0.899-acre site allows up to 14 dwelling units. The construction of eleven units on the project site results in a residential density of 12 du/ac, which is within the Low-Medium Residential density range of the subject site.

The proposed subdivision supports the goals and objectives of the Community Plan and contributes to homeownership opportunities in multiple dwelling unit zones. None of the units will be deed-restricted as affordable; therefore, the applicant has chosen the option of paying Inclusionary Housing fees to meet the affordable housing requirements. The project is conditioned to demonstrate payment of these In-Lieu fees prior to the recordation of the final map. The subdivision is not anticipated to have an adverse impact on the housing needs of the region.

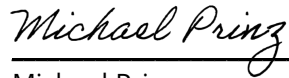
Conclusion:

The proposed Tentative Map does not propose physical development. The proposed subdivision complies with the applicable zoning and the development regulations of the Land Development Code, and no deviations are proposed. Future purchasers of the condominium units will be required to adhere to the development regulations of the RM-1-1 zone. Therefore, City staff recommends that the Planning Commission approve Tentative Map No. PMT-3321122.

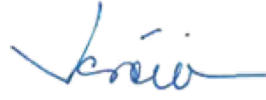
ALTERNATIVES

1. Approve Tentative Map No. PMT-3321122, with modifications.
2. Deny Tentative Map No. PMT-3321122, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



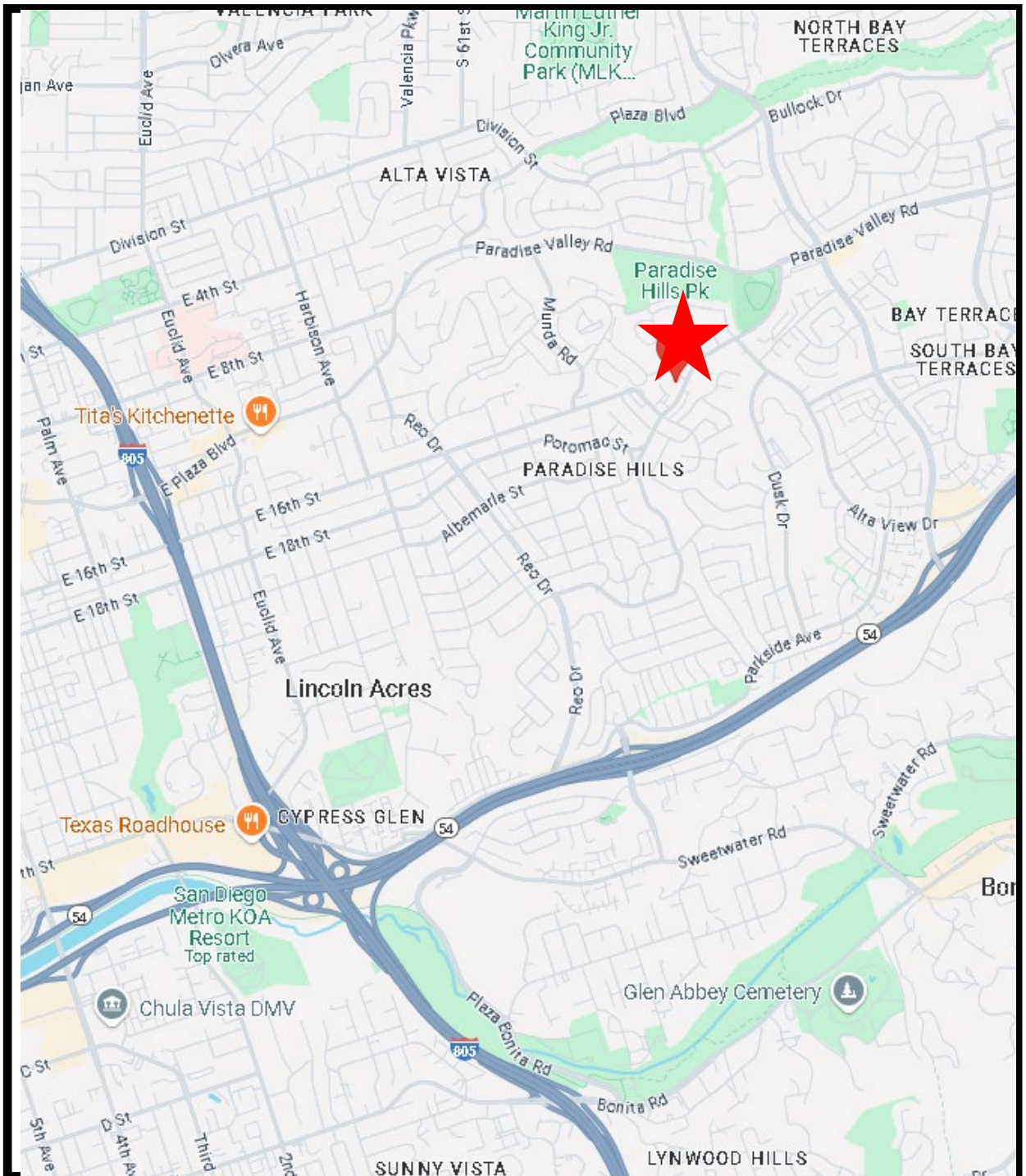
Michael Prinz
Interim Assistant Deputy Director
Development Services Department



Veronica Davison
Development Project Manager
Development Services Department

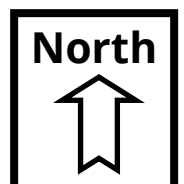
Attachments:

1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Tentative Map Resolution with Findings
5. Draft Tentative Map Resolution with Conditions
6. Community Planning Group Recommendation
7. Notice of Right to Appeal
8. Ownership Disclosure Statement
9. Tentative Map Exhibit



