

# 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:**

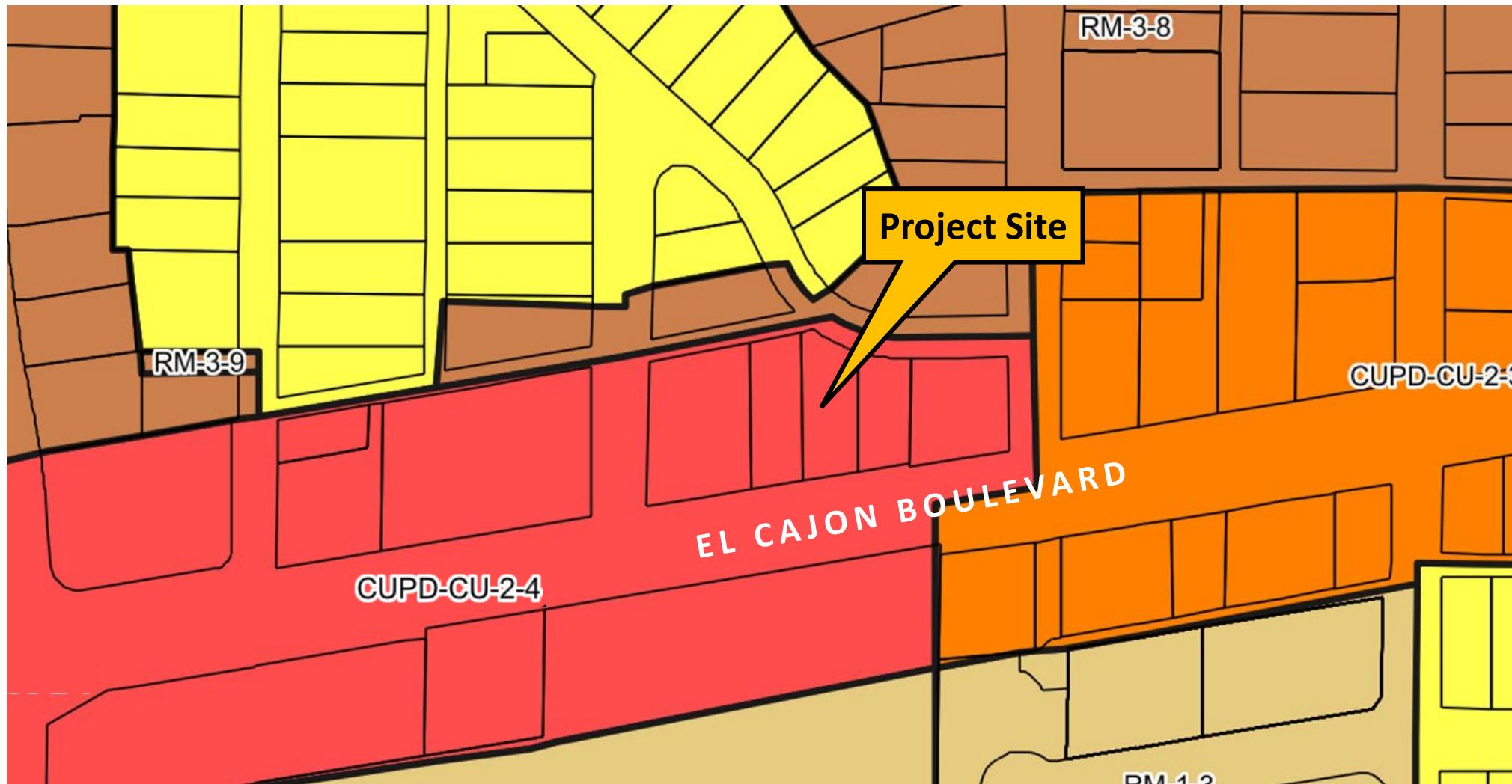
College Area (Council District 9)

