

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR ITEM 1: 40th & C Street – PRJ-1067767

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

40th & C Street
PRJ-1067767

Item # 1

Planning Commission

October 30, 2025

Aerial Photograph



Project Background

Parcel Size: 2.12 acres

Base Zone: RS-1-7 Zone

Overlay Zones:

- ALUCOZ – San Diego International Airport
- AIA – San Diego International Airport-Review Area 1
- Environmentally Sensitive Lands (ESL) – Sensitive Vegetation
- Brush Management – Native/Naturalized Vegetation
- Very High Fire Hazard Severity Zone (VHFSZ)

Land Use Map

FIGURE 2-1: Community Plan Land Use



Project Site

Project Scope

Consolidate and subdivide 16 existing vacant lot into 10 new lots

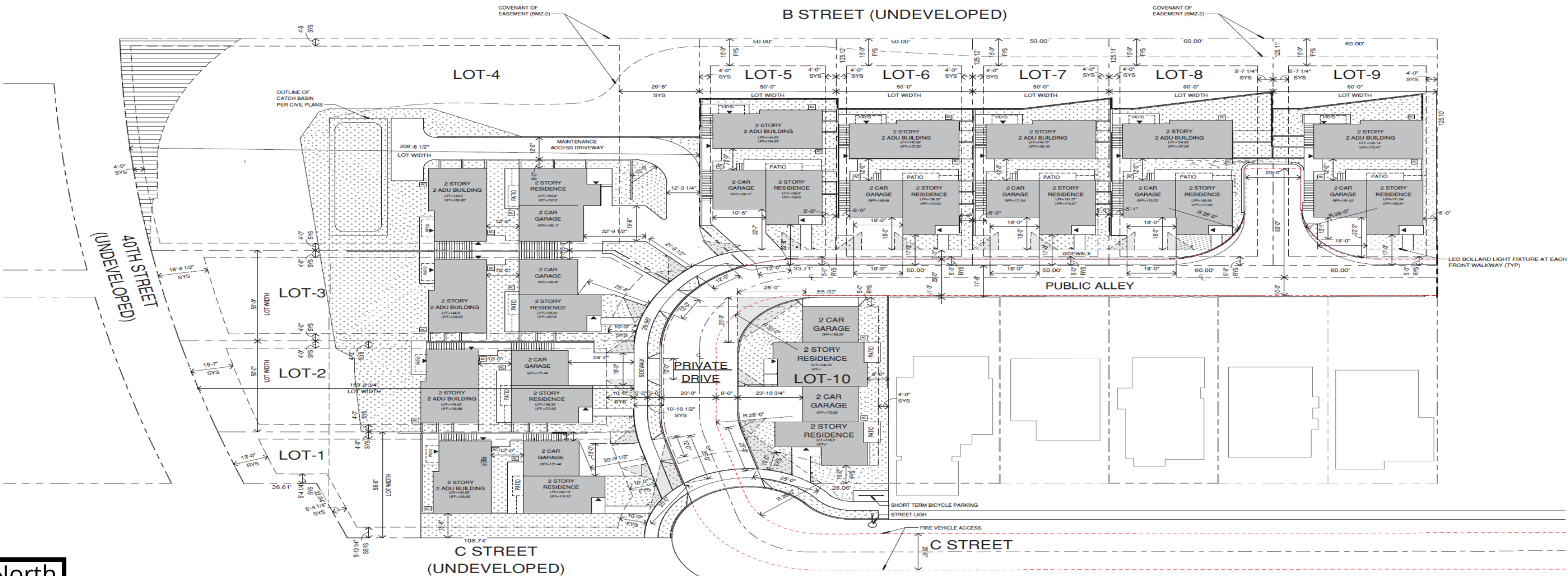
Construct 11 single-dwelling units and 18 accessory dwelling units (ADUs)

Vacate a portion of:

- 40th Street
- B Street
- C Street
- Unnamed Alley



Site Development Plans



Project Approvals

Neighborhood Development Permit

Sustainable buildings as identified in the San Diego Municipal Code which will incorporate Voluntary Tier 2 measures of Title 24, Part 11 California Green Building Standards.

Tentative Map

Required for any subdivision of land.

Public Right-of-Way (ROW) Vacation

Vacating portions of 40th Street, B Street, C Street, and an unnamed alley.

Lots 1 through 4 - Elevations

Single Dwelling Unit



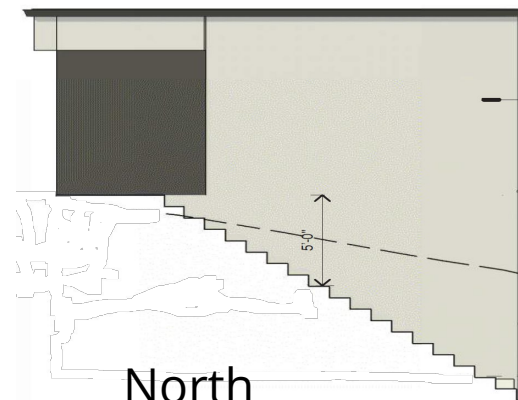
East



South

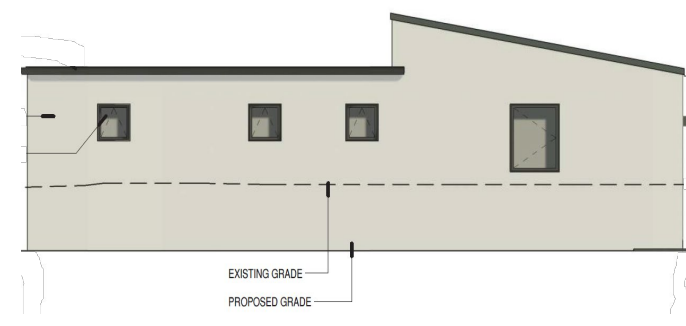


West

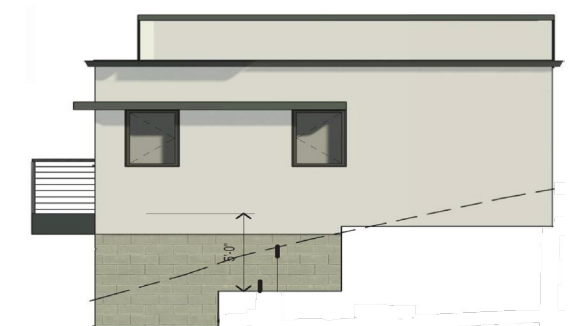


North

Detached ADU Structure



East



South



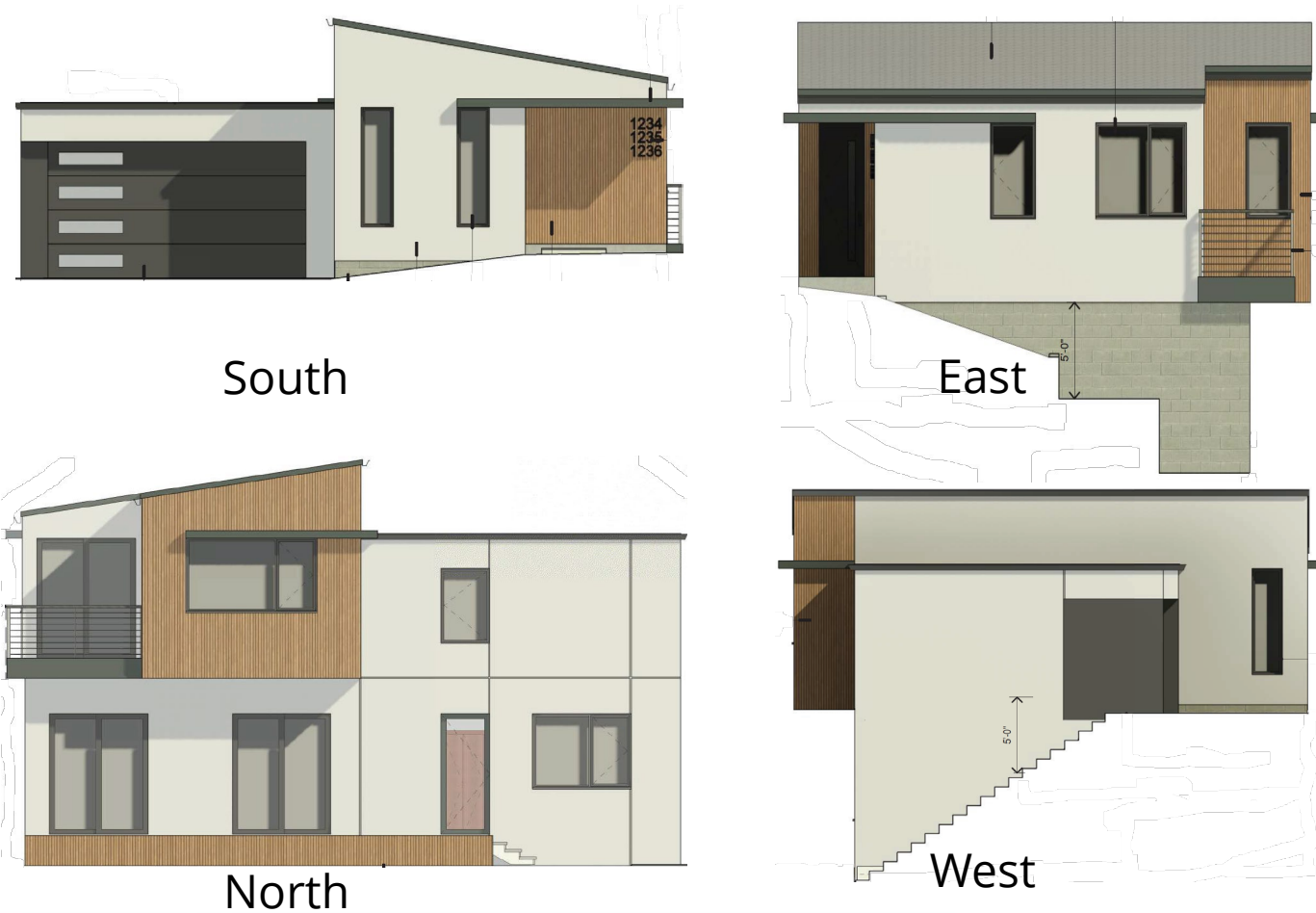
West



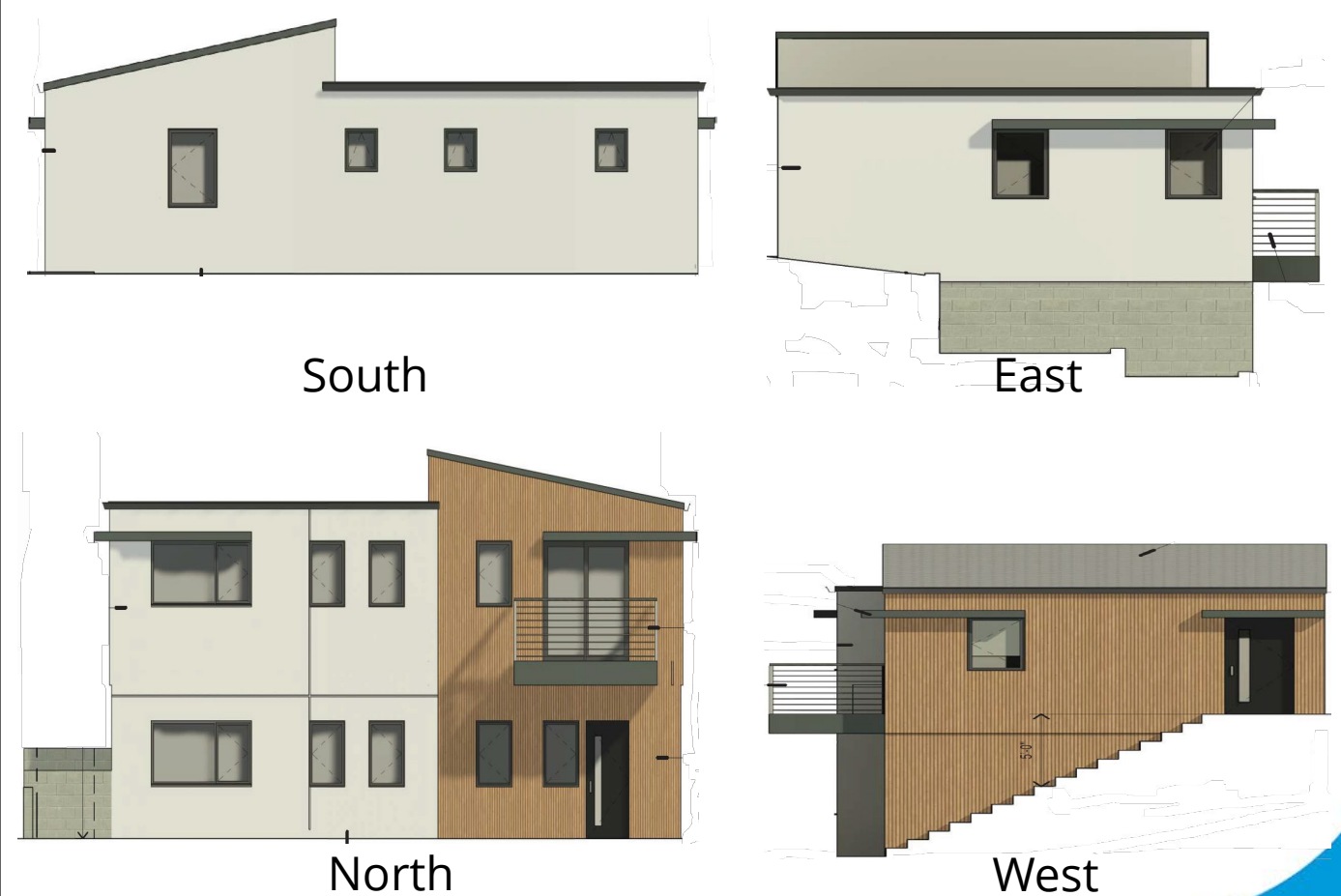
North

Lots 5 through 9 - Elevations

Single Dwelling Unit



Detached ADU Structure



Lot 10 - Elevations



South



West



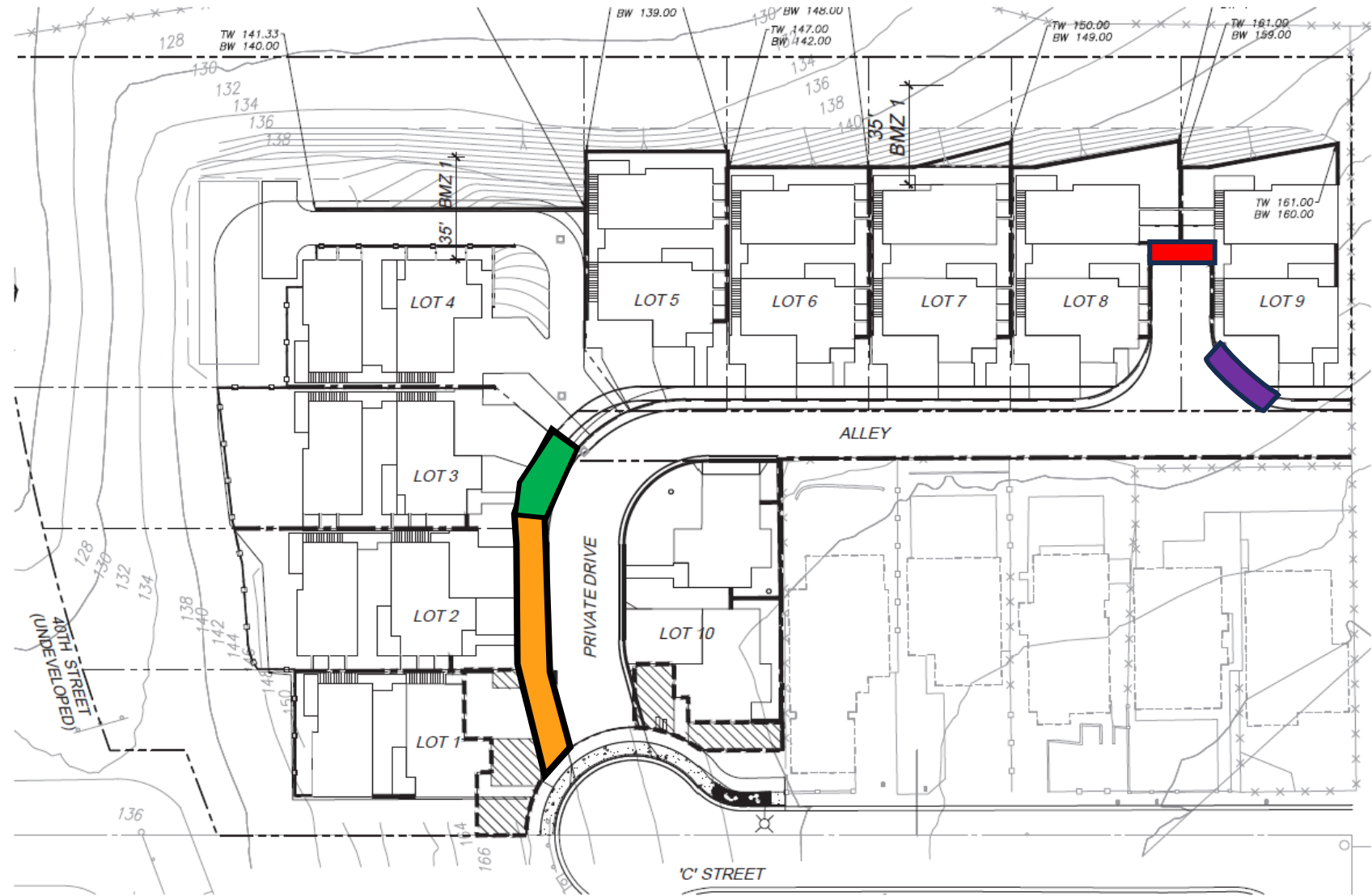
East



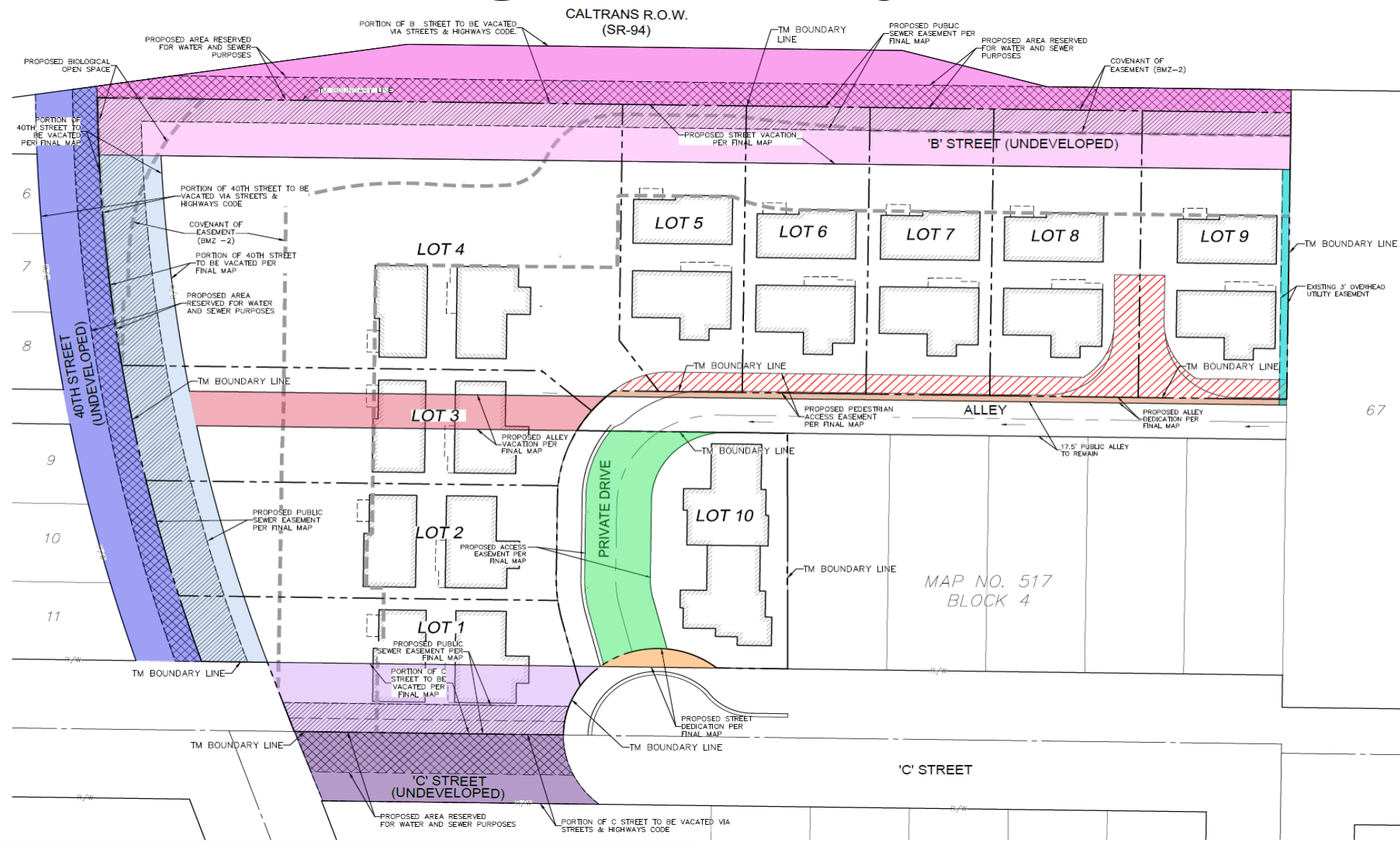
North

Deviations

1. Reduce required street frontage on Lots 1-3. 
2. Reduce the minimum distance from a curb cut to the side property line from 3 feet to 0 feet on Lot 3. 
3. Increase retaining wall height within the side yard setback from 6 feet to up to 14 feet on Lots 8 and 9. 
4. Reduce the minimum distance between an off-street parking space and a sidewalk or curb opening on Lot 9. 



Public Right-of-Way Vacation



LEGEND:

DESCRIPTION

SYMBOL

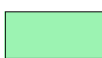
AREA

EXISTING UTILITY EASEMENT (TO REMAIN)



310 SF

PROPOSED PRIVATE DRIVE EASEMENT PER FINAL MAP



2687 SF

PROPOSED ALLEY DEDICATION PER FINAL MAP



684 SF

PROPOSED PUBLIC ACCESS EASEMENT PER FINAL MAP



3322 SF

PORTION OF B STREET TO BE VACATED PER FINAL MAP



12060 SF

PORTION OF B STREET TO BE VACATED VIA STREETS & HIGHWAYS CODE



8915 SF

PORTION OF 40TH STREET TO BE VACATED PER FINAL MAP



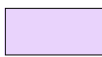
5635 SF

PORTION OF 40TH STREET TO BE VACATED VIA STREETS & HIGHWAYS CODE



6329 SF

PORTION OF C STREET TO BE VACATED PER FINAL MAP



3560 SF

PORTION OF C STREET TO BE VACATED VIA STREETS & HIGHWAYS CODE



3227 SF

PROPOSED STREET DEDICATION (C STREET) PER FINAL MAP



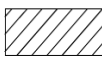
262 SF

PROPOSED STREET VACATION (ALLEY) PER FINAL MAP



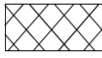
2408 SF

PROPOSED PUBLIC SEWER EASEMENT PER FINAL MAP



8620 SF

AREA RESERVED FOR WATER AND SEWER PURPOSES



10,532 SF

Environmental Analysis

Program Environmental Impact Report (PEIR) No. 386029/SCH No. 2014051075

The site was previously analyzed within the Southeastern San Diego and Encanto Neighborhoods Community Plan Update.

California Environmental Quality Act (CEQA) Guidelines section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning)

Evaluation to determine if conditions specified in the CEQA section would require additional review.

Determination

The project did not result in any project-specific significant effects that are peculiar to the project or its site beyond those identified in the certified PEIR.

Mitigation, Monitoring and Reporting Program (MMRP)

Impacts

1.33 acres of Non-Native Grassland, (Tier IIIB) habitat

Mitigation

Payment into the City's Habitat Mitigation Fund in accordance with the City's Biology Guidelines

Covenant of Easement

Ensure the preservation of the remaining 0.03 acres of Non-Native Grassland that are outside the allowable development area

Community Planning Group

On May 9, 2024, the Southeastern San Diego Community Planning Group voted 7-0-0 to recommend approval of the project.

Staff Recommendation

APPROVE

Tentative Map No. PMT-3174582

Neighborhood Development Permit No. PMT-3174581

Public ROW Vacation No. PMT-3216302 & PMT-3318683

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