Project Location

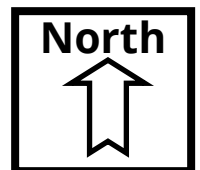
2238 Calle Chanate
Project No. PRJ-1120562



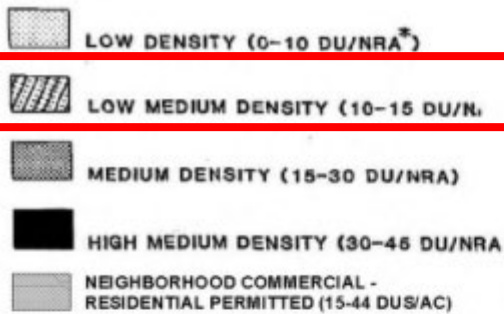


Aerial Photo

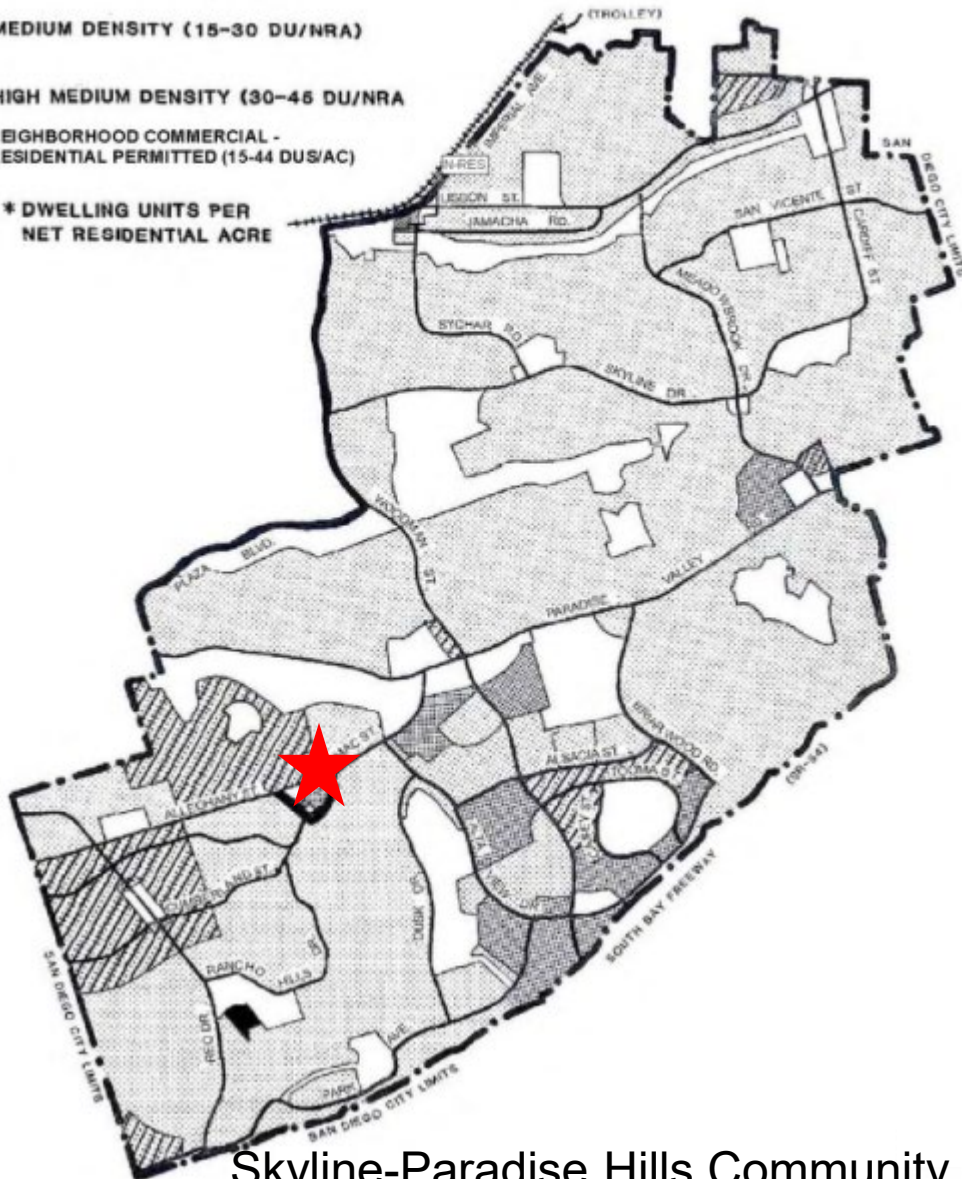
2238 Calle Chanate
Project No. PRJ-1120562



Residential Densities



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NET RESIDENTIAL ACRE



Skyline-Paradise Hills Community Plan



PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 3321122
2238 CALLE CHANATE - PROJECT NO. PRJ-1120562

WHEREAS, HH Potomac Development, Limited Liability Company (LLC), Subdivider, and Walsh Engineering & Surveying, Inc., Surveyor, submitted an application to the City of San Diego for Tentative Map No. PMT-3321122 for the creation of eleven (11) 1,435-square-foot condominium units with attached 405-square-foot garages, currently in construction. The project site is located at 2238-2258 Calle Chanate (APN 588-050-17-00) in the Residential Multiple Unit (RM-1-1) Base Zone within the Skyline-Paradise Hills Community Plan Area, and to waive the requirement to underground existing offsite overhead utilities. The property is legally described as a portion of Lots 164 and 165 of Homesites Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3707, filed in the Office of the County Recorder of said County, August 28, 1957, more particularly described in Grant Deed recorded February 29, 2024, as Document No. 2024-0051922, Official Records of the San Diego County Recorder's Office; and

WHEREAS, the Map proposes the Subdivision of a 0.899-acre site into eleven (11) residential condominium units; and

WHEREAS, on March 5, 2025, 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 15332 (In-Fill Development Projects); 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, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is eleven; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(2)(C) because the cost of the conversion would increase the cost per unit for the residential development by more than one percent.