**PROJECT SIZE:**

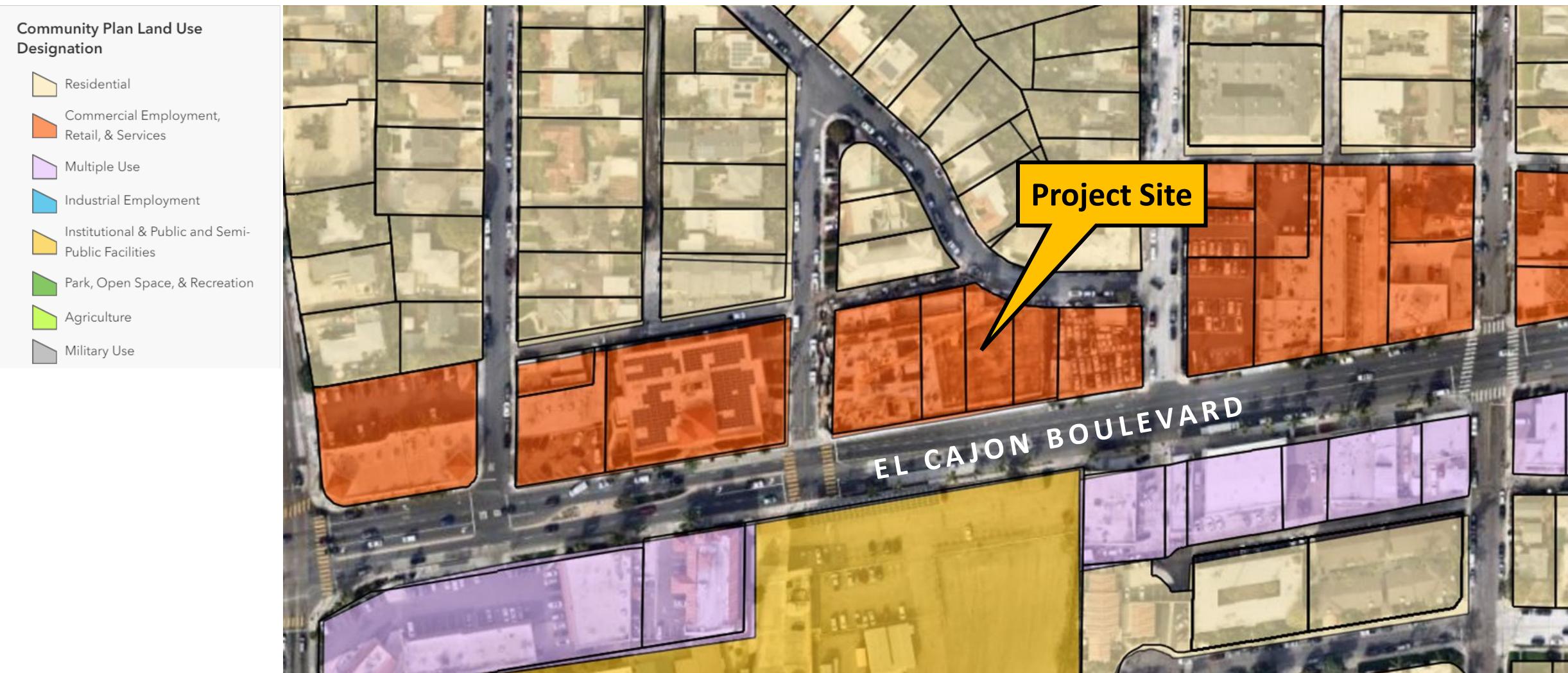
0.775 Acres



# Zoning Map



# Land Use Map

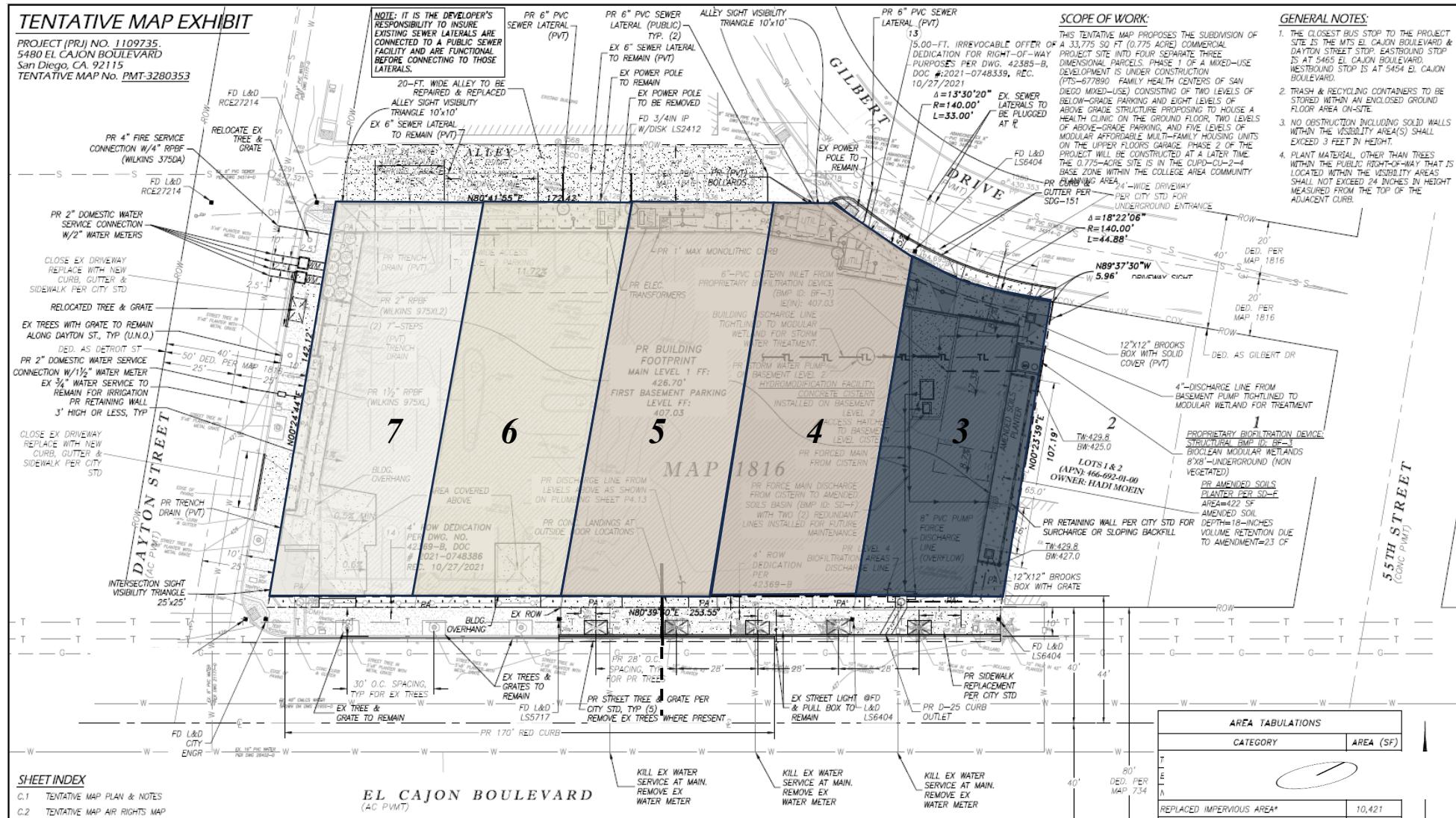


