

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-1109735: 5480 El Cajon Boulevard Tentative Map

To call in and make your three minutes of public comment on this item:

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

When prompted, input **Webinar ID:** 161 191 4200

How to Speak to a Particular Item or During Non-Agenda Public Comment

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Development Services Department

5480 El Cajon Boulevard Tentative Map & Neighborhood Development Permit Project No. PRJ-1109735

Item # 1

Hearing Officer

January 14, 2026

Project Scope

SCOPE:

Mapping Action

- ❖ Consolidation of Five Existing Legal Lots
- ❖ Subdivision into Four 3-Dimensional Vertical Parcels

APPROVALS:

Process 3, Tentative Map

Process 2, Neighborhood Development Permit

Waiver to Underground Offsite Overhead Utilities

CEQA DETERMINATION: Exempt, Section 15332 (Infill Development)

Location Map

LOCATION:

5468, 5472, 5476, 5478, 5480

El Cajon Boulevard

COMMUNITY PLAN:

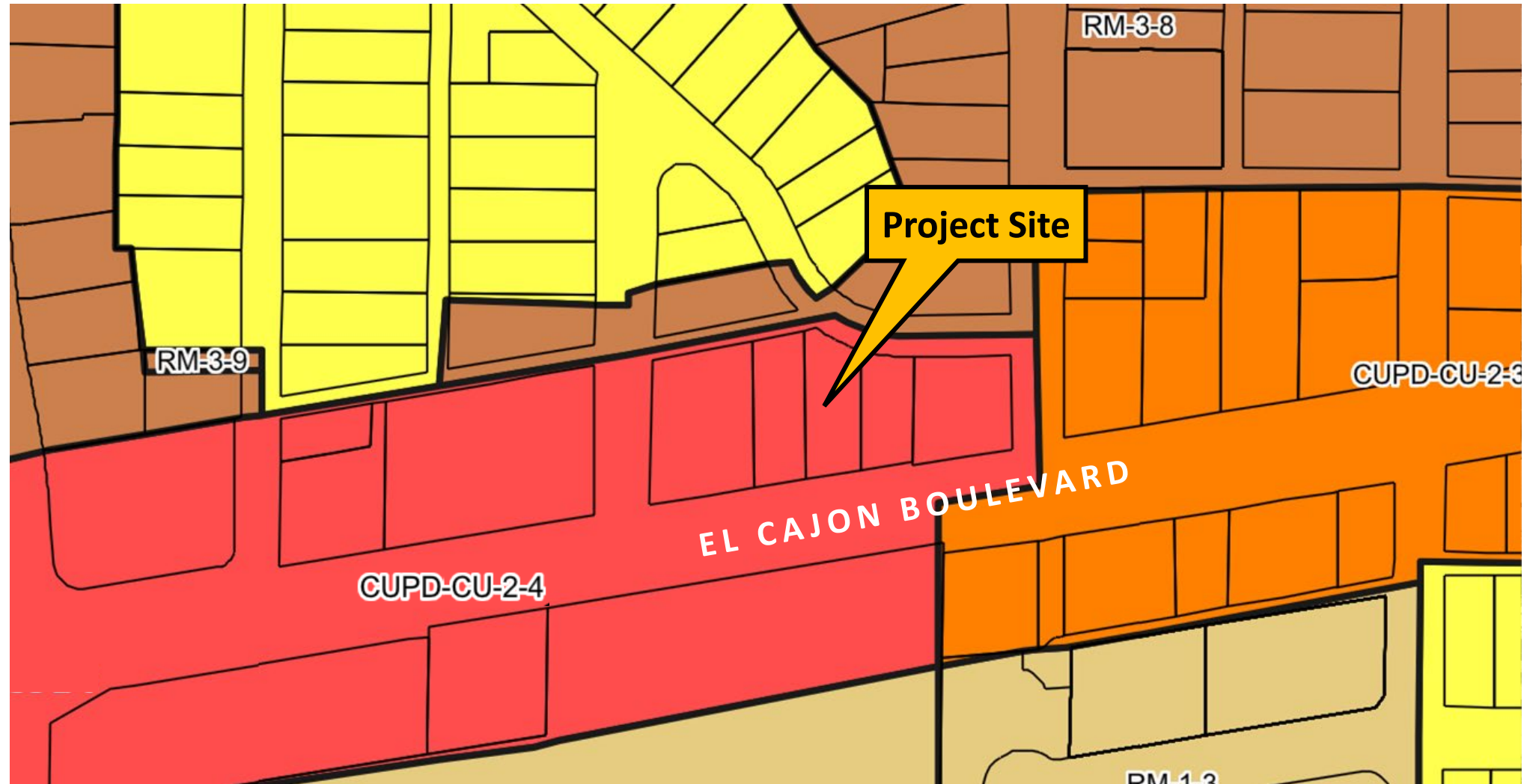
College Area (Council District 9)

PROJECT SIZE:

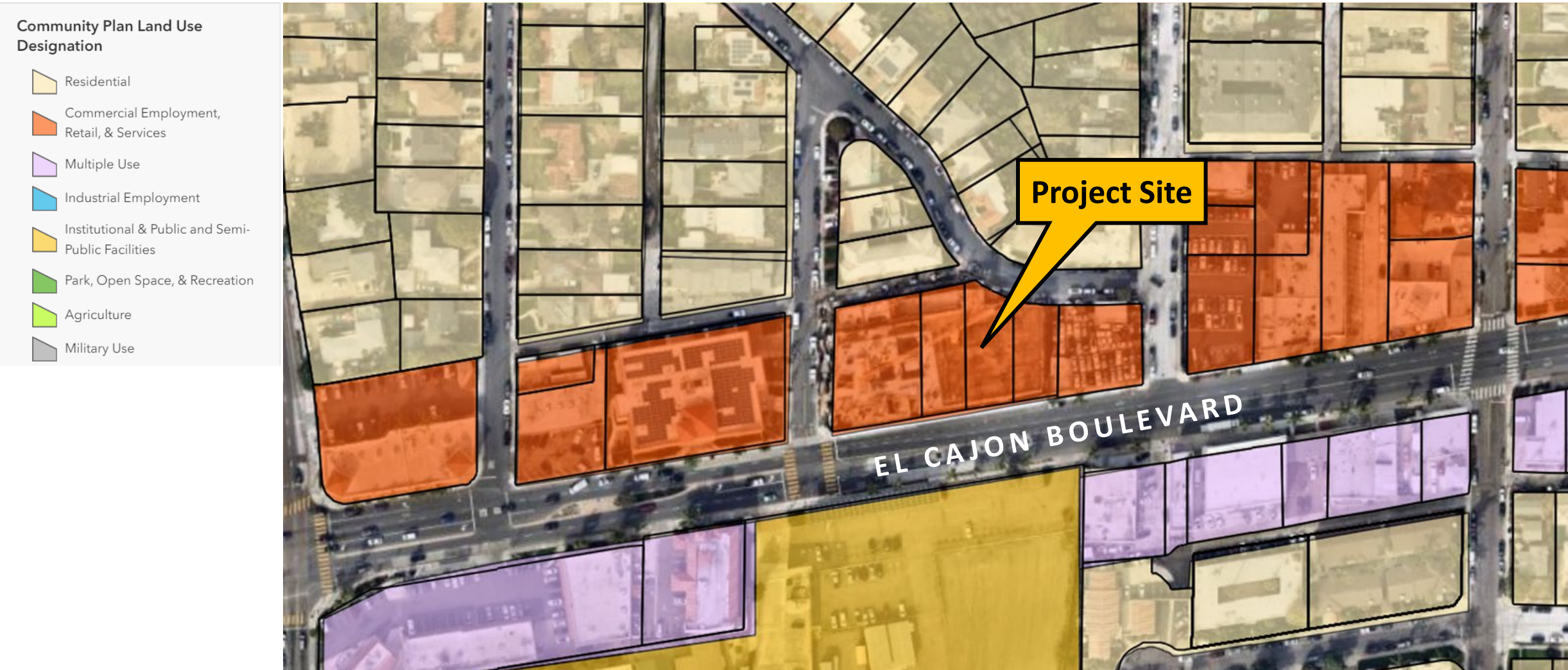
0.775 Acres



Zoning Map



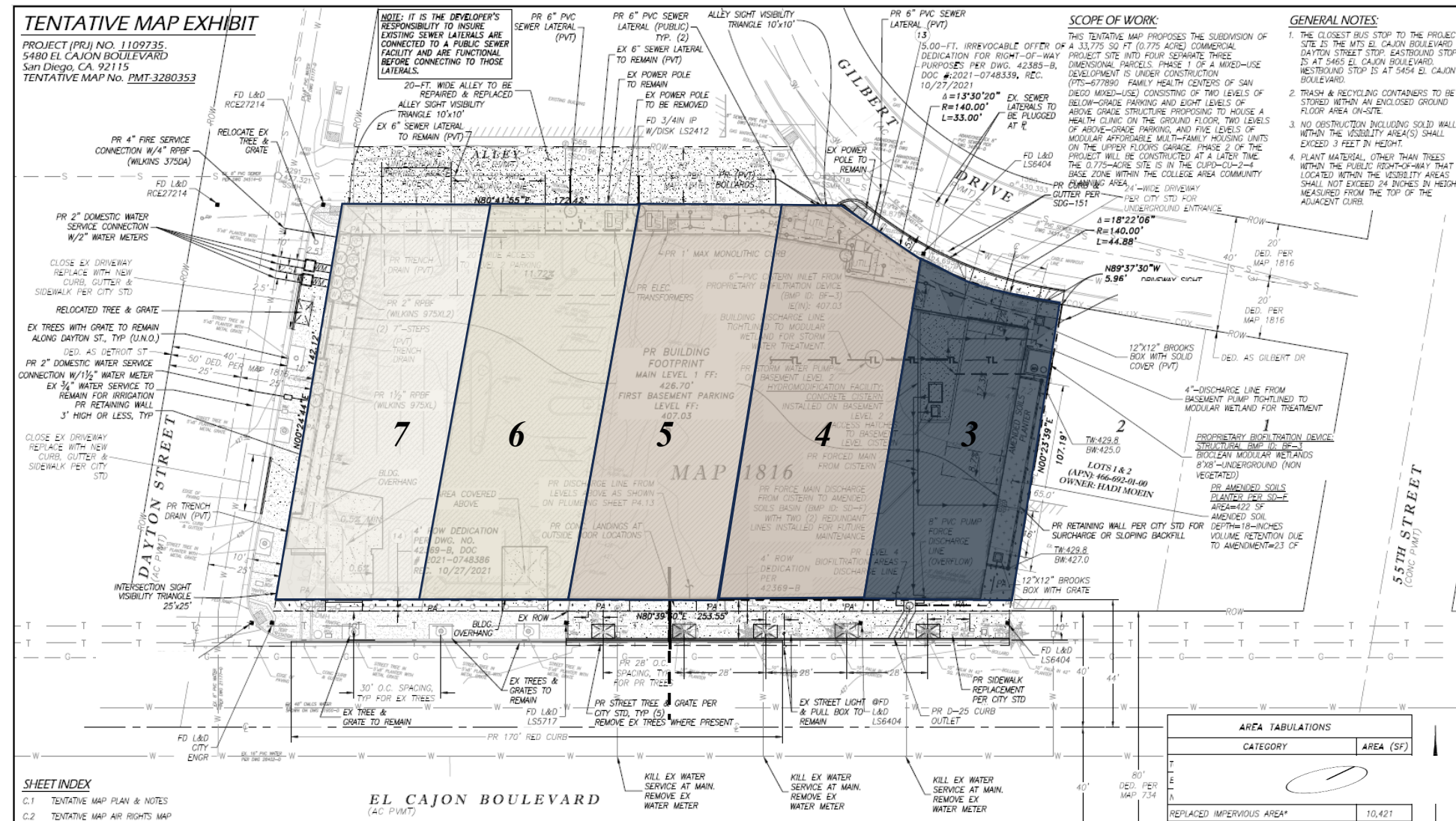
Land Use Map



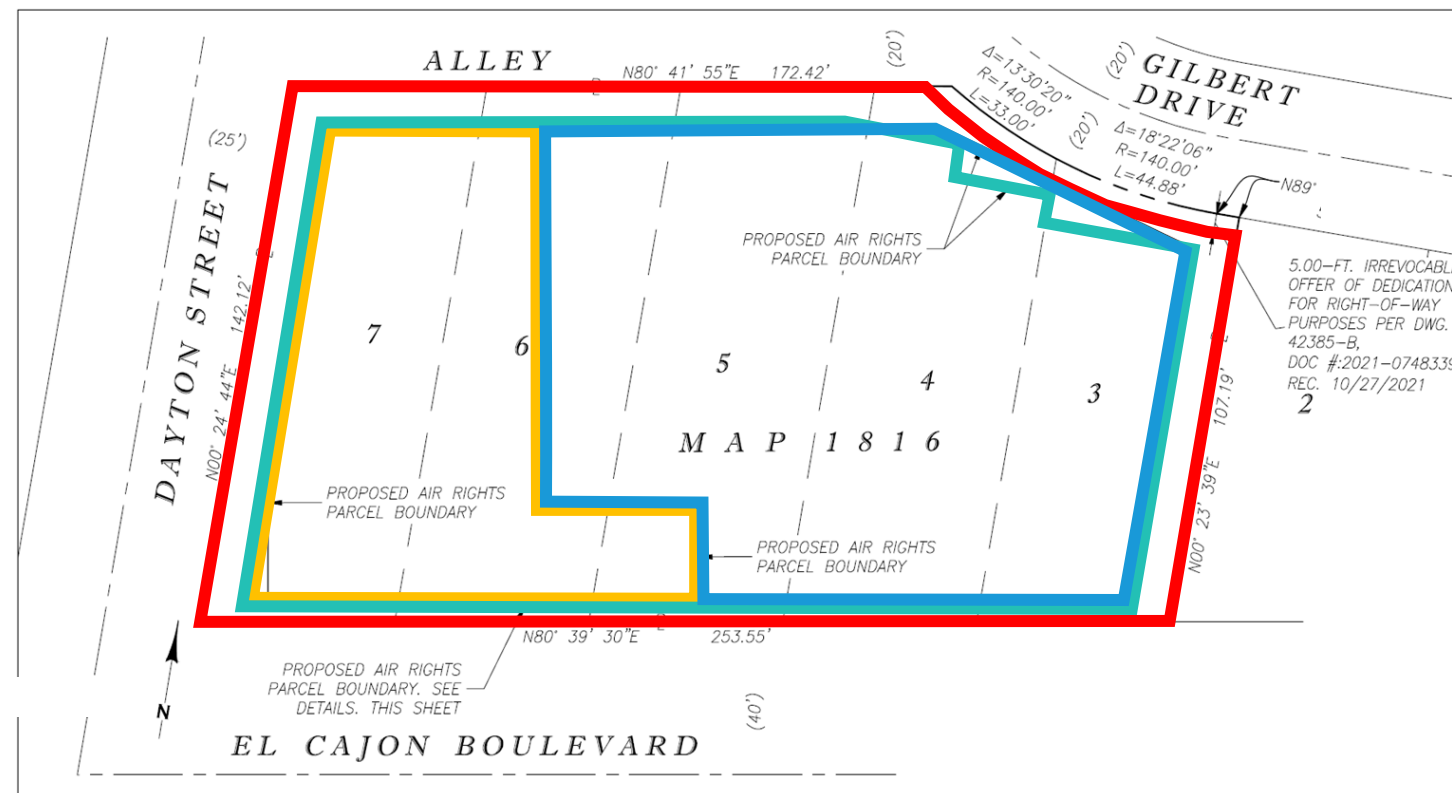
Existing Aerial View



Existing Lots

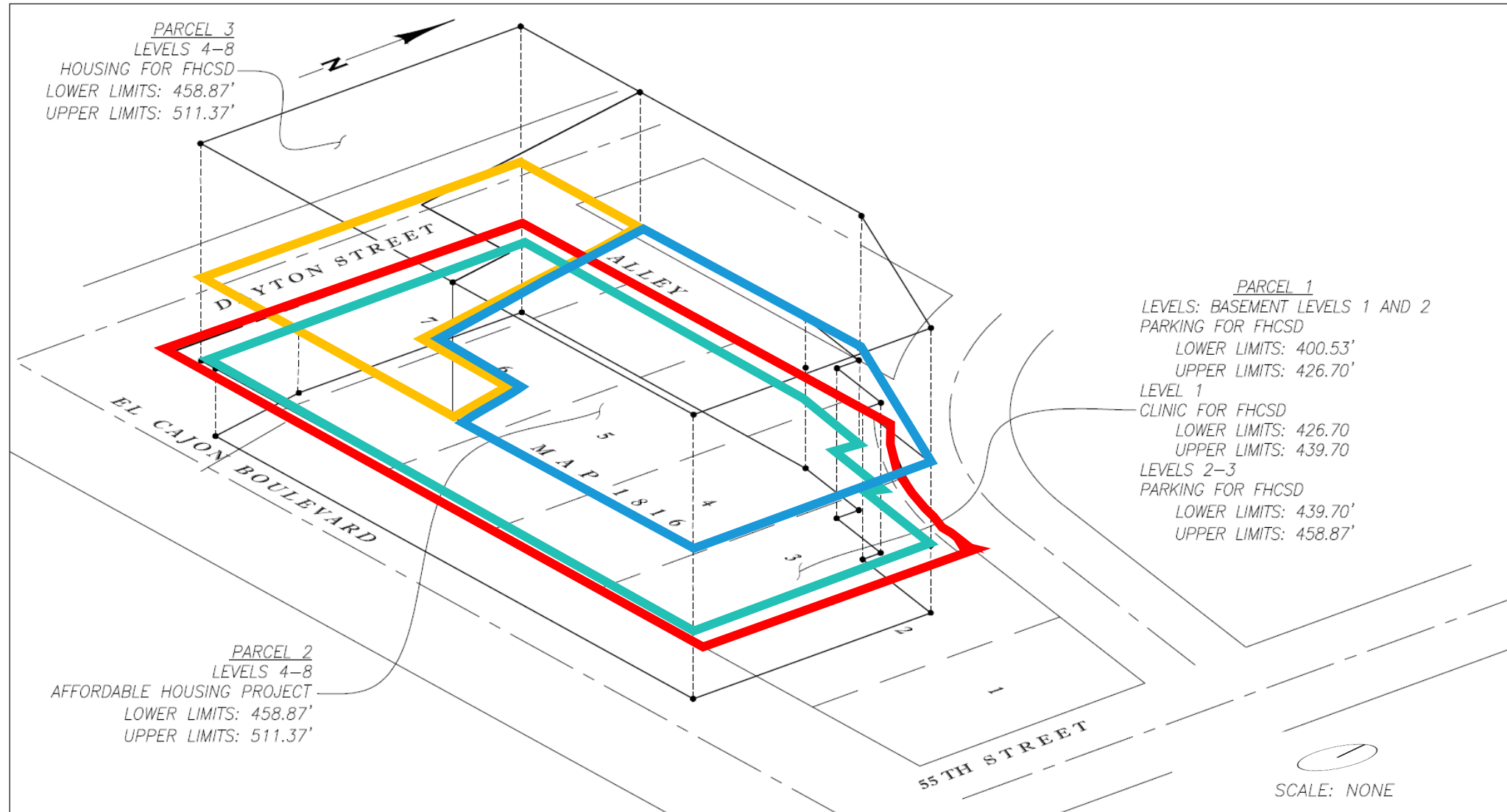
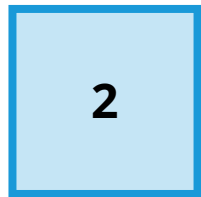
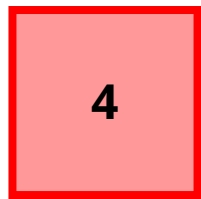


PARCELS



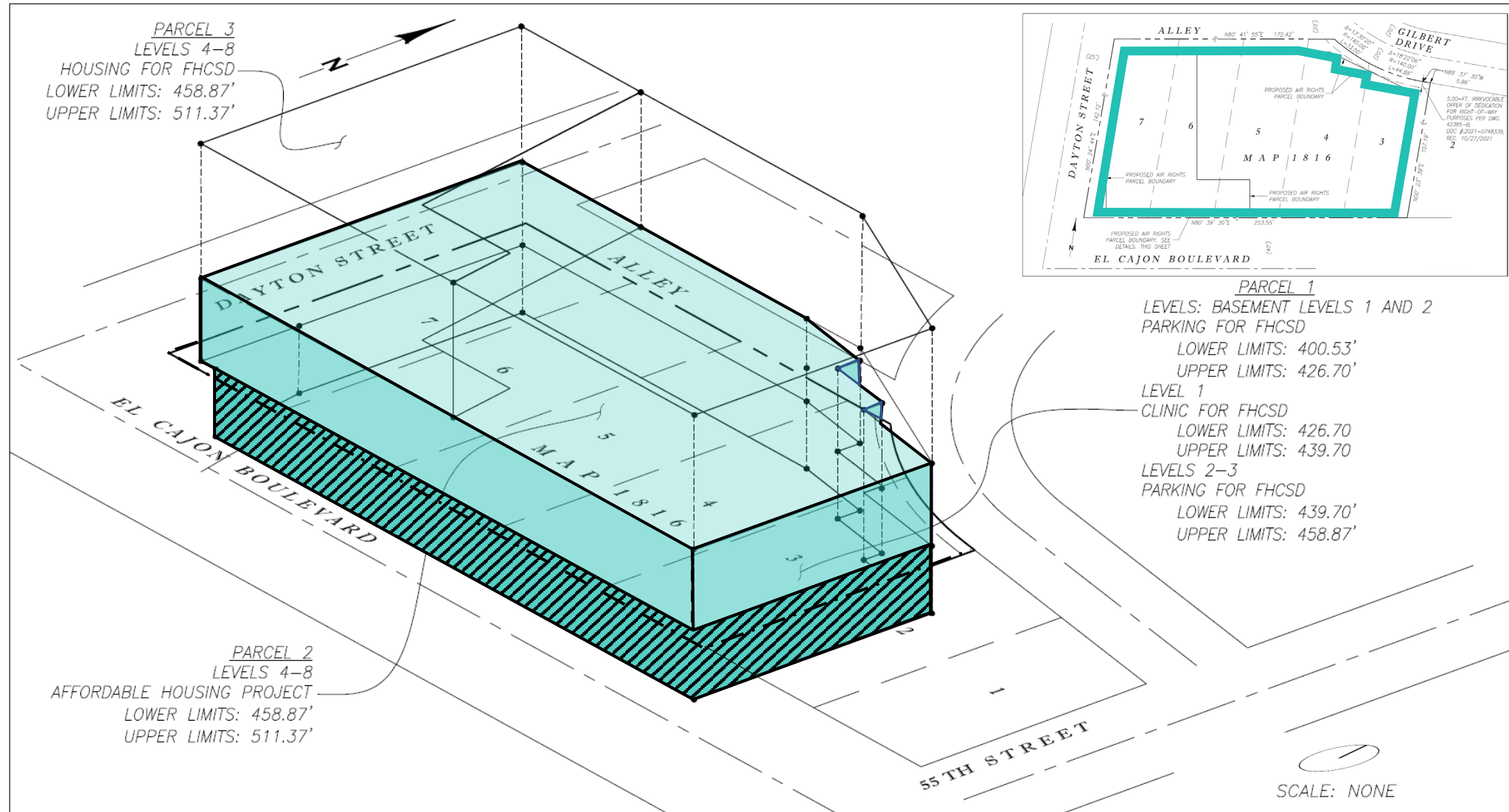
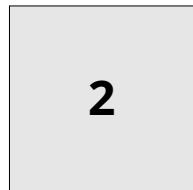
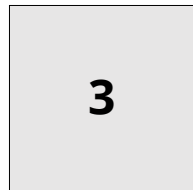
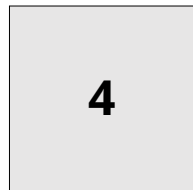
Axonometric View

PARCELS



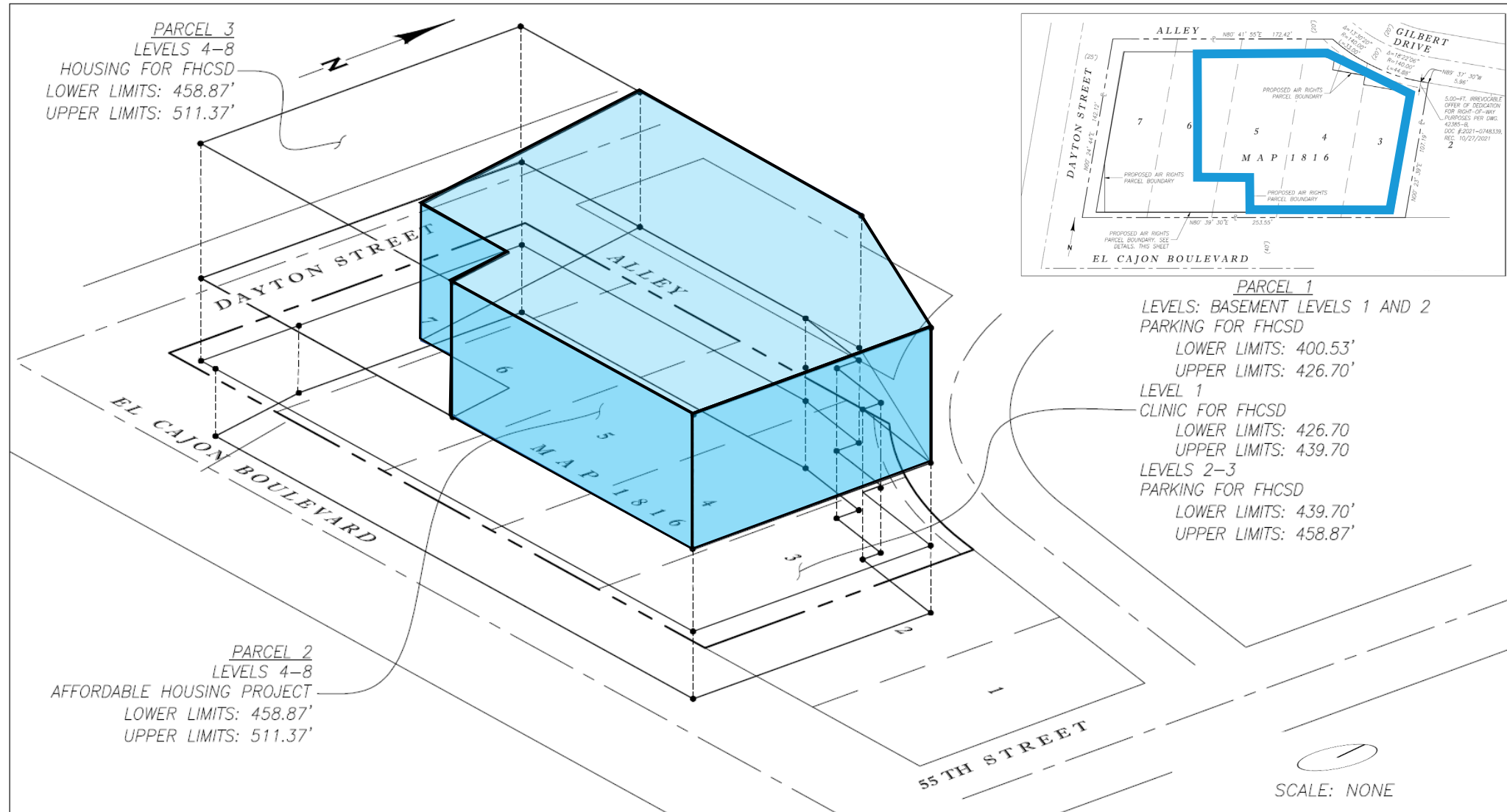
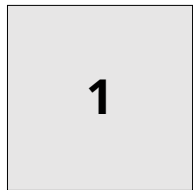
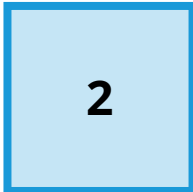
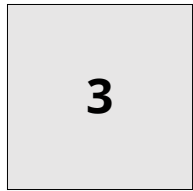
Tentative Map – Parcel 1

PARCELS



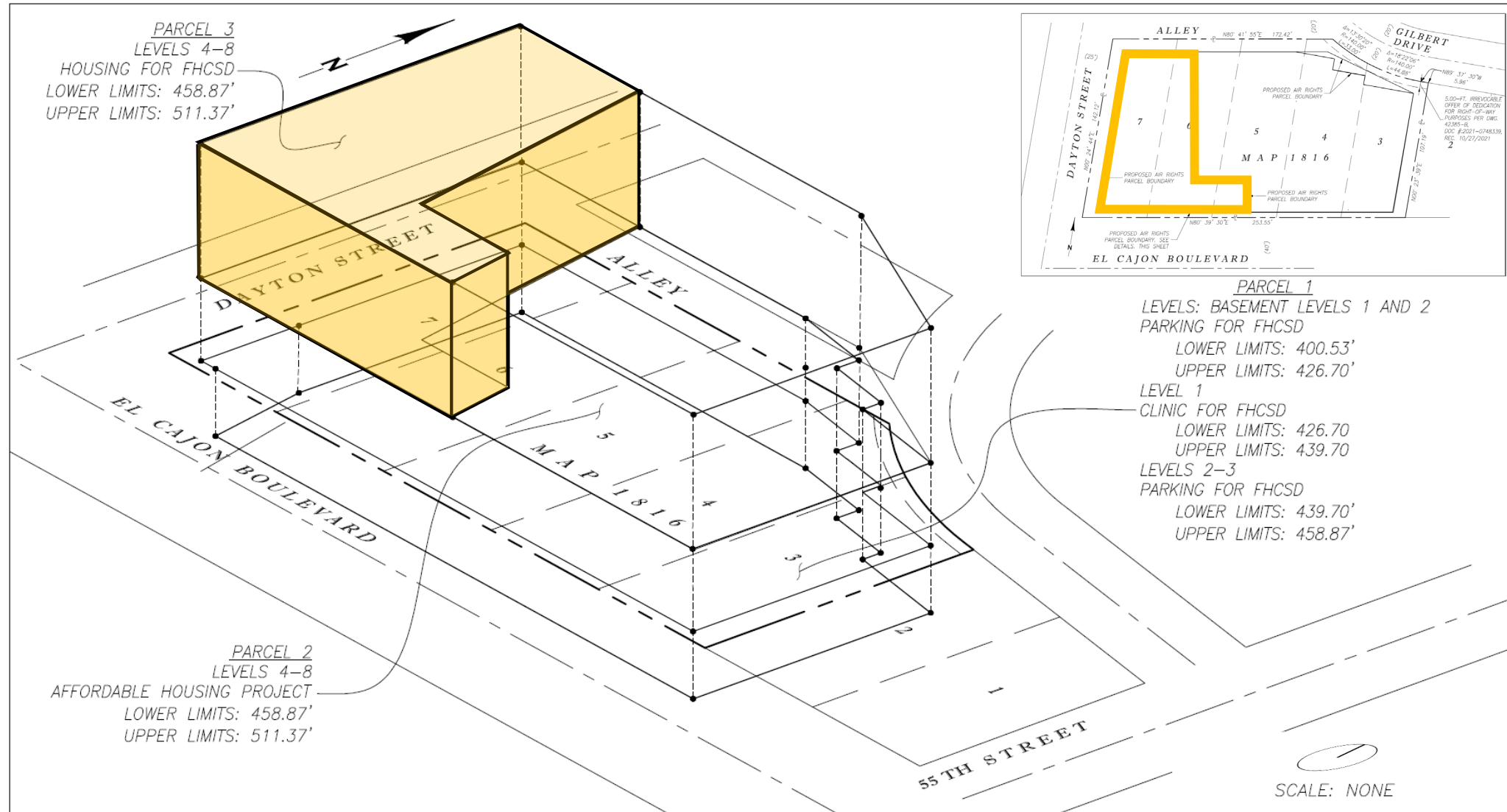
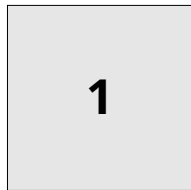
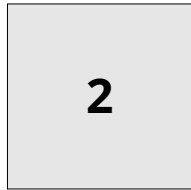
Tentative Map – Parcel 2

PARCELS



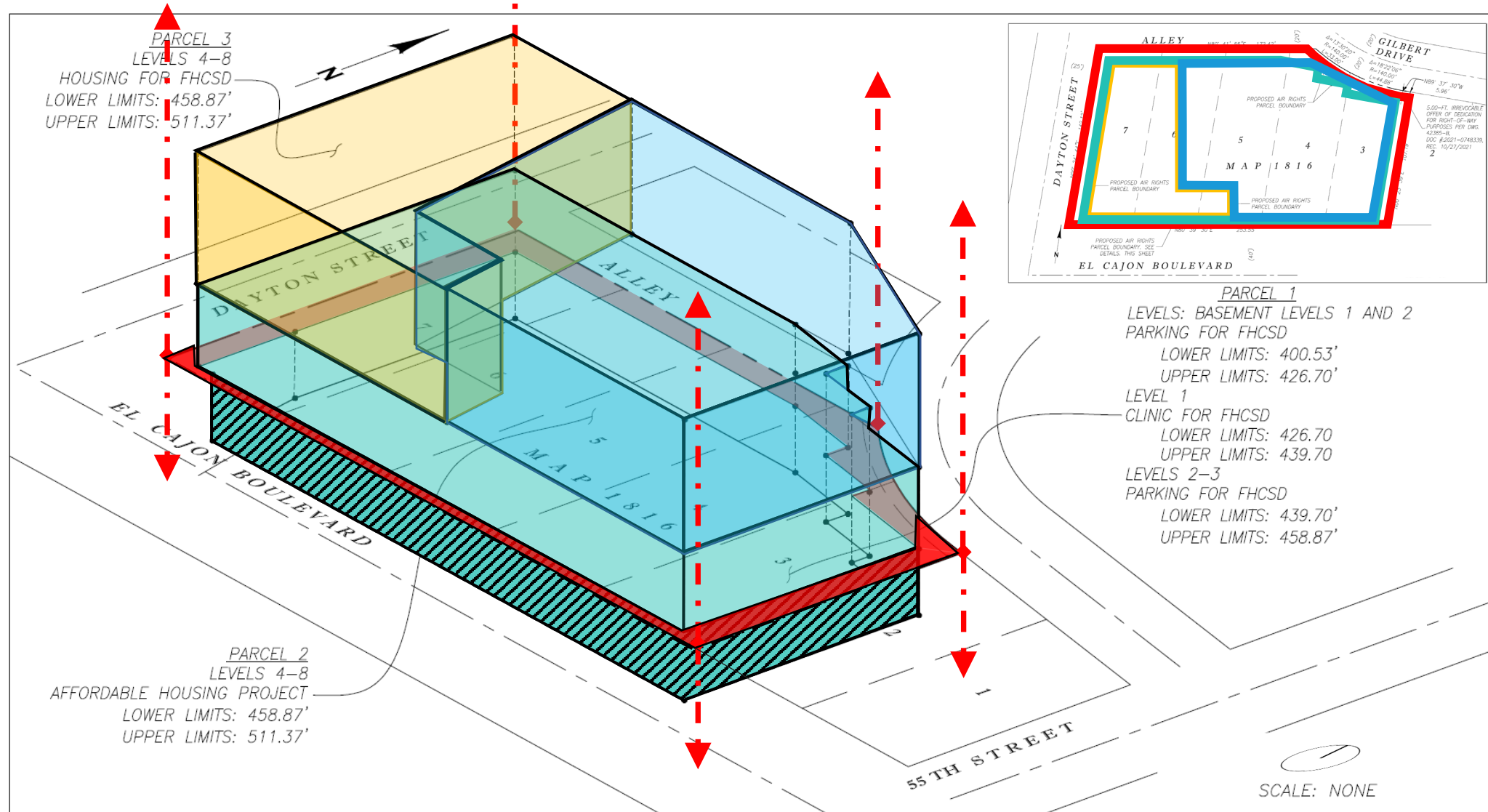
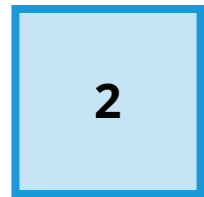
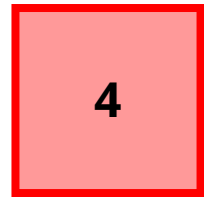
Tentative Map – Parcel 3

PARCELS



Tentative Map – Parcel 4

PARCELS



Tentative Map – Section

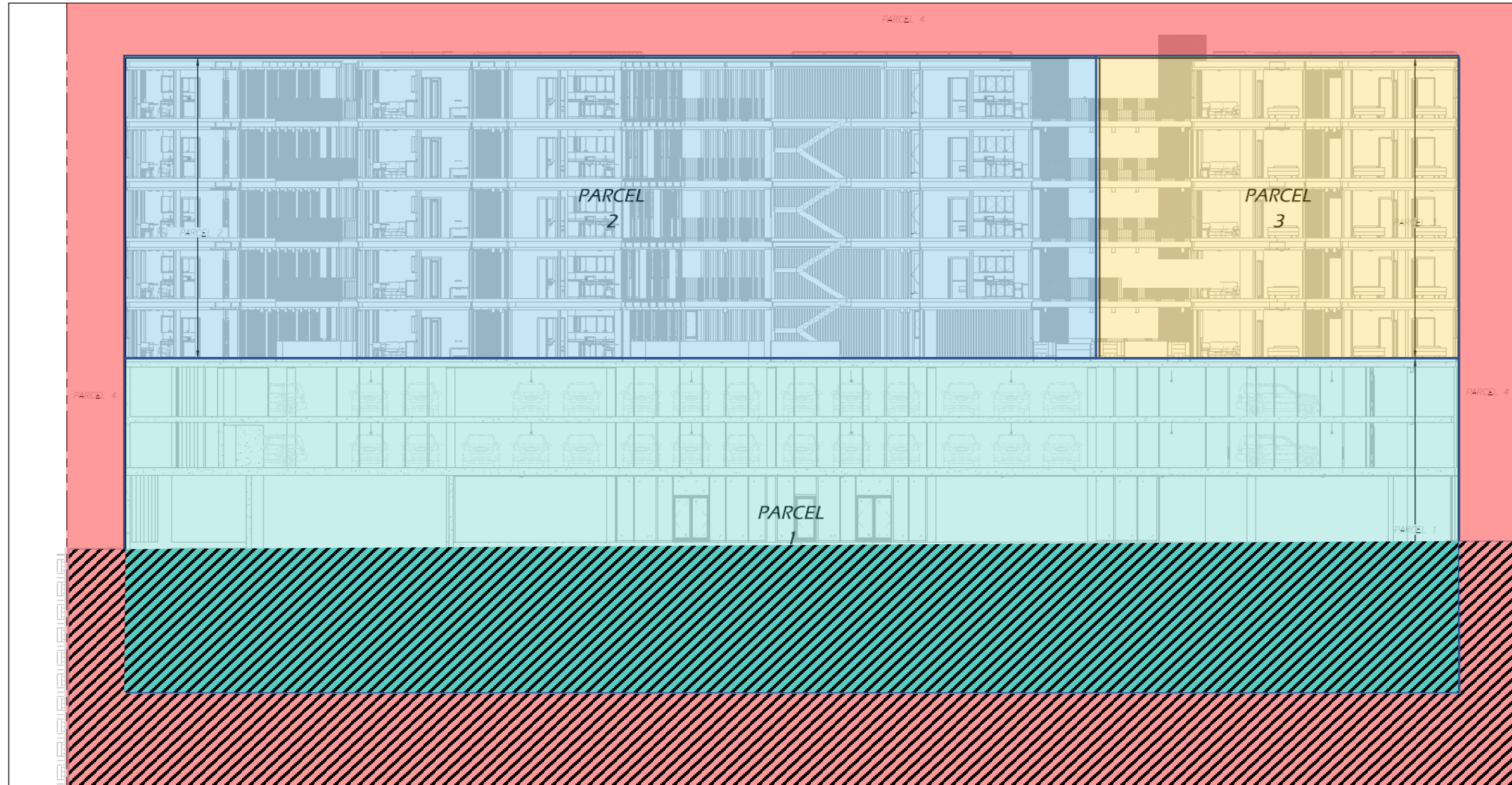
PARCELS

4

3

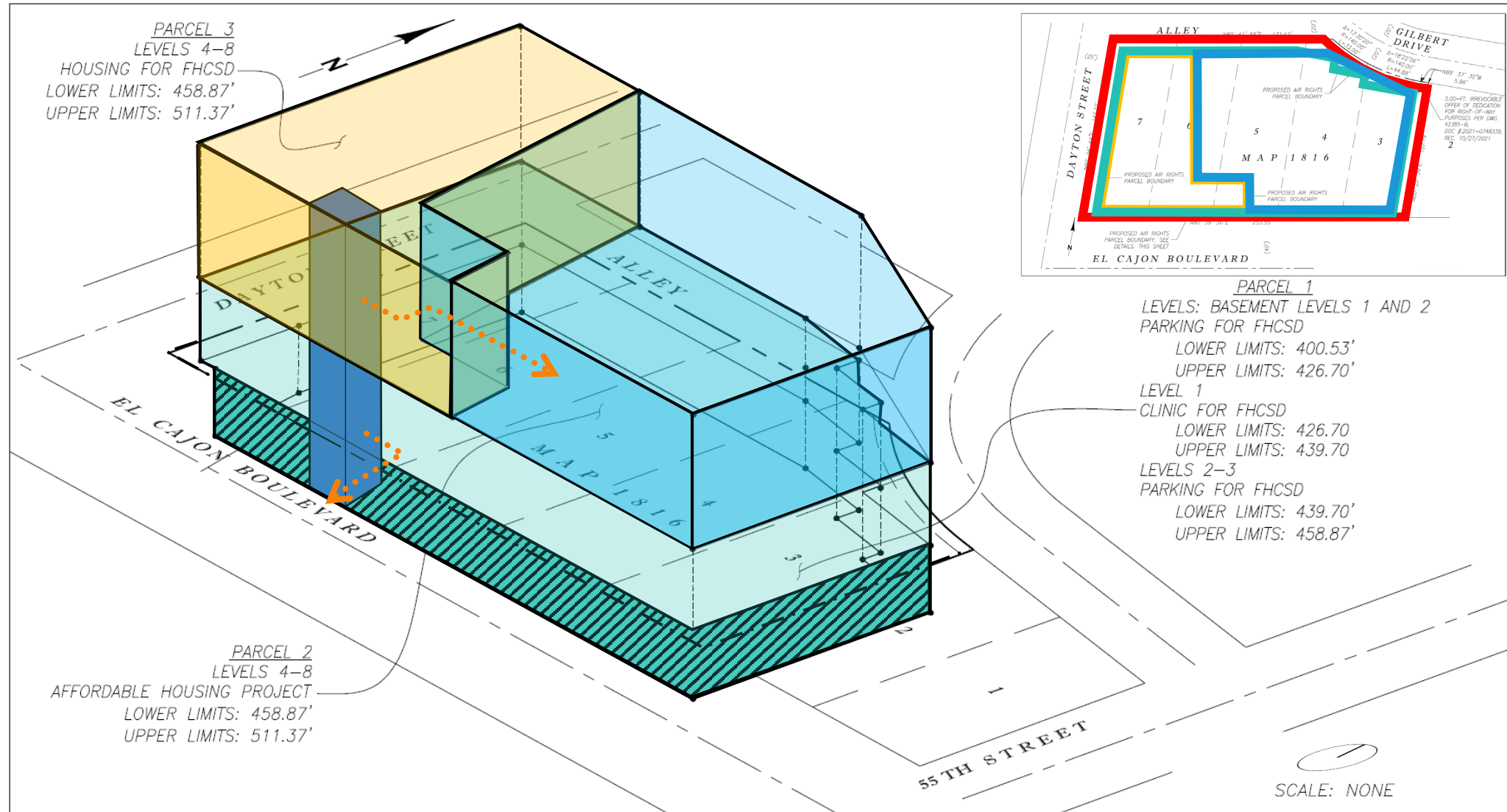
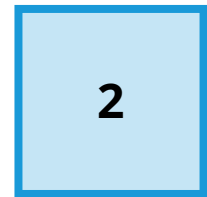
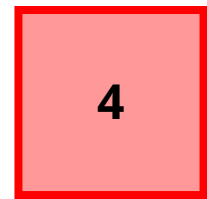
2

1



Access Easement

PARCELS



Deviations

§155.0242 - DEVELOPMENT REGULATIONS FOR CU ZONES (CU-2-4)

TABLE 155-02D	REQUIRED	PROPOSED	PARCELS AFFECTED
Minimum Street Frontage	25-feet	0-feet	1, 2, 3
Maximum Floor Area Ratio (FAR)	2.0	5.0	2, 3



Community Planning Group

September 9, 2024

College Area Community Planning Group

10-3-1 to recommend approval

Staff Recommendation

APPROVE

Tentative Map No. PMT-3280353

Neighborhood Development Permit No. PMT-3352993

Waiver to Underground Offsite Overhead Utilities

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Existing Development – Rendering



Existing Development – Constructed



Tentative Map