WHEREAS, on July 31, 2025, the Planning Commission of the City of San Diego considered Tentative Map No. PMT-3321122, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, and 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. 3321122:

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

The map proposes the subdivision of a 0.899-acre site into one lot for eleven (11) condominiums. The project will create eleven residential condominiums within eleven dwelling units currently under construction (approved under PRJ-1073606). The project site is in the Skyline-

Paradise Hills Community Plan Area. The project is a mapping action and does not propose any additional development.

The Skyline-Paradise Hills Community Plan (Community Plan) goals and objectives for residential development include:

- Ensuring that new development is compatible with existing neighborhoods and does not overburden existing public facilities.
- Creating a range of housing opportunities and choices to provide quality housing for people of all income levels and ages.

The Community Plan designates the site for Low-Medium Residential uses [density of 10-15 Dwelling Units per Acre (du/ac)]. The project site is surrounded by a religious assembly use directly adjacent to the south, Residential Multiple-Dwelling Units to the west and southwest, and Residential Single-Dwelling Units to the north-northeast across Calle Chanate.

The development under construction is compatible with the development patterns of the area. Construction permits were obtained pursuant to base zone regulations, including building height, setbacks, density, landscape, parking, floor area ratio, site drainage and public improvements. The proposed subdivision does not modify the previously approved development or propose an increase in unit count or density. The 0.899-acre site allows up to 14 dwelling units: eleven units on the project site result in 12 du/ac.

The proposed subdivision supports the goals and objectives of the Community Plan and contributes to house ownership opportunities in multiple dwelling unit zones. Therefore, the 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 subdivision will create eleven (11) residential condominiums within eleven dwelling units that are currently under construction (Approved PRJ-1073606). The units were designed and permitted in accordance with San Diego Municipal Code (SDMC) regulations applicable to the RM-1-1 zone, including building height, setbacks, density, landscape, parking, floor area ratio, site drainage and public improvements. The project is a mapping action and does not propose any additional development. Future purchasers of the units will be required to adhere to the development regulations of the base zone.

The proposed subdivision project does not include any deviations. The project includes a request to waive the requirement to underground existing overhead utilities, which has been determined to be appropriate pursuant to SDMC Section 144.0242(c)(2)(C) because the cost of the conversion would increase the cost per unit for the residential development by more than one percent.

Therefore, the proposed subdivision complies with all applicable regulations of the Land Development Code.

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

The Community Plan designates the site for Low-Medium Residential uses, allowing a density of 10-15 du/ac. Eleven units on the project site results in 12 du/ac. The dwelling units to be converted were approved on July 8, 2024, under Project Number PRJ-1073606, in accordance with SDMC regulations applicable to the RM-1-1 zone. There are no existing structures or existing environmental conditions that would adversely affect constructing the proposed project on the subject site, as the site does not contain Environmentally Sensitive Lands (ESL). The proposed subdivision does not modify the previously approved development plans or propose an increase in unit count or density. 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.

On March 5, 2025, the project was determined to be categorically exempt from CEQA pursuant to Guideline Section 13552, which allows for the construction of in-fill development within an urbanized area that can be adequately serviced by all required utilities and public services. The project is located within an urbanized and built-out environment where there are no watercourses, ESL, or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes the creation of eleven residential condominiums within eleven dwelling units currently under construction. The units were designed and permitted in accordance with the regulations of the RM-1-1 zone, including building height, setbacks, density, landscape, parking, floor area ratio, site drainage, and public improvements (Approved PRJ-1073606). The project is a mapping action and does not propose any additional development.

The Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval that include verification of construction of all public improvements in accordance with Right-of-Way (ROW) permit issued on 2/21/2024 (approved PRJ-1073044) prior to the recordation of the final map which include removal and relocation of an existing utility cabinet, removal and relocation of the existing drive apron, new curb ramp, and replacement of curb, gutter and sidewalk where indicated per current city standards; the undergrounding of all onsite utilities serving the subdivision; maintenance of all landscape improvements shown on the building construction plans issued on 7/8/2024 (Approved PRJ-1073606), including in the ROW, consistent with the Landscape Regulations and Standards.

Future development would be required to comply with the Land Development Code and Building Permit requirements. Therefore, the design of the subdivision or the type of improvement will not be detrimental to 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.

There are no existing access easements located within the project boundaries, as shown on Tentative Map No. PMT-3321122. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The proposed subdivision will create eleven residential condominiums within eleven dwelling units that are currently under construction (Approved PRJ-1073606). Each of the approved 1,435-square-foot units is exposed on two opposing sides to provide passive cooling through cross-ventilation of the interior spaces. Passive or natural heating and cooling are also possible through site orientation, architectural design, and placement of plant materials.

The proposed project is a mapping action and does not include any additional development. Therefore, the proposed subdivision will not impede or inhibit any 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 proposed subdivision does not include any additional development, modify the previously approved development, or increase the unit count or density. The project will create eleven residential condominiums within eleven dwelling units that are currently under construction (Approved PRJ-1073606).