# Existing Aerial View



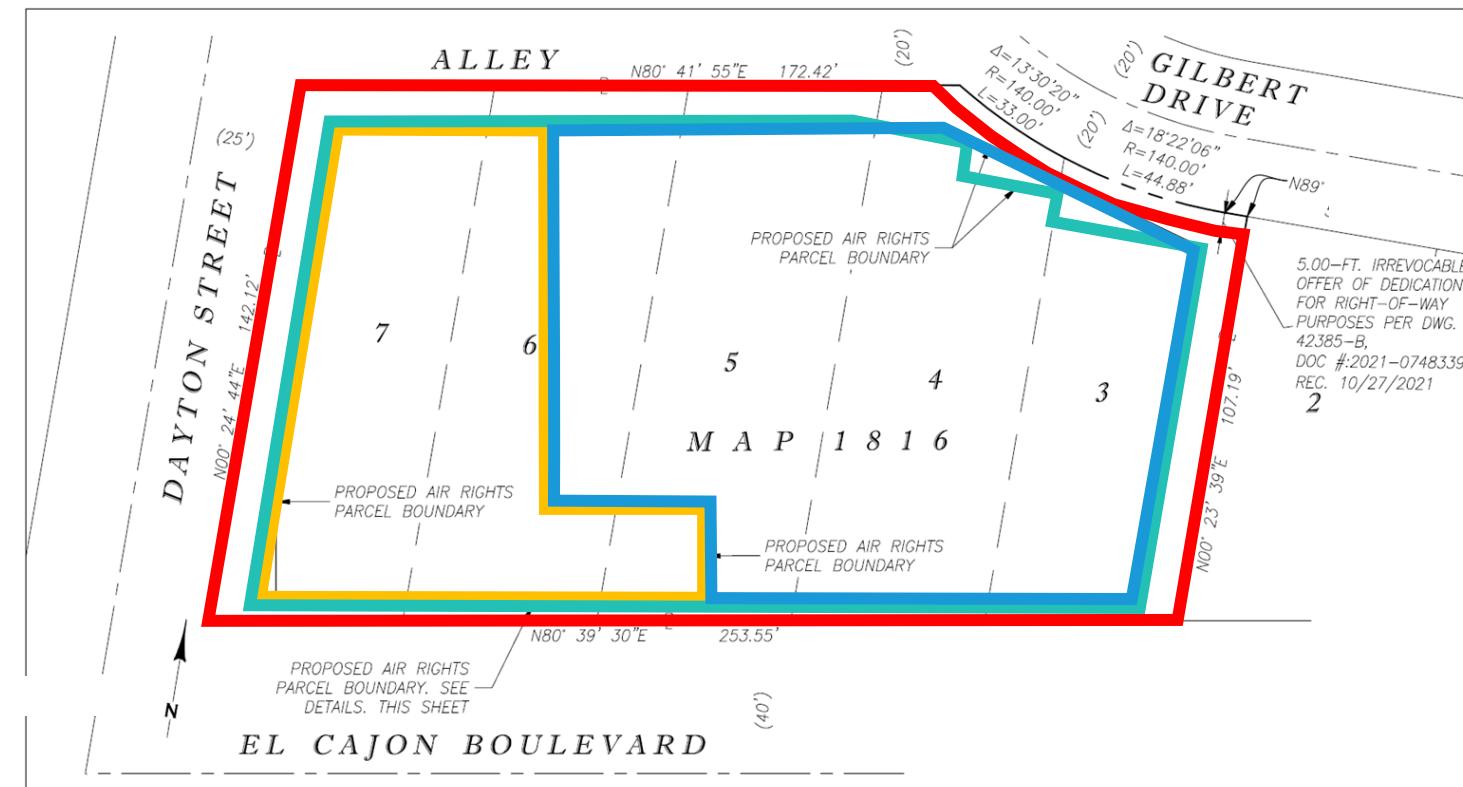
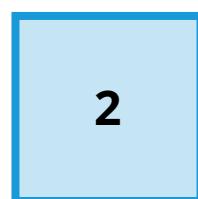


# Existing Lots



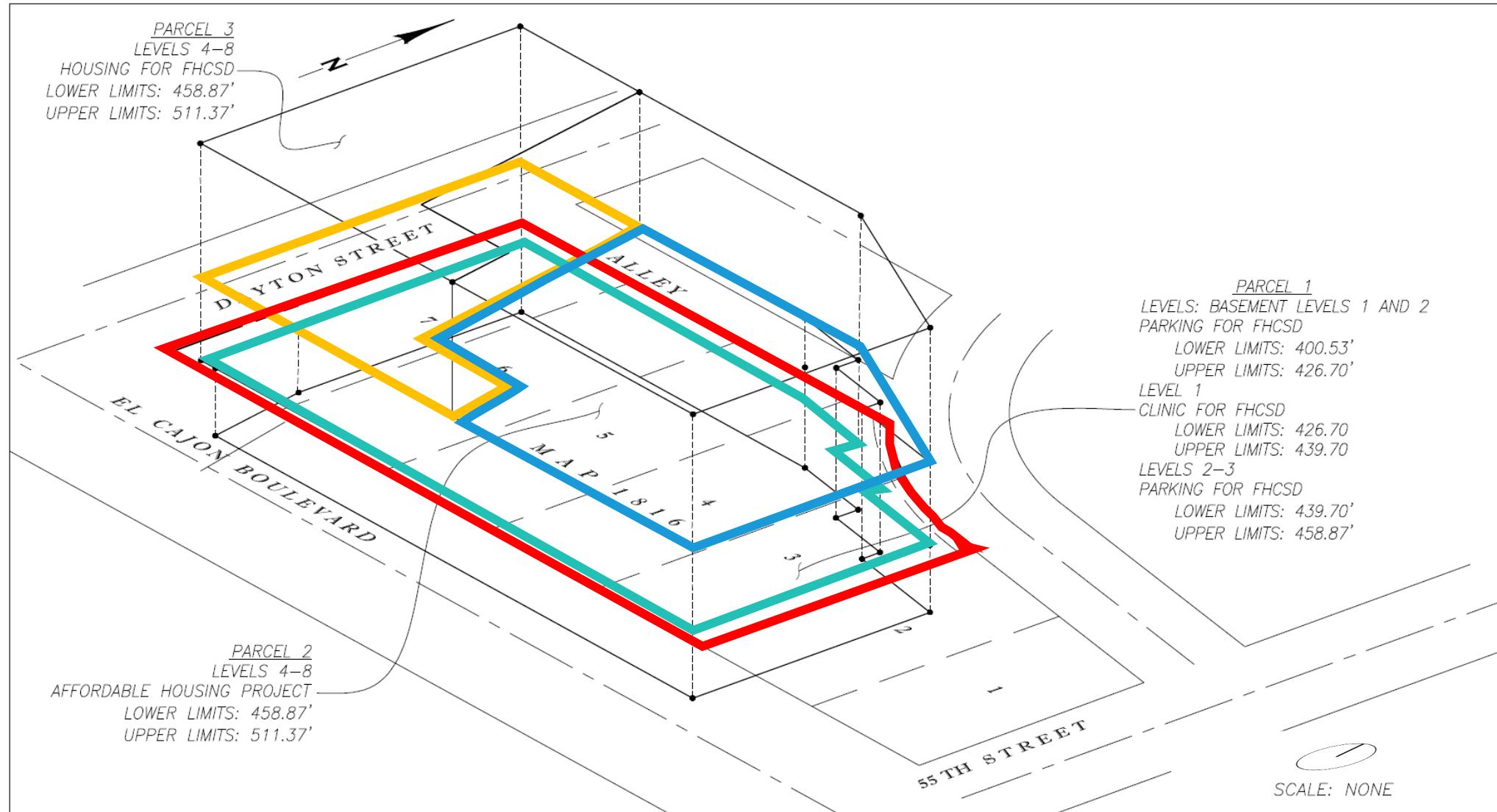
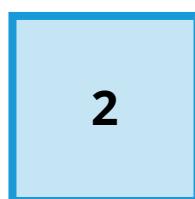
# Tentative Map