None of the units will be deed-restricted as affordable. As a result, the applicant has chosen the option of paying in-lieu fees to meet affordable housing requirements rather than providing affordable dwelling units. The project is conditioned to demonstrate payment of Inclusionary Housing In-Lieu fees prior to the recordation of the final map. The condominium creation is not anticipated to have an adverse impact on the housing needs of the region.

The development under construction is compatible with the development patterns of the area. The site is served by existing public infrastructure, including the developed Calle Chanate and Potomac Street right-of-way and utility lines. Impacts on environmental resources would be avoided because the site is located in a developed, urban neighborhood and does not contain nor is it adjacent to such resources.

ATTACHMENT 4

(R-[Reso Code])

The decision maker has reviewed the administrative record, including the project plans, environmental documentation, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and found that the creation of eleven condominium units is consistent with the housing needs anticipated for the Community Plan.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 3321122, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to HH Potomac Development, LLC, subject to the attached conditions, which are made a part of this resolution by this reference.

By

Veronica Davison
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24010150

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 3321122
2238 CALLE CHANATE PROJECT NO. PRJ-1120562

ADOPTED BY RESOLUTION NO. R-_____ ON JULY 31, 2025

GENERAL

1. This Tentative Map will expire July 31, 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 Final Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Final Map to subdivide the 0.899-acre property into 11 residential condominium units shall be recorded in the San Diego County Recorder's Office.
4. Prior to the recordation of the Final 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. Please note that if a tax bond is required, as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from the Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
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.

AFFORDABLE HOUSING

6. Prior to issuance of the final map, the Owner/Permittee shall demonstrate compliance with the provisions of the San Diego Municipal Code, including the Inclusionary Affordable Housing Regulations of Chapter 14, Article 2, Division 13, and the Inclusionary Housing Procedures Manual, by paying the applicable Inclusionary Affordable Housing In-Lieu Fee.

ENGINEERING

7. All public improvements in permit number 3186416 (PRJ-1073044) must be constructed before the final map is recorded.
8. The Subdivider shall ensure that all on-site utilities serving the subdivision are 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 ensure the undergrounding is satisfactory to the City Engineer.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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

11. "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].
12. "California Coordinate System" means the coordinate system as defined in Sections 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."
13. The Final Map shall be based on a 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 Final 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 Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes
14. 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 sections 8801 through 8819 of the California Public Resources Code. The Parcel Map or Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 the conversion of grid-to-ground shall be shown on the map.
15. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to DSD-Addressing for approval and published on the Final Map.

LANDSCAPE

16. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the Building Permit set under PRJ-1073606, including in the right-of-way, consistent with the Landscape Regulations and Landscape Standards, unless long-term maintenance of said landscaping will be the responsibility of another approved entity such as a Homeowner's Association.

TRANSPORTATION

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

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 Section 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.

ATTACHMENT 5

- 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 Section 142.0607).

Internal Order No. 24010150

DRAFT

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form	
Project Name: 2238 Cqle Chanate San Diego, Ca 92139		Project Number: PRJ-1120652	
Community: Skyline-Paradise Hills			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: January 14, 2025	
# of Members Yes 4	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: No conditions or recommendations			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Don Houston			
TITLE: Acting Secretary		DATE: January 15, 2025	

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 5, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 2238 Calle Chanate / PRJ-1120562

COMMUNITY PLAN AREA: Skyline-Paradise Hills

COUNCIL DISTRICT: 4

LOCATION: 2238 Calle Chanate, San Diego, CA 91239

PROJECT DESCRIPTION: A request for a Tentative Map for the subdivision of a 0.899-acre property into eleven residential condominium units. The project also includes stormdrain cleanout, curb, gutter and sidewalk improvements along the frontage. The eleven condominium units are currently under construction per approved Building Permit 3186416. The site is located at 2238 Calle Chanate and is designated Low-Medium Density (10-15 dwelling units per acre) in the Skyline-Paradise Hills Community Plan and zoned Residential Multiple Unit (RM-1-1). (LEGAL DESCRIPTION: A Portion of Lots 164 and 165 of Home Sites Unit No. 4 in the City of San Diego, State of California, according to the Map thereof No. 3707, recorded in the Office of the County Recorder of San Diego, August 28, 1957, and designated as Parcel "A" per the Certificate of Compliance Document No. 2022-0263950, recorded June 27, 2022, Official Record. Assessor's Parcel Number: 588-050-1700).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-fill Development Projects).

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 15332 (In-Fill Development Projects). The project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the Residential general plan designation and applicable general plan policies as well as with the RM-1-1 zoning designation and regulations, (b) is within city limits on a site less than five acres (0.89-acre site) substantially surrounded by urban use, (c) site was previously developed and has no value as habitat for

endangered, rare or threatened species, (d) consists of a mapping action with less than significant effects relating to traffic, noise, air quality or water quality, and (e) would be served by all required utilities and public services on the site. The exceptions listed in CEQA Section 15300.2 would not apply in that the project would not significantly contribute to a cumulative impact; is not adjacent to a scenic highway; the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

DEVELOPMENT PROJECT MANAGER: Hilda Davison
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5462 / hdavison@sanidiego.gov

On March 5, 2025, 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 (March 19, 2025). 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@sanidiego.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.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 3-5-2025

REMOVED: 3-19-2025

POSTED BY: Myra Lee

	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 Map Waiver for Condo Conversion

Project Title: Haragan Map Waiver Condo Conversion **Project No. For City Use Only:** _____

Project Address: 2238-2258 Calle Chanate, San Diego, CA 92139

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: hhPotomacdevelopment LLC, Randall Haragan, Managing Member ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 11435 Palabra Circle
 City: San Diego State: CA Zip: 92124
 Phone No.: 619-517-9144 Fax No.: _____ Email: rharagan@sbcglobal.net
 Signature: [Signature] Date: 4/17/24
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: hhPotomacdevelopment LLC, Randall Haragan, Managing Member ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 11435 Palabra Circle
 City: San Diego State: CA Zip: 92124
 Phone No.: 619-517-9144 Fax No.: _____ Email: rharagan@sbcglobal.net
 Signature: [Signature] Date: 4/17/24
 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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

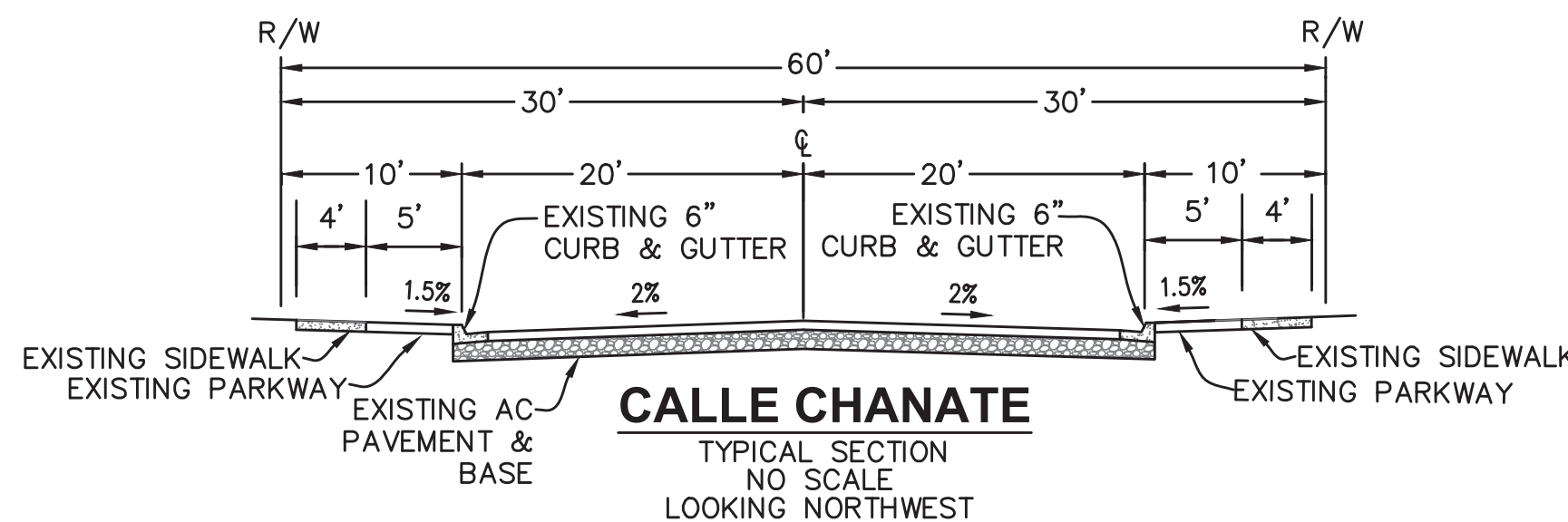
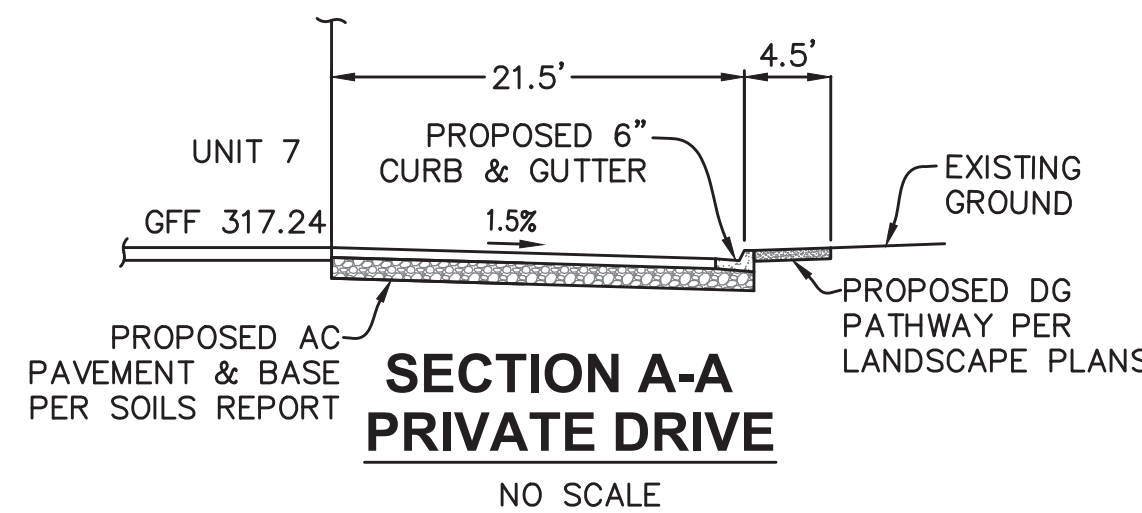
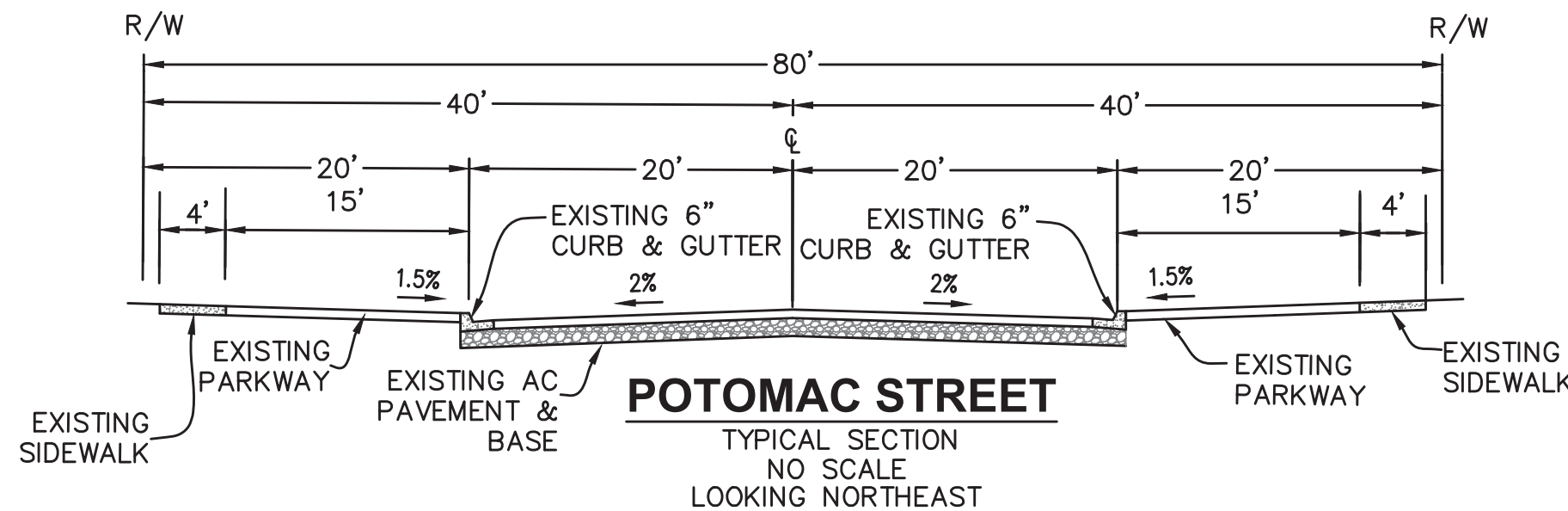
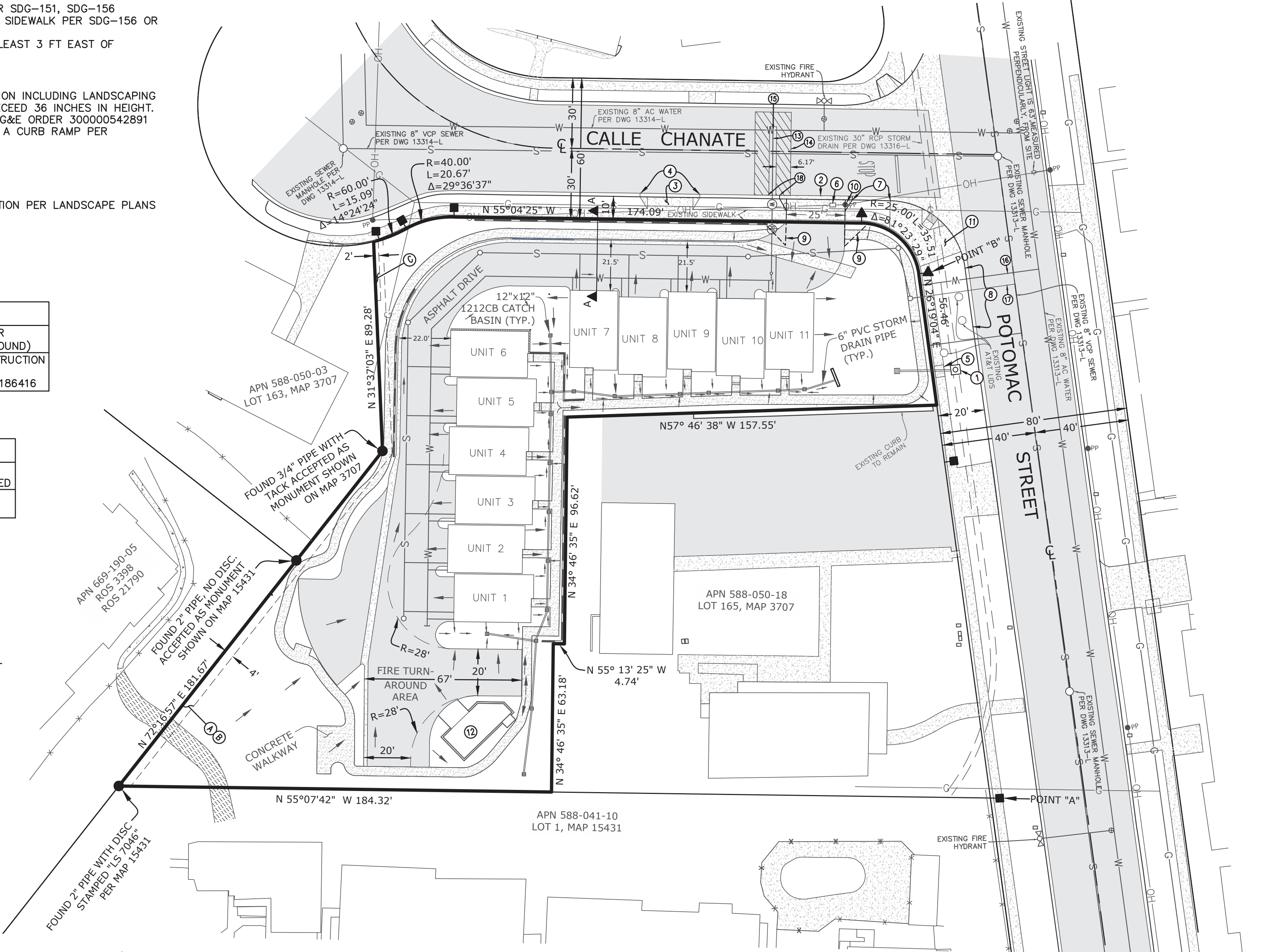
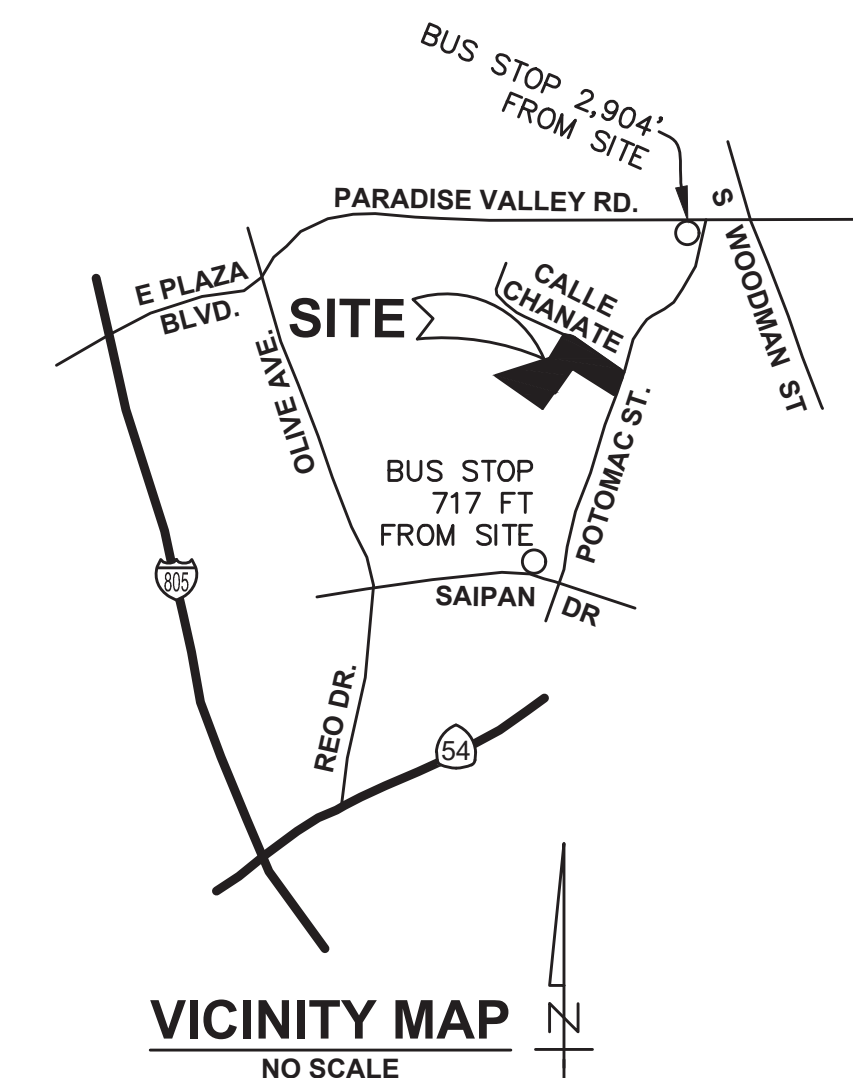
TENTATIVE MAP NO. 3321122:
2238-2258 CALLE CHANATE