## PARCELS



# Axonometric View

## PARCELS



# Tentative Map – Parcel 1

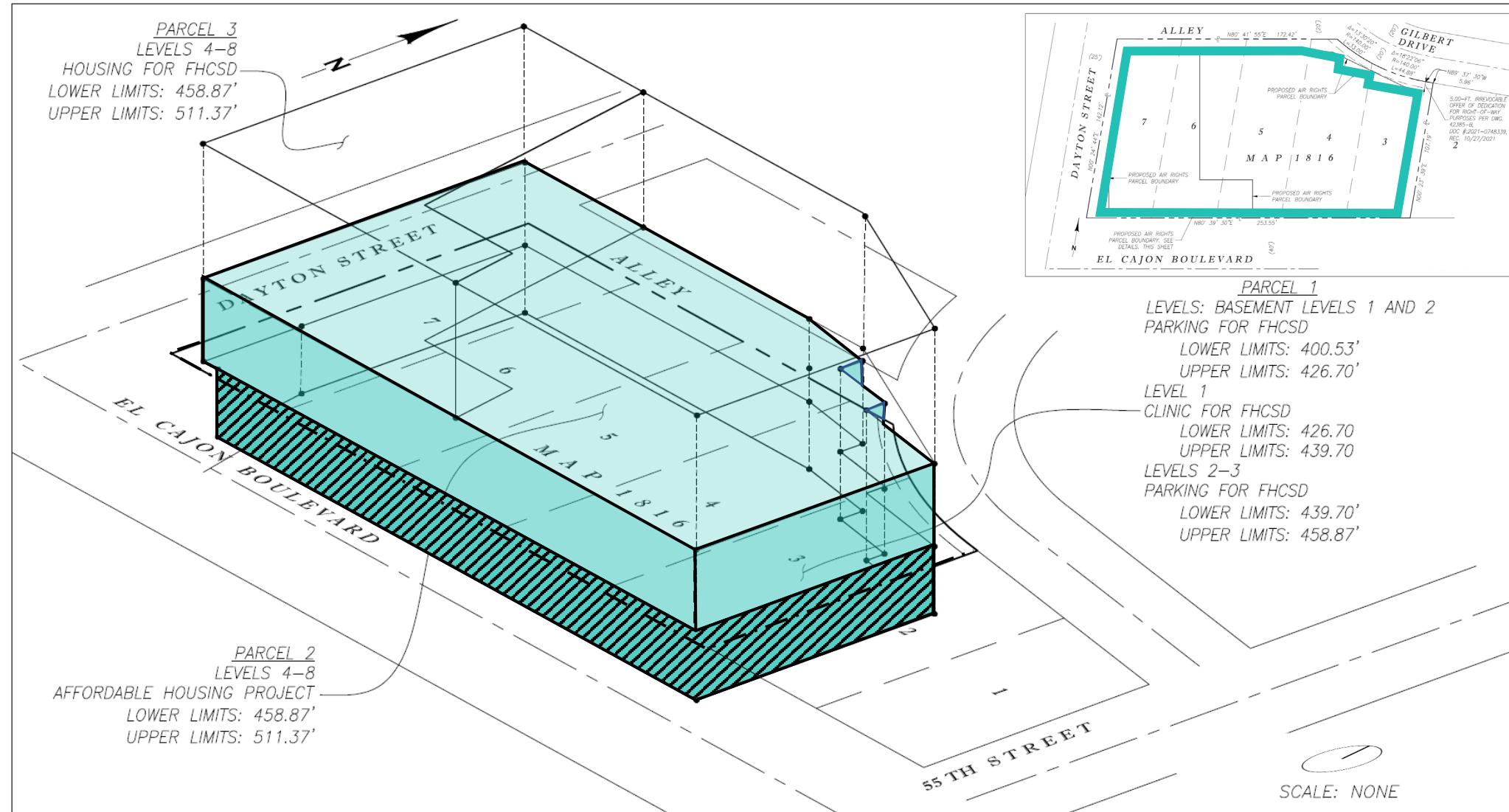
# PARCELS

4

3

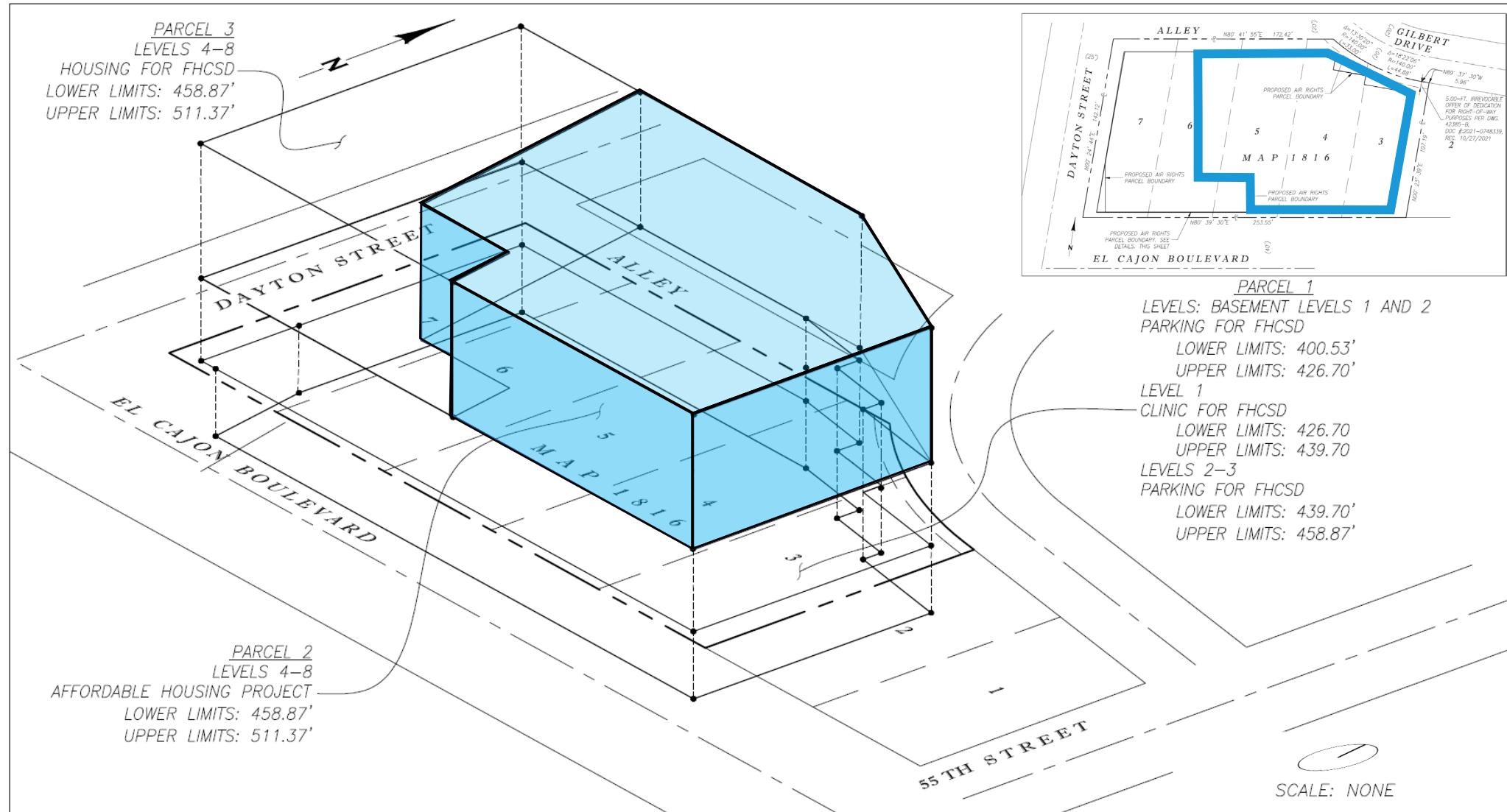
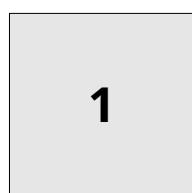
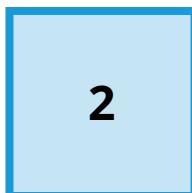
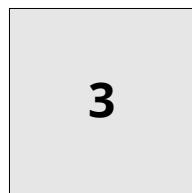
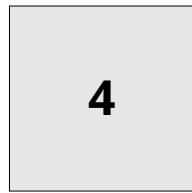
2

1



# Tentative Map – Parcel 2

## PARCELS



# Tentative Map – Parcel 3

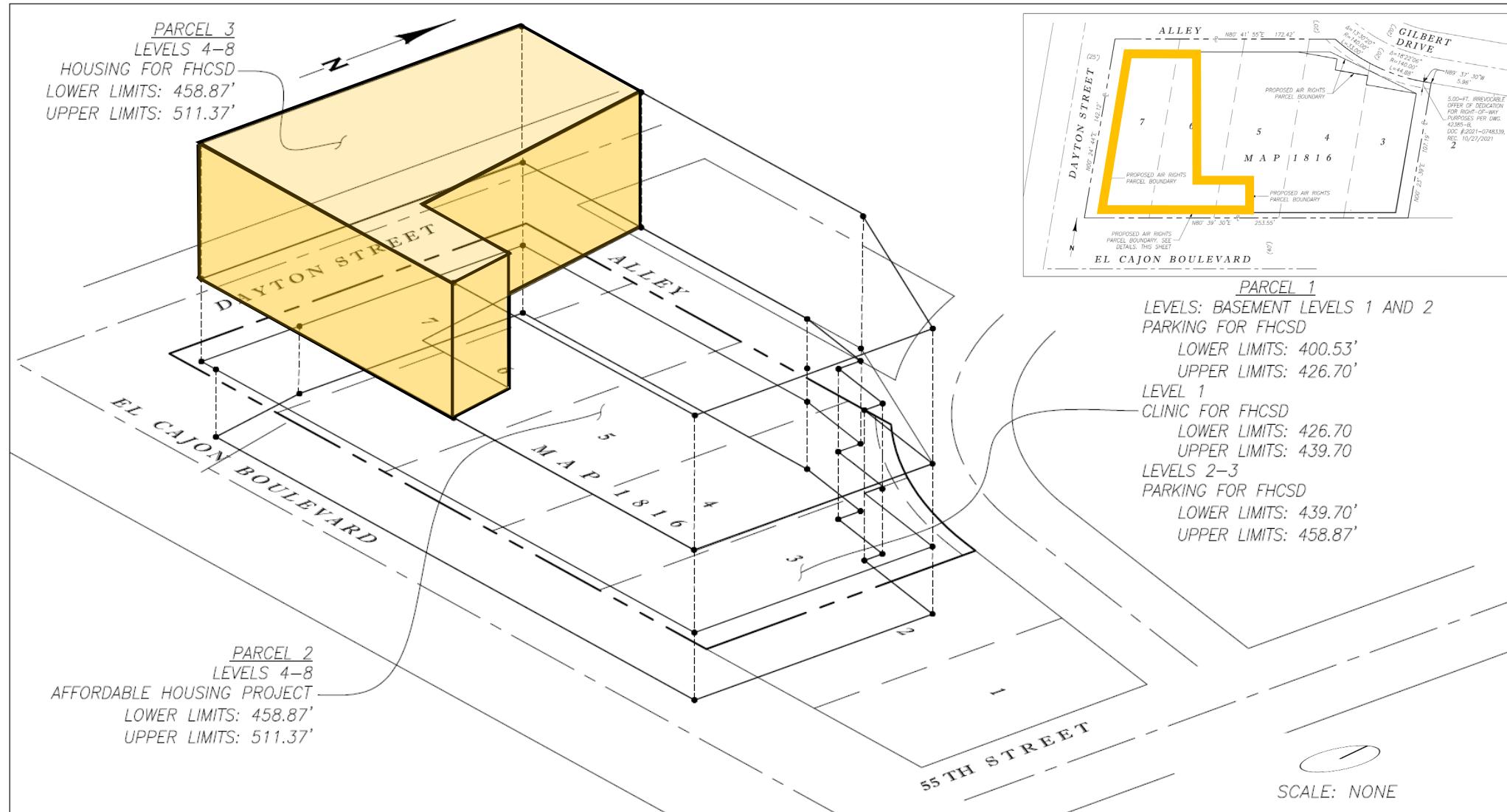
# PARCELS

4

3

2

1



# Tentative Map – Parcel 4

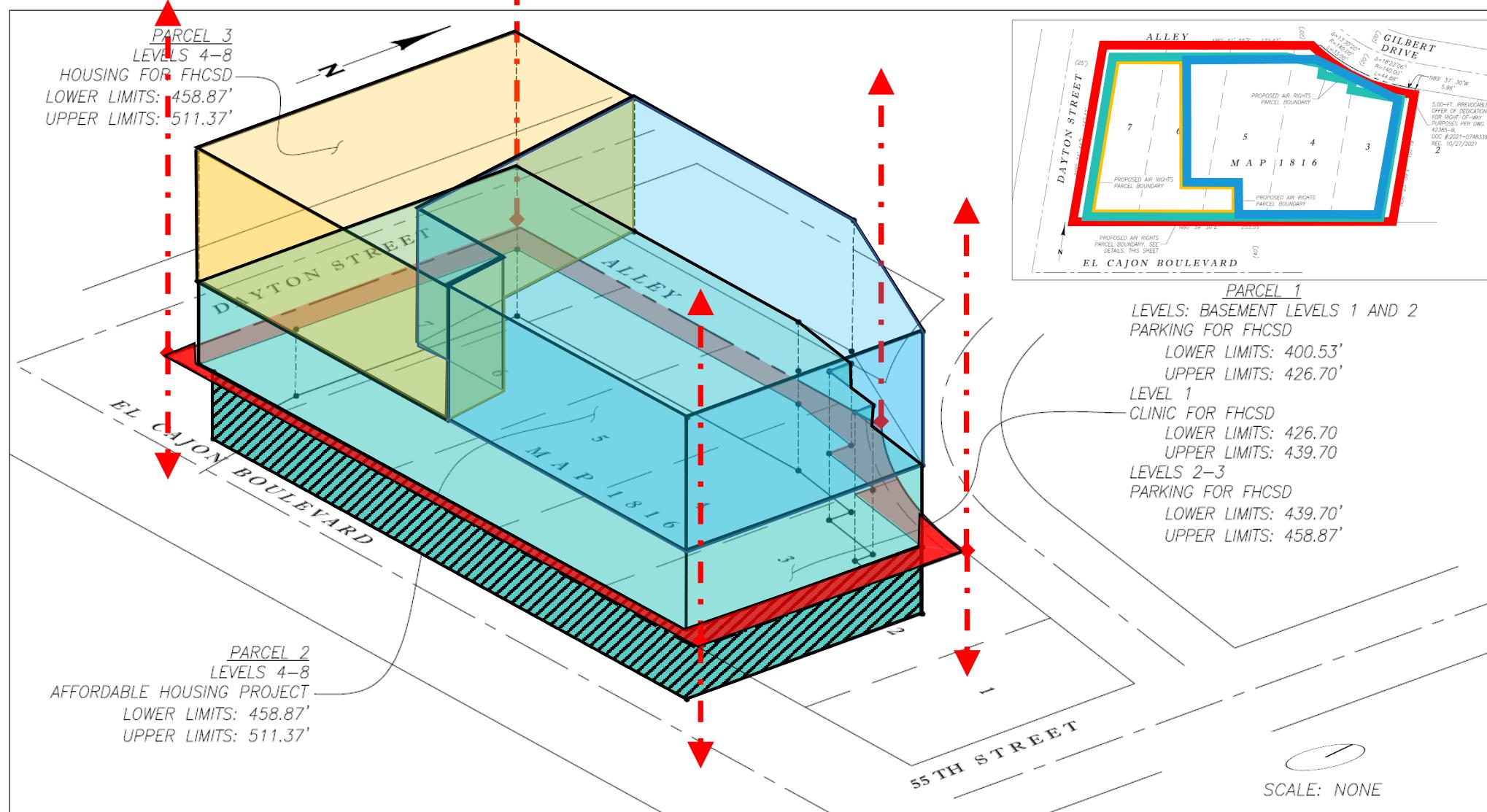
# PARCELS

4

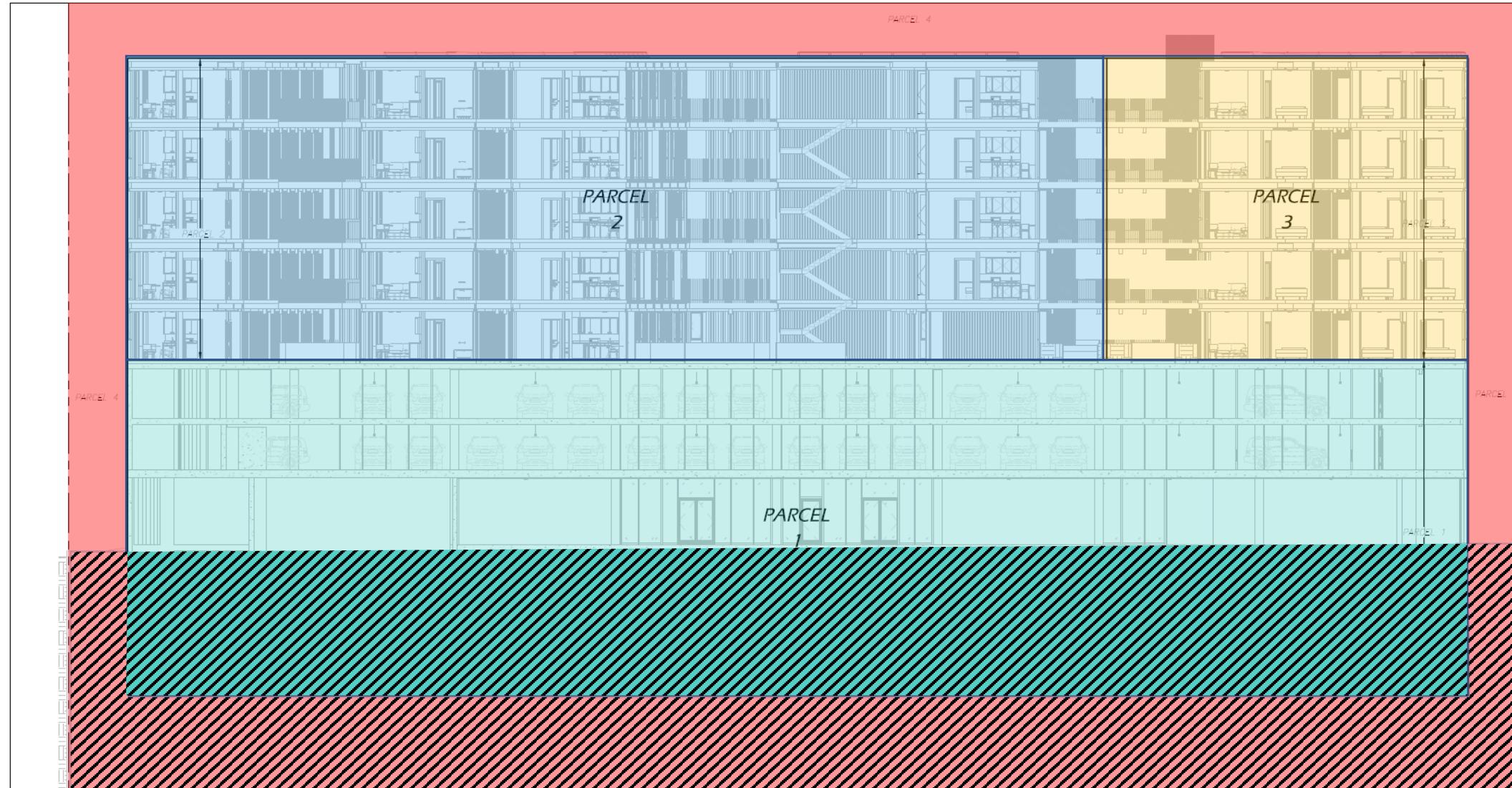
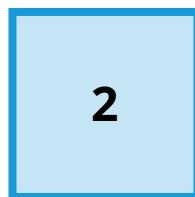
3

2

1



# Tentative Map - Section

**PARCELS**

# Access Easement

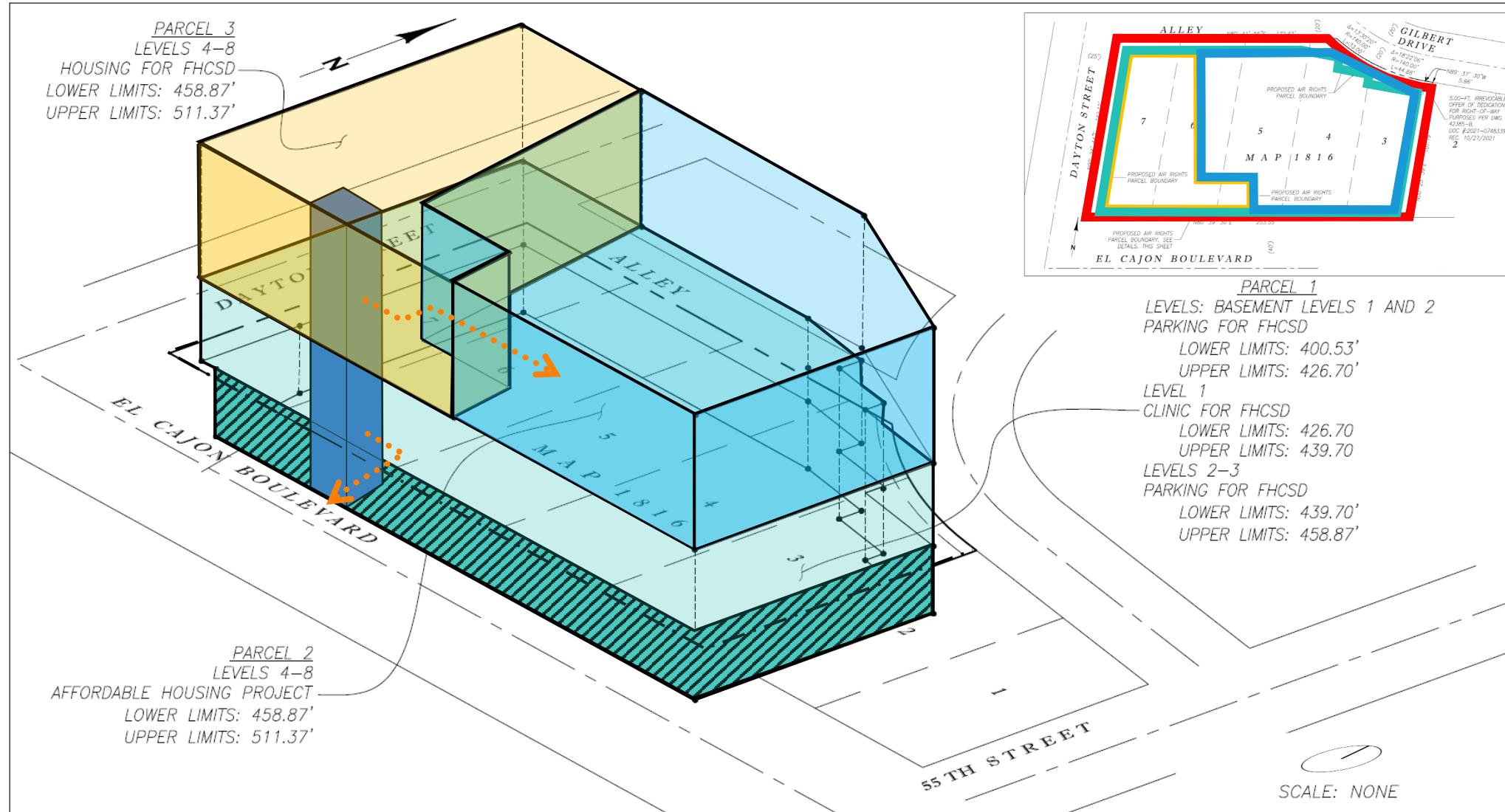
# PARCELS

4

3

2

1



# 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