PUBLIC IMPROVEMENT NOTES PER DWG 100634-D:

- PROPOSED SD CLEANOUT PER RSD D-9 TO CONNECT 8" S.D. PIPE
- 00+75.05 PROPOSED CENTERLINE OF 25' DRIVEWAY APRON PER SDRSD SDG-160
- EXISTING 20' DRIVEWAY APRON TO BE REMOVED
- PROPOSED 6" CURB & GUTTER REPLACEMENT PER SDG-151, SDG-156
- REMOVE EXISTING SIDEWALK PANEL AND REPLACE SIDEWALK PER SDG-156 OR TUNNEL UNDER SIDEWALK
- EXISTING UTILITY CABINET TO BE RELOCATED AT LEAST 3 FT EAST OF PROPOSED DRIVEWAY
- EXISTING CURB TO BE RED STRIPED L=20'
- EXISTING CURB TO BE STRIPED L=25'
- 10'X10' VISIBILITY TRIANGLE. NOTE: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.
- EXISTING POWER POLE TO BE RELOCATED PER SDG&E ORDER 30000542891
- EXISTING CURB RAMP TO BE UPGRADED TO TYPE A CURB RAMP PER SDG-132
- TRASH ENCLOSURE AREA PER BUILDING PLAN
- PROPOSED 2" COPPER WATER SERVICE
- PROPOSED TRENCH RESURFACING PER SDG-107
- PROPOSED 2" WET TAP (ITEM #1)
- EXISTING WATER LATERAL TO REMAIN FOR IRRIGATION PER LANDSCAPE PLANS (METER #19110162)
- EXISTING SEWER LATERAL TO REMAIN
- EXISTING CURB TO BE RED STRIPED L=5'

UTILITY TABLE		
UNIT	SEWER (UNDERGROUND)	WATER (UNDERGROUND)
ALL (11)	UNDER CONSTRUCTION PER BLDG PMT: 3186416	UNDER CONSTRUCTION PER BLDG PMT: 3186416

PARKING TABLE		
UNIT	OFF-STREET SPACES REQUIRED	OFF-STREET SPACES PROVIDED
ALL (11)	1.5	2



SCOPE OF WORK

THE PROJECT PURPOSES THE SUBDIVISION OF A 0.899 ACRE PROPERTY INTO 11 RESIDENTIAL CONDOMINIUM UNITS. THE 11 CONDOMINIUM UNITS ARE UNDER CONSTRUCTION PER APPROVED DWG 100634-D (BUILDING PERMIT 3186416).

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 11.

SITE ADDRESS

2238-2258 CALLE CHANATE
SAN DIEGO, CA 92139

LEGAL DESCRIPTION

A PORTION OF LOTS 164 AND 165 OF HOME SITES UNIT NO. 4, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3707, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 28, 1957, AND DESIGNATED AS PARCEL 'A' PER THE CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2022-0263950, RECORDED JUNE 27, 2022, OFFICIAL RECORD.

PROJECT INFORMATION

BASE ZONE — RESIDENTIAL RM-1-1

YEAR BUILT — ESTIMATED COMPLETION
AUGUST 2025

OVERLAY ZONE DESIGNATIONS

NONE

SETBACK

FRONT = 15' REAR = 15'
SIDEYARD = 5' STREET SIDEYARD = 10'

PARKING CALCULATIONS

SPACES REQUIRED: 1.5 SPACES/DU (PER SDMC 142.0525)
PROPOSED DWELLING UNITS: 11
TOTAL SPACES REQUIRED: 16.5
SPACES PROVIDED: 22 (2 IN EACH GARAGE)

EASEMENTS

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY LAWYERS TITLE COMPANY AS ORDER NO. 321314889 DATED SEPTEMBER 03, 2022.

- 4' WIDE PUBLIC UTILITY EASEMENT PER MAP 3707.
- 4' PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER DOCUMENT RECORDED OCTOBER 21, 1957 I N BOOK 6800, PAGE 553 OF OFFICIAL RECORDS.
- 2' WIDE SDG&E EASEMENT PER DOCUMENT RECORDED DECEMBER 2, 1957 IN BOOK 6852, PAGE 414 OF OFFICIAL RECORDS.

FIRE CODE NOTE

PROJECT WILL FOLLOW CHAPTER 33 OF THE 2019 CFC

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 07-23-2021 AT POINTS "A" AND "B" AS SHOWN HEREON. POINTS "A" AND "B" WERE ESTABLISHED FROM G.P.S. STATION "CP1" PER ROS 17515 AND G.P.S. STATION "CITYGRID" PER SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK. THE BEARING FROM POINT "A" TO POINT "B" IS N 26°19'04" E.

QUOTED BEARING FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN THE TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT "A" IS 1.000008644
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

ELEVATION AT POINT "A" IS 317.627 (NGVD 29)

MAPPING NOTE

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



LAWRENCE W. WALSH
Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

OWNER

RANDALL HARAGAN, MANAGING MEMBER
HHPOTOMACDEVELOPMENT LLC
11435 PALABRA CIRCLE
SAN DIEGO, CA 92124
(619) 517-9144

PROJECT TEAM

CIVIL ENGINEER

LAWRENCE W. WALSH
Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax
LARRY@WALSH-ENGINEERING.COM

APN

588-050-17

PROJECT AREA

0.899 ACRES TOTAL
EXISTING LOT = 1
PROPOSED RESIDENTIAL CONDOMINIUM UNITS = 11

GRADING NOTE:

REFER TO BUILDING PERMIT 3186416
AND DWG 100634-D

FLOOR AREA SUMMARY

EXISTING: NONE
PROPOSED: 1,435 SF +/-
GROSS FLOOR AREA (TOTAL): 1,435 SF +/-
TOTAL SITE AREA: 0.899 ACRES

USES CATEGORY

EXISTING = SINGLE FAMILY RESIDENTIAL
PROPOSED = SINGLE FAMILY RESIDENTIAL

GEOLOGIC HAZARD — 53

REFERENCE DRAWINGS

DWG 13314-L MAP 3707
DWG 13316-L COC DOC# 2022-0263950
DWG 13313-L DWG 100634-D
LLA PLAT DWG 100148-U BLDG PERMIT: 3186416

BENCHMARK

DESCRIPTION: BRASS PLUG

LOCATION: TOP OF CURB OF THE NORTHEAST CORNER OF INTERSECTION BETWEEN POTOMAC STREET AND CALLE CHANATE

ELEVATION: 313.973 (MSL)

SOURCE: CITY OF SAN DIEGO BENCHMARK BOOK

TOPOGRAPHY SOURCE

TOPOGRAPHY PROVIDED BY PHOTOGEODETIC, INC.
DATE FLOWN: JULY 27, 2021.

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND LEAD WITH DISC STAMPED "LS 2845"
AT A 2.00' OFFSET PER MAP 3707 (EXAGGERATED FOR CLARITY)
- ▲ INDICATES FOUND LEAD AND HOLE AT A 2.00' OFFSET,
ACCEPTED AS MONUMENT SET PER MAP 3707
(EXAGGERATED FOR CLARITY)
- INDICATES DIRECTION OF DRAINAGE
- * EXISTING STREETLIGHT

REVISIONS TABLE		
NO.	DATE	REVISION / ISSUE
1	5/1/24	1ST REVIEW
2	10/16/24	2ND REVISION
3	01/30/25	3RD REVISION
4	04/03/25	4TH REVISION
5	04/17/25	FINAL REVISION

SITE PLAN HARAGAN TM 2238-2258 CALLE CHANATE, SAN DIEGO, CA 92139		1828-6311 NAD83 COORDINATES 188-1751 LAMBERT COORDINATES
The City of SAN DIEGO		PROJECT NO. PRJ-1120562 SHEET TITLE: TM
DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEET		