



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 12, 2026 REPORT NO. HO-26-039

HEARING DATE: August 19, 2026

SUBJECT: 2045 Galveston Street, Process Three Decision

PROJECT NUMBER: [PRJ-1126399](#)

OWNER/APPLICANT: Hayes Living Trust dated March 24, 2020, Owner/Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map and a Neighborhood Development Permit to subdivide a 0.296-acre site into two lots (one without street frontage) for future residential development located at [2045 Galveston Street](#) within the [Clairemont Mesa Community Plan](#)?

Proposed Actions:

1. APPROVE Tentative Map No. PMT-3340173; and
2. APPROVE Neighborhood Development Permit No. PMT-3340174.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There are no open code enforcement actions on this site.

Community Planning Group Recommendation: On October 21, 2025, the Clairemont Mesa Planning Group voted 8-0-0 to recommend approval of the project without conditions (Attachment 9).

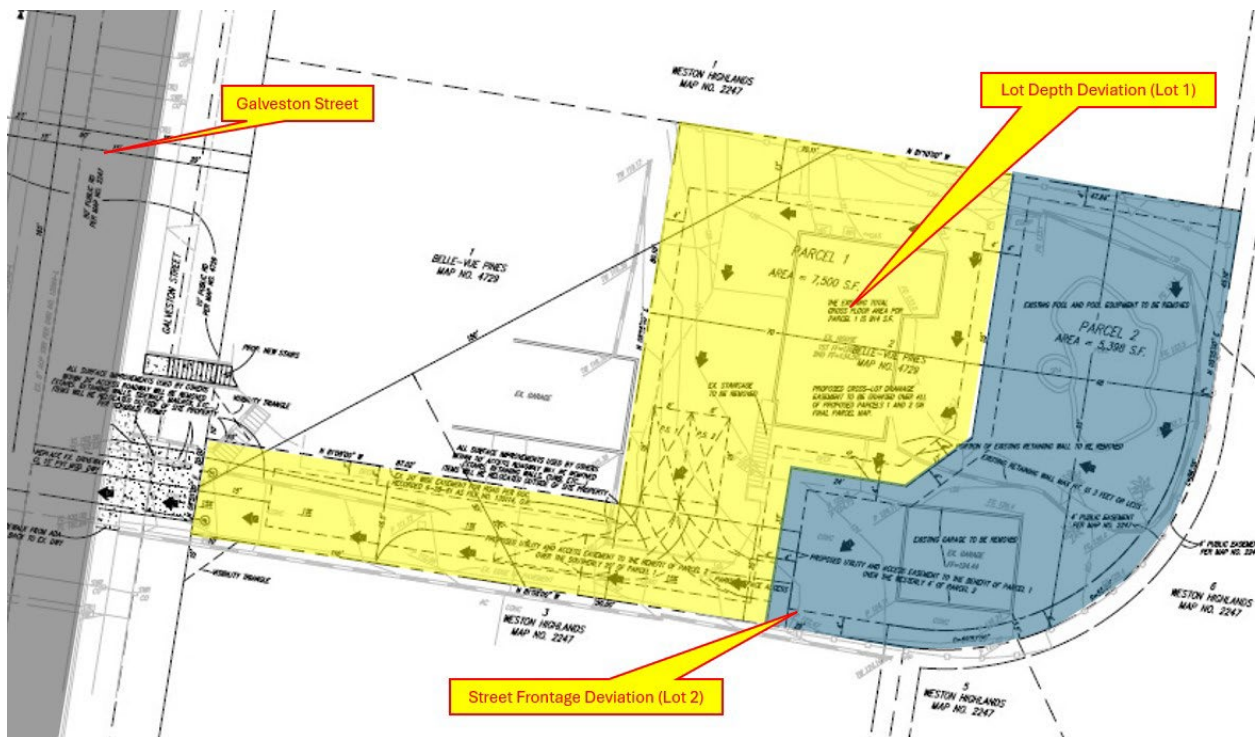
Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15315 (Minor Land Divisions) and 15332 (In-Fill Development). The environmental exemption determination was made on March 20, 2026, and the opportunity to appeal that determination ended on April 4, 2026. No appeals were filed. (Attachment 7)

BACKGROUND

The 0.296-acre project site is located at 2045 Galveston Street in a developed single-dwelling unit residential neighborhood within the Clairemont Mesa Community Plan (CMCP). The site is zoned RS-1-7, is in a Sustainable Development Area, and is within the Clairemont Mesa Height Limit Overlay Zone. The existing site consists of an atypical, flag-shaped lot configuration featuring only 20 feet of street frontage along Galveston Street, which was originally approved by the City Council in June 1962.

DISCUSSION

The project requests a Tentative Map to subdivide one lot into two lots. The proposed subdivision will maintain the existing flag lot configuration for Parcel 1 (measuring 7,500 square feet) and create a new, landlocked infill parcel designated as Parcel 2 (measuring 5,398 square feet) at the rear of the property. Future development on both parcels will remain subject to the underlying use regulations and development standards of the RS-1-7 zone.



The two new lots do not comply with all RS-1-7 zone development regulations, therefore, the project is requesting five deviations as shown in the table below.

Table 1: Requested Deviations		
Deviation	Requirement(s)	Project Proposes
Frontage for Parcel 1	Minimum of 50 feet of frontage in the RS-1-7 zone required per SDMC Table 131-04 and SDMC 144.0211(a).	20 feet
Frontage for Parcel 2	Minimum of 50 feet of frontage in the RS-1-7 zone required per SDMC Table 131-04 and SDMC 144.0211(a).	No frontage
Lot Width Parcel 1	Minimum 50 feet	25 feet
Lot Depth Parcel 2	Minimum 95 feet	Undefined by SDMC ¹ , deepest part is approximately 95 feet
Lot Width Parcel 2	Minimum 50 Feet	Undefined by SDMC ¹ , width at 95-foot depth is approximately 48 feet
¹ Parcel 2 has no street frontage; therefore, it has no front property line per SDMC Section 113.0246(a) . Because SDMC Section 113.0243 measures lot depth and lot width based on the front property line, lot depth and width cannot be measured per the code.		

Approvals Required

- Process Three: Tentative Map per SDMC [Section 125.0430](#) to subdivide one lot into two lots.
- Process Two: Neighborhood Development Permit for an infill project, defined as residential development located within a Sustainable Development Area, that proposes deviations from applicable Land Development Code regulations per SDMC [Section 143.0920\(a\)](#).

The two approvals are consolidated for the Hearing Officer's consideration per SDMC 112.0103, Consolidation of Processing, with appeal rights to the Planning Commission.

DEVIATION ANALYSIS

Parcel 1 retains the existing lot flag configuration, and Parcel 2 will take access through Parcel 1 through a 20-foot-wide private drive over Parcel 1, with an access and utility easement reserved for Parcel 2. The existing access drive will be widened to minimum standards for two dwelling units to have a minimum 20-foot-wide direct vehicular access, for safety, utility routing, pedestrian and vehicular access, per [SDMC 144.0211\(a\)\(2\)](#).

Pursuant to [SDMC Section 144.0211](#), all subdivided lots must provide frontage on a public right of way, while [SDMC Table 131-04D](#) establishes the minimum lot design requirements for the [RS-1-7](#)

[zone](#). Due to the irregular boundaries of the subject site, lot dimensions were calculated utilizing the alternative measurement rules outlined in [SDMC Section 113.0243\(c\)\(1\)](#). Parcel 1 measures 150 feet deep and 25 feet wide. Because the Land Development Code defines lot depth and width based on the existence of the front property line, Parcel 2 dimensions cannot be defined per the Rules for Calculation and Measurement in [SDMC Chapter 11, Article 3, Division 2](#) (see Footnote 1 to Table 1 above for more information.)

Although deviations are requested, the buildable areas of each parcel are similar to adjacent RS-1-7 parcels: Parcel 1 is approximately 100 feet deep and 70 feet wide, and Parcel 2 measures approximately 48 feet by 95 feet. With both parcels maintaining 4-foot interior side setbacks, the subdivision proposes a parcel size to setback relationship consistent with typical RS-1-7 lots in the neighborhood. The subdivision reduces the overall size of the original subdivision from 12,899 square feet to 7,500 square feet for Parcel 1 and 5,398 square feet for Parcel 2, which complies with the minimum lot size requirements of the zone.

The RS-1-7 zone limits the maximum permitted Floor Area Ratio (FAR) based on the lot area in accordance with Table 131-04J. Maintaining the 12,899-square-foot lot would theoretically allow for a structure of nearly 6,800 square feet, which is out of character for the neighborhood. By subdividing this oversized lot—with the deviations noted herein—the project ensures that future development remains in scale with the established neighborhood character by limiting the overall development footprints.

These deviations from frontage and lot design requirements can be permitted with a Neighborhood Development Permit for infill development per SDMC [Section 143.0920\(a\)](#). The proposed deviations provide additional housing opportunities while meeting the intent of the Community Plans' goals of preserving the neighborhood character of this single-dwelling-unit neighborhood, diversity in dwelling types and infill density, transit-oriented and sustainable urban design. The proposed subdivision will result in an additional single-dwelling-unit zoned parcel, and any future development on both Parcels 1 and 2 will be subject to the permitted use and development regulations of the RS-1-7 zone and the Clairemont Mesa Height Limit Overlay Zone.

Community Plan Analysis: The Clairemont Mesa Community Plan (CMCP) designates the site for Low Density, Residential Low-2 at a range of 5-9 dwelling units per acre (du/ac). Currently, the oversized flag-shaped lot is inconsistent with the density range at 3.2 du/ac. With the proposed subdivision, the density meets the CMCP's recommended density range at 6.76 du/ac.

The CMCP aims to ensure that any infill development occurring outside the dense urban villages respects prevailing neighborhood scale, building setbacks, and block patterns. This goal maintains the low-density residential character of single-dwelling unit neighborhoods, respecting existing setbacks, neighborhood scale, and public right-of-way patterns. The project would implement the land use designation and goals of the CMCP by providing residential development compatible with the surrounding residential uses and by establishing a development pattern, today and in the future, more in scale with adjacent single-dwelling unit lots.

The existing development pattern adjacent to the project site consists of resubdivided lots with shared driveways and traditional RS-1-7 zoned lots. The proposal will increase the width of the private drive and provide for a shared utility and access agreement, thereby maintaining the existing character of this area. By reducing lot sizes, the development meets the CMCP's recommended density range of 5-9 du/ac. Therefore, the proposed development will not adversely affect the applicable land use plan.

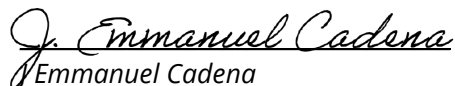
CONCLUSION

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with the Land Development Code. The subdivision's implementation supports the goals of the Community Plan, as evidenced by the draft findings. Staff therefore recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. PMT-3340173 and Neighborhood Development Permit No PMT-3340174
2. Deny Tentative Map No. PMT-3340173 and Neighborhood Development Permit No PMT-3340174, if findings required to approve the project cannot be affirmed.

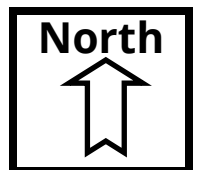
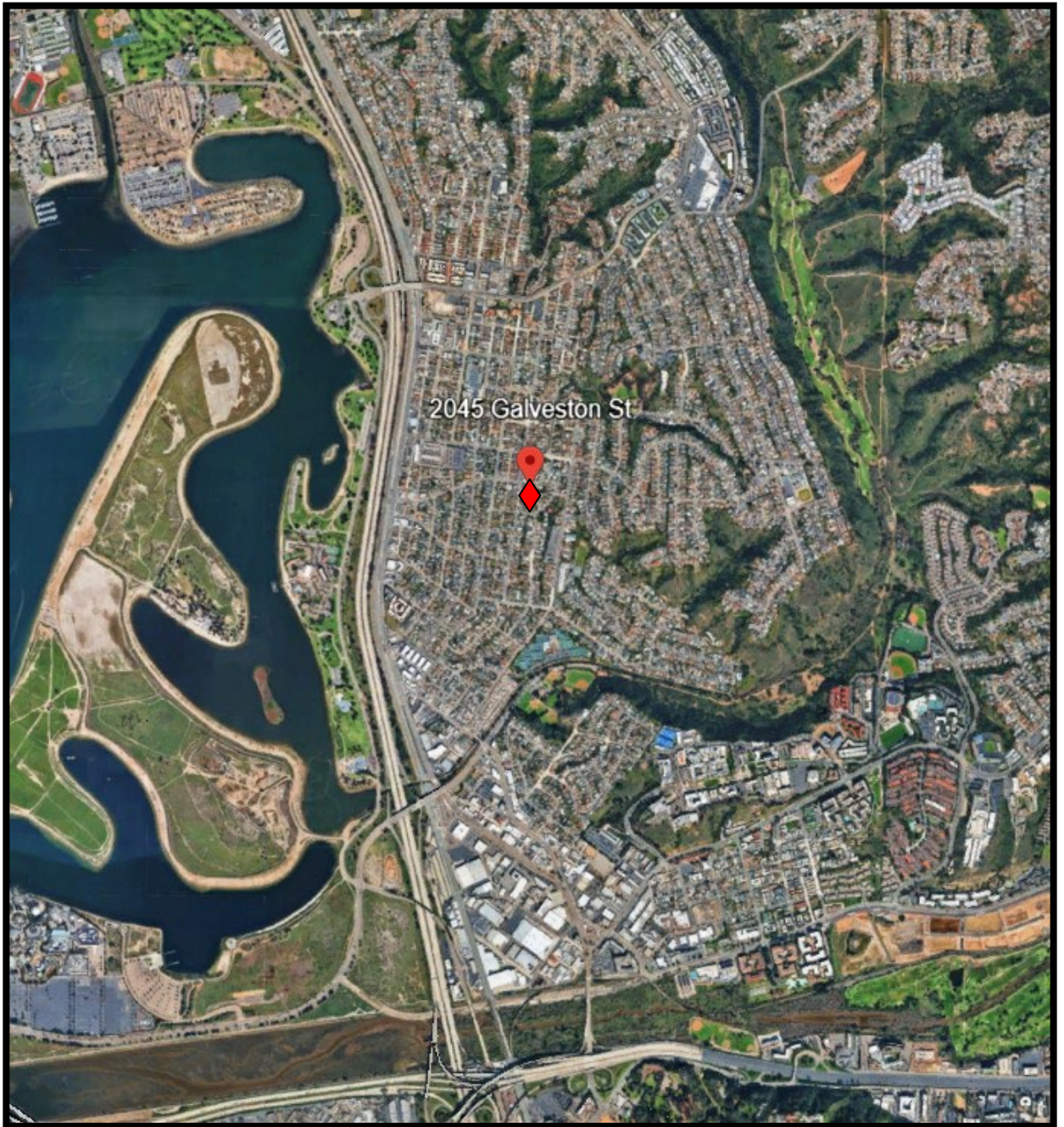
Respectfully submitted,

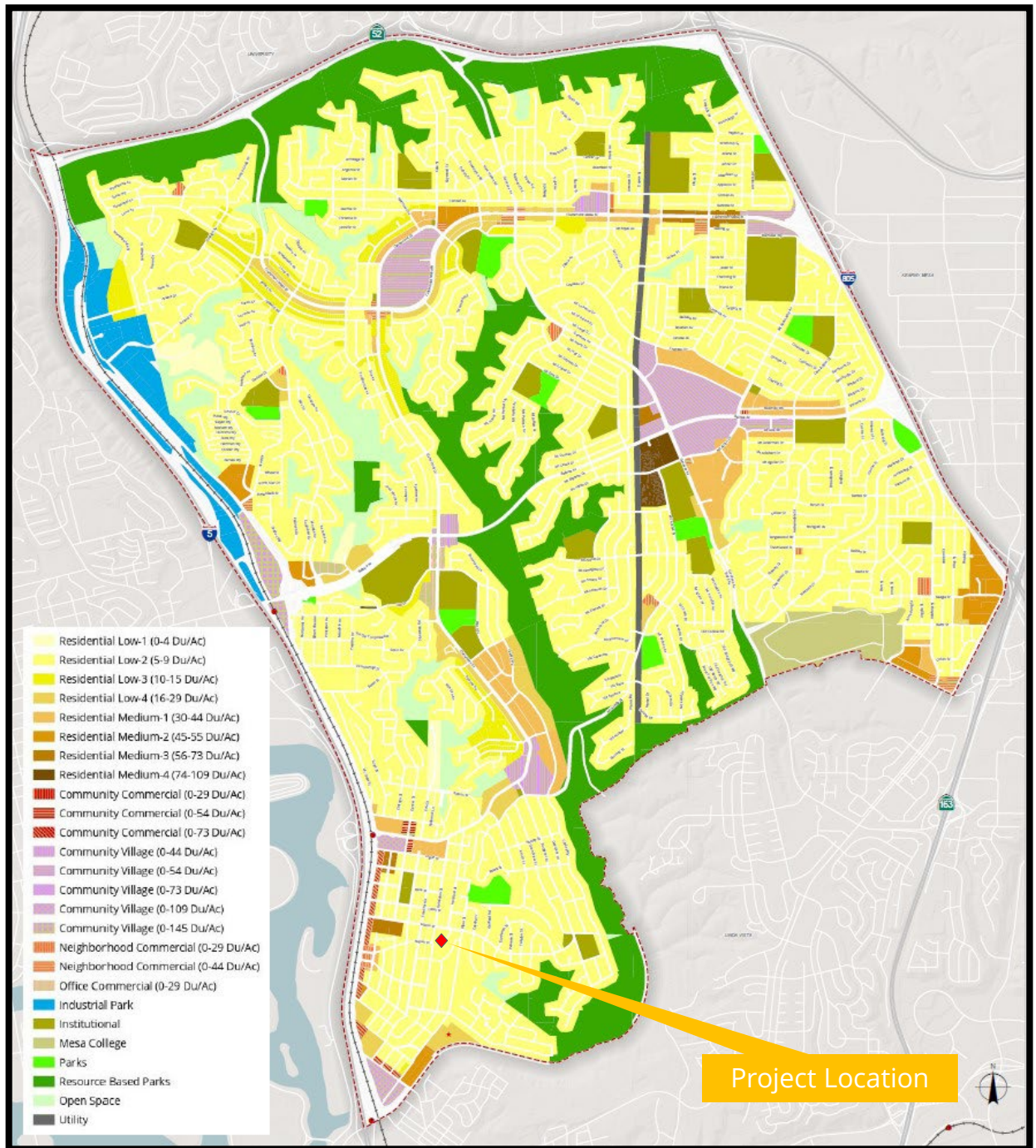

Emmanuel Cadena

Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use Map Draft
3. Aerial Photograph
4. Draft Permit with Conditions (NDP)
5. Draft Permit Resolution with Findings (NDP)
6. Draft Tentative Map Resolution with Findings
7. Draft Tentative Map Conditions
8. Notice of Right to Appeal
9. Ownership Disclosure Statement
10. Community Planning Group Vote
11. Project Plans







Project Location



Aerial Photograph

2045 Galveston Street
Project No. PRJ-1126399



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010102

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3340174
2045 GALVESTON STREET PROJECT NO. PRJ-1126399
HEARING OFFICER

This Neighborhood Development Permit No. PMT-3340174 (Permit) is granted by the Hearing Office of the City of San Diego to the HAYES LIVING TRUST DATED MARCH 24, 2020, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404. The 0.296-acre site is located at 2045 Galveston Street in the RS-1-7 (Residential-Single Unit) zone, the Sustainable Development Area and the Clairemont Mesa Height Limitation Overlay of the Clairemont Community Plan.

The project site is legally described as: LOT 1, OF BELLE-VUE PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4729, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 3, 1961, and more particularly described within Grant Deed recorded August 14, 2023, as Document No. 2023-0220986 O.R.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a lot with an existing single dwelling unit into two parcels described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 19, 2026, on file in the Development Services Department.

The project shall include:

- a. Subdivision of a 0.296-acre lot into two parcels per the associated Tentative Map No. PMT-3340174:
 1. Parcel 1 contains an existing 914 square-foot single dwelling unit and proposes:
 - i. A 7,500-square-foot parcel
 - ii. A deviation for a 25-foot lot width where 50 feet is otherwise required;
 2. Parcel 2 contains an existing garage and pool to be demolished and proposes:
 - i. A 5,398-square-foot vacant parcel
 - ii. A deviation to allow the parcel not to front a public street where 50 feet of frontage is otherwise required
 - iii. A deviation for lot width and depth

- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 3, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property, and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

11. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with 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.

12. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

13. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC

TRANSPORTATION REQUIREMENTS

14. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area on both sides of the proposed driveway on Galveston Street. No obstacles higher than 36 inches shall be located within the visibility area.

15. All proposed automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All proposed on-site parking stalls and aisle widths 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 ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 19, 2026 and Resolution No.
HO- _____

ATTACHMENT 4

Neighborhood Development Permit No. PMT- 3340174
Date of Approval: August 19, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

J Emmanuel Cadena
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

HAYES LIVING TRUST dated March 24, 2020
Owner/Permittee

By _____
Name:
Title:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

HEARING OFFICER RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3340174
2045 GALVESTON STREET - PROJECT NO. PRJ-1126399

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. HAYES LIVING TRUST DATED MARCH 24, 2020, Owner/Permittee, submitted an application to the City of San Diego for a Neighborhood Development Permit (NDP) to allow the creation of two lots without the required amount of street frontage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 2045 Galveston Street project (project).

B. The 0.296-acre site is located at 2045 Galveston Street in the RS-1-7 (Residential-Single Dwelling Unit) zone, a Sustainable Development Area, and the Clairemont Mesa Height Limit Overlay Zone within the Clairemont Mesa Community Plan (CMCP). The project site is legally described as LOT 1, OF BELLE-VUE PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4729, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 3, 1961.

C. On March 20, 2026, 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 15315, Minor Land Divisions, and Section 15332, In-Fill Development and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On August 19, 2026, the Hearing Officer considered Neighborhood Development Permit No. PMT-3340174 (and the associated Tentative Map No. PMT-3340173) pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Neighborhood Development Permit No. PMT-3340174:

a. Findings for Neighborhood Development Permit – San Diego Municipal Code (SDMC) Section 126.0404

I. The proposed development will not adversely affect the applicable land use plan.

The 0.296-acre project site is located at 2045 Galveston Street and is developed with a two-story, 914-square-foot (sf) single dwelling unit. The flag-shaped lot was approved by the City Council in June of 1962. The project site is in a developed single-dwelling residential neighborhood served by existing public services and utilities, and is surrounded by residential development on all sides.

The Clairemont Mesa Community Plan (CMCP) designates the site for Low Density Residential at a range of 5-9 dwelling units per acre (du/ac). Currently, the flag-shaped lot is under-density at 3.2 du/ac. With the proposed subdivision, the density would be 6.76 du/ac, meeting the CMCP's recommended density range. The CMCP supports infill projects that maintain the prevailing neighborhood character, meaning the new lots and future homes should respect existing setbacks, neighborhood scale, and public right-of-way patterns.

The CMCP also aims to ensure that any infill development occurring outside the dense urban villages respects prevailing neighborhood scale, building setbacks, and block patterns. This goal maintains the low-density residential character of single-dwelling unit neighborhoods. The project would implement the land use designation and goals of the CMCP by providing an additional lot for and a development pattern more in scale with adjacent single dwelling unit lot sizes.

The existing development pattern in this area of Clairemont consists of resubdivided lots with shared accessways and driveways. The proposal will increase the width of the private drive and provide for a shared utility and access agreement, thereby maintaining the existing character of this area. By reducing lot sizes, the development will fall within the CMCP's recommended density range of 5-9 du/ac.

Therefore, the proposed development will not adversely affect the applicable land use plan.

II. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed subdivision will include the removal and replacement of an existing driveway per City standards. The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

Because Parcel 2 does not front the public right-of-way and is restricted from public use, widening the private driveway to 20 feet provides a dedicated, accessible private pedestrian path over the approximately 150-foot private drive. This will also serve as utility and first responder access. Additionally, an easement for utilities and access to the benefit of Parcel 2 will be required as a condition of approval.

According to a geotechnical investigation report prepared for the project by Geocon, Inc., the site is suitable for development with no major adverse geotechnical or geological conditions noted. The project has been conditioned to require the preparation of a geotechnical investigation report in accordance with the City's Guidelines for Geotechnical Reports that specifically addresses any proposed grading. Additionally, any future project would be required to comply with the California Building Code, City of San Diego Grading Ordinance, as well as the Storm Water Standards, and utilize standardized engineering design and construction practices. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

III. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The existing flag-shaped lot is more than twice the size of typical residential lots in the neighborhood, most of which are approximately 5,000 sf. The City Council approved this flag-shaped lot in June of 1962. The current project maintains the previously approved frontage, but the proposed lots require deviations to the regulations in SDMC 144.0211 and the RS-1-7 regulations.

Table 1: Requested Deviations		
Deviation	Requirement(s)	Project Proposes
Frontage for Parcel 1	Minimum of 50 feet of frontage in the RS-1-7 zone required per SDMC Table 131-04 and SDMC 144.0211(a).	20 feet
Frontage for Parcel 2	Minimum of 50 feet of frontage in the RS-1-7 zone required per SDMC Table 131-04 and SDMC 144.0211(a).	No frontage
Lot Width Parcel 1	Minimum 50 feet	25 feet
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Lot Width Parcel 2	Minimum 50 Feet	Undefined by SDMC ¹ , width at 95-foot depth is approximately 48 feet
¹ Parcel 2 has no street frontage; therefore, it has no front property line per SDMC Section 113.0246(a) . Because SDMC Section 113.0243 measures lot depth and lot width based on the front property line, lot depth and width cannot be measured per the code.		

The project will subdivide one lot into two lots. Parcel 1 retains the existing lot flag configuration, and a 20-foot-wide private drive will provide access to both lots, with an access and utility easement reserved for Parcel 2.

Both parcels meet the lot size requirements of the RS-1-7 zone and can observe all required setbacks, meeting the intent of setback and density requirements without negatively impacting surrounding properties or future development. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

SUPPLEMENTAL FINDINGS—Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation

IV. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The development materially assists in accomplishing the City's goals for affordable housing, infill development, and sustainable building opportunities by introducing an additional dwelling unit lot on an existing residential lot located within a developed residential area. The project utilizes existing infrastructure and public services, thereby supporting efficient land use patterns and reducing the need for outward growth. By subdividing an oversized residential lot into one more in harmony with adjacent development patterns, the project contributes to incremental housing supply while minimizing environmental impacts associated with new development. The infill nature of the project, combined with its reconfiguration of

on-site parking, supports long-term sustainability, promotes walkability, and reinforces compact development patterns consistent with City housing and climate goals. Additionally, the subject site is located within a Highest Resource Opportunity Area as designated on the 2026 California Tax Credit Allocation Committee Opportunity Area Map, further supporting increased residential development in areas with access to services, amenities, and transportation resources. Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

V. Any proposed deviations are appropriate for the proposed location.

The current 12,899 sf lot is atypical within the immediate vicinity. The surrounding neighborhood is characterized by single dwelling units on lots of approximately 5,000 square feet.

By subdividing this oversized lot—with the deviations noted herein—the project ensures that future development remains in scale with the established neighborhood character, with a minimum of 5,000 square feet lots each. Maintaining the existing lot would theoretically allow for a structure of nearly 6,800 square feet. Instead, the subdivision limits the maximum build-out potential. Proposed Parcel 1 (7,500 square feet) would support a maximum dwelling of approximately 4,275 square feet (0.57 FAR), replacing or expanding the existing 914-square-foot dwelling. Proposed Parcel 2 (5,398 square feet) would support a maximum dwelling of 3,185 square feet (0.59 FAR), though no work is currently proposed for this parcel. This reduction in lot size proposed with the subdivision therefore ensures any future homes are comparable in bulk and scale with adjacent properties. Therefore, the proposed deviations are appropriate for the proposed location.

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

3. Based on these findings adopted by the Hearing Officer, Neighborhood Development Permit No. PMT-3340174 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Neighborhood Development Permit No. PMT-3340174, a copy of which is attached to and made a part of this Resolution by this reference.

J Emmanuel Cadena
Development Project Manager
Development Services

RESOLUTION NUMBER HO-_____-1

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF
SAN DIEGO APPROVING TENTATIVE MAP NO. PMT-3340173
FOR 2045 GALVESTON STREET – PROJECT NO. PRJ-1126399.

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. The HAYES LIVING TRUST DATED MARCH 24, 2020, Applicant/Subdivider, and ALIDADE ENGINEERING, INC., Land Surveyor/Engineer, filed an application with the City of San Diego for a tentative map (Tentative Map No. PMT-3340174 to subdivide an existing 12,899-square-foot(sf) lot with an existing 914-sf single dwelling unit into two parcels for residential development, Tentative Map Project (Project), located at 2045 Galveston Street, and legally described as: LOT 1, OF BELLE-VUE PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4729, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 3, 1961, and more particularly described within Grant Deed recorded August 14, 2023, as Document No. 2023-0220986 O.R., in the RS-1-7 (Residential-Single Unit) zone, a Sustainable Development Area, and the Clairemont Height Limitation Overlay Zone within the Clairemont Mesa Community Plan (CMCP) area.

B. The Map proposes the subdivision of a 0.296-acre site into two (2) parcels for residential development.

C. On March 20, 2026, the City of San Diego through the Development Services Department established that the Project is exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et. seq.*) under CEQA Guidelines section 15315 (Minor Land Divisions), and Section 15332 (In-Fill Development); and that no exception to the

exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (Municipal Code) section 112.0520.

D. Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)-(f) and Municipal Code section 144.0220.

E. On August 19, 2026, the Hearing Officer held a noticed public hearing to consider Tentative Map No. PMT-3340173 and the associated Neighborhood Development Permit No. PMT-334174. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Hearing Officer received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Tentative Map No. PMT-3340173:

TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440]

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

The 0.296-acre project site is located at 2045 Galveston Street and is developed with a two-story, 914-square-foot (sf) single dwelling unit. The flag-shaped lot was approved by the City Council in June of 1962. The project site is in a developed single-dwelling residential neighborhood served by existing public services and utilities, and is surrounded by residential development on all sides.

The Clairemont Mesa Community Plan (CMCP) designates the site for Low Density Residential at a range of 5-9 dwelling units per acre (du/ac). Currently, the flag-shaped lot is under-density at 3.2 du/ac. With the proposed subdivision, the density would be 6.76 du/ac, meeting the CMCP's recommended density range. The CMCP supports infill projects that maintain the prevailing neighborhood character, meaning the new lots and future homes should respect existing setbacks, neighborhood scale, and public right-of-way patterns.

The CMCP also aims to ensure that any infill development occurring outside the dense urban villages respects prevailing neighborhood scale, building setbacks, and block patterns. This goal maintains the low-density residential character of single-dwelling unit neighborhoods. The project would implement the land use designation and goals of the CMCP by providing an additional lot for a development pattern more in scale with adjacent single dwelling unit lot sizes.

The existing development pattern in this area of Clairemont consists of resubdivided lots with shared accessways and driveways. The proposal will increase the width of the private drive and provide for a shared utility and access agreement, thereby maintaining the existing character of this area. By reducing lot sizes, the development will fall within the CMCP's recommended density range of 5-9 du/ac. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

b. 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 existing flag-shaped lot is more than twice the size of typical residential lots in the neighborhood, most of which are approximately 5,000 sf. The City Council approved this flag-shaped lot in June of 1962. The current project maintains the previously approved frontage, but the proposed lots require deviations from SDMC 144.0211 and the RS-1-7 regulations. These deviations, discussed below, are approved by the associated Neighborhood Development Permit No. PMT-3340174.

Table 1: Requested Deviations		
Deviation	Requirement(s)	Project Proposes
Frontage for Parcel 1	Minimum of 50 feet of frontage in the RS-1-7 zone required per SDMC Table 131-04 and SDMC 144.0211(a).	20 feet
Frontage for Parcel 2	Minimum of 50 feet of frontage in the RS-1-7 zone required per SDMC Table 131-04 and SDMC 144.0211(a).	No frontage
Lot Width Parcel 1	Minimum 50 feet	25 feet
Lot Depth Parcel 2	Minimum 95 feet	Undefined by SDMC, deepest part is approximately 95 feet
Lot Width Parcel 2	Minimum 50 Feet	Undefined by SDMC, width at 95-foot depth is approximately 48 feet

The project will subdivide one lot into two lots. Parcel 1 retains the existing lot flag configuration, and a 20-foot-wide private drive will provide access to both lots, with an access and utility easement reserved for Parcel 2.

Both parcels meet the lot size requirements of the RS-1-7 zone and can observe all required setbacks, meeting the intent of setback and density requirements without negatively impacting surrounding properties or future development. Therefore, 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.

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

The 0.296-acre site is located at 2045 Galveston Street and is developed with one existing residential unit. The flag-shaped lot is more than twice the size of typical RS-1-7 lots. The project site is surrounded by existing residential uses and other two- and three-story structures. In addition, the project site is in a developed area currently served by existing public services and utilities.

The elevation of the property is 105.95 feet above mean sea level (AMSL) at the street, rising to two relatively flat areas at 126 feet AMSL, with the rear parcel gently sloping up to 133 feet AMSL. Parcel 1 proposes a 7,500 sf lot and Parcel 2 proposes a 5,398 sf lot.

The project is in Geologic Hazard Category 52. According to a geotechnical investigation report prepared for the project by Geocon, Inc., the site is suitable for the proposed development with no major adverse geotechnical or geological conditions noted. The subdivider shall record a declaration of covenants and reservations of Easements for cross-lot drainage easements for the proposed two project sites, which are currently held by the same owner. Due to the minimal grading proposed, drainage from both lots will flow westerly via the existing driveway opening into the public gutter on Galveston Street.

Therefore, the site is physically suitable for the type and density of development.

d. 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.

The project site is not located within or adjacent to any Environmentally Sensitive Lands as defined by SDMC 143.0101, such as a floodplain or floodway area, Multi-Habitat Planning Area (MHPA) lands, riparian habitat, wetlands, or any sensitive species. The project includes various conditions and referenced exhibits of approval relevant to achieving the project compliance with the applicable regulations of the Land Development Code in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and guidelines pertaining to the subject property. 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.

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

The proposed subdivision will include widening of an existing driveway and the modification of a private drive to allow for vehicular, fire, and pedestrian access. The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to the issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements, as well as all associated conditions of approval.

The project is in Geologic Hazard Category 52. According to a geotechnical investigation report prepared for the project by Geocon, Inc., the site is suitable for the proposed development with no major adverse geotechnical or geological conditions noted. Fill soils were encountered on site with recommendations to mitigate. The project has been conditioned to require the preparation of a geotechnical investigation report in accordance with the City's Guidelines for Geotechnical Reports that specifically addresses the proposed grading plans prior to the issuance of any permits. Additionally, the project would be required to comply with the California Building Code, City of San Diego Grading Ordinance, as well as the Storm Water Standards, and utilize proper engineering design and construction practices. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

f. 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.

A review of the title report and the tentative map indicates that no public easements for access or use exist across the subject property. All existing and proposed improvements, including the existing dwelling and any future residential structures, can be sited to ensure that they do not impede or interfere with the Galveston Street right-of-way and the existing utility easements of record. Furthermore, all necessary easements for public services and facilities will be provided to the satisfaction of the City Engineer as a condition of approval. Therefore, 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.

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

The design of the subdivision has taken into account the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements for setbacks

and height to allow natural ventilation and light between structures. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement, and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

h. 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 is within a Sustainable Development Area, with two bus stops located within one-half mile on Morena Boulevard to the west (approximately four streets). The single-dwelling unit neighborhood is developed, and the proposed subdivision more closely matches the development density of the surrounding RS-1-7-zoned properties and falls within the recommended density range of the Clairemont Mesa Community Plan. All necessary public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the proposed project. Therefore, 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.

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

3. Based on these findings adopted by the Hearing Officer, Tentative Map No. PMT-3340174 is granted to HAYES LIVING TRUST DATED MARCH 24, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

4. The Development Services Department shall file a copy of this Resolution and the approved tentative map with any attached exhibits with the City Clerk and mail a copy to the applicant.

J Emmanuel Cadena
Development Project Manager
Development Services

Adopted on: August 19, 2026
IO#: 24010102

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. PMT-3340173
2045 GALVESTON STREET PRJ-1126399

ADOPTED BY RESOLUTION NO. HO-_____ ON AUGUST 19, 2026

GENERAL

1. This Tentative Map will expire August 19, 2029.
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 Parcel Map, unless otherwise noted.
3. The Tentative Map shall conform to the provisions of Neighborhood Development Permit No. PMT-3340173.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
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.

MAPPING

6. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the existing 0.298-acre lot into parcels for residential development shall be recorded in the San Diego County Recorder's Office.
7. 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 section 8801 through 8819 of the California Public Resources Code.

The Parcel 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 conversion of grid-to-ground shall be shown on the map.
8. All proposed easements and right-of-way dedications within the boundary of the Tentative Parcel Map shall be granted on the Parcel Map, with the exception of any required Covenant of Easements, which shall be granted by deed.
 9. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current tax certificate issued by the County Tax Collector's Office shall be recorded in the office of the San Diego County Recorder, a copy of which shall be provided to Development Services Department to satisfy the condition. If the assessed property tax levy amount is satisfied by a posted tax bond, please provide a copy of the bond document filed with the San Diego County Clerk of the Board of Supervisors' office.

ENGINEERING

11. Prior to the recording of the Parcel Map, the Subdivider shall assure the reconstruction of the existing 15-foot-wide driveway adjacent to the site on Galveston Street, satisfactory to the City Engineer.
12. Prior to the recording of the Parcel Map, the Subdivider shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) from the City Engineer for the non-standard driveway and stairs in Galveston Street Right-of-Way.
13. Prior to the recording of the Parcel Map, the Subdivider shall record a Declaration of Covenants and Reservation of Easements for a cross-lot Drainage Easement for the two project sites currently held by the same owner, to the satisfaction of the City Engineer. The Declaration of Covenants and Reservation of Easements shall state: Since the Drainage Easement agreement is a private and not a public issue, the City of San Diego is not responsible for any dispute that might arise in the future between the private parties.
14. Prior to the recording of the Parcel Map, the Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits.

TRANSPORTATION

10. Prior to the recording of the Parcel Map, the subdivider shall record a Joint Use Driveway/Mutual Access Agreement (DS-3248) between the affected parcels within Parcel 1 and Parcel 2, to the satisfaction of the City Engineer.
11. Prior to recordation of the first Parcel Map, the subdivider shall assure, by permit and bond, the reconstruction of the existing 20-foot-wide parkway to include a minimum 10 foot wide sidewalk consisting of 5-foot-wide new sidewalk in addition to the existing 5-foot-wide sidewalk (for a total sidewalk width of 10 feet) fronting 2047 Galveston Street and the project driveway frontage, as shown on Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer 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 § 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.
- 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 § 142.0607).

Internal Order No. 24010102



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 20, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010102

PROJECT NAME / NUMBER: 2045 Galveston St / PRJ-1126399**COMMUNITY PLAN AREA:** Clairemont Mesa**COUNCIL DISTRICT:** 2**LOCATION:** 2045 Galveston St., San Diego, CA 92110

PROJECT DESCRIPTION: The project is a Tentative Map to subdivide a lot with an existing single dwelling unit into two lots, and a Neighborhood Development Permit for a deviation to the base zone regulation for proposing a lot without street frontage. There are no new buildings or development proposed. The lot is 0.3 acres in a Sustainable Development Area, Mobility Zone 2, and Low-Density Residential zone within Clairemont Mesa Community Plan Area. It is surrounded by similar low-density single-family development. **LEGAL DESCRIPTION:** LOT 2 OF BELLE-VUE PINES ACCORDING TO MAP THEREOF NO. 4729, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 3, 1961 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315, Minor Land Divisions, and 15332, In-Fill Development.**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 15315, Minor Land Divisions, and Section 15332, In-Fill Development. Section 15315 allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project meets all of these requirements. The project will require a deviation of the street frontage

and lot depth to be smaller than the minimum required, however, no variances or exceptions are required. Section 15332 permits for infill development when projects meet the specified conditions. The project site is within city limits, is less than five acres in size (0.3 acres), and is surrounded on the north, south, east, and west by similar residential development. The site is of no value as a habitat for endangered species, as a developed urban lot that does not contain or support Environmentally Sensitive Lands (ESL) as defined by the Biology Guidelines of the City's Land Development Manual. It would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. The exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Jose Cadena
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5077 / jcadena@sandiego.gov

On March 20, 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 (April 6, 2026). 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@sandiego.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: 3/20/2026

REMOVED:

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	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 _____

Project Title: 2045 Galveston Street **Project No. For City Use Only:** _____
Project Address: 2045 Galveston Street

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: Dan S. Hayes III ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 2045 Galveston St.
City: San Diego State: CA Zip: 92110
Phone No.: 949-375-3113 Fax No.: _____ Email: Dan@HayesGL.com
Signature: [Signature] Date: _____
Additional pages Attached: ☐ Yes ☒ No

Applicant
Name of Individual: Dan S. Hayes III ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 2045 Galveston St.
City: San Diego State: CA Zip: 92110
Phone No.: 949-375-3113 Fax No.: _____ Email: Dan@HayesGL.com
Signature: [Signature] Date: _____
Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons
Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: NA
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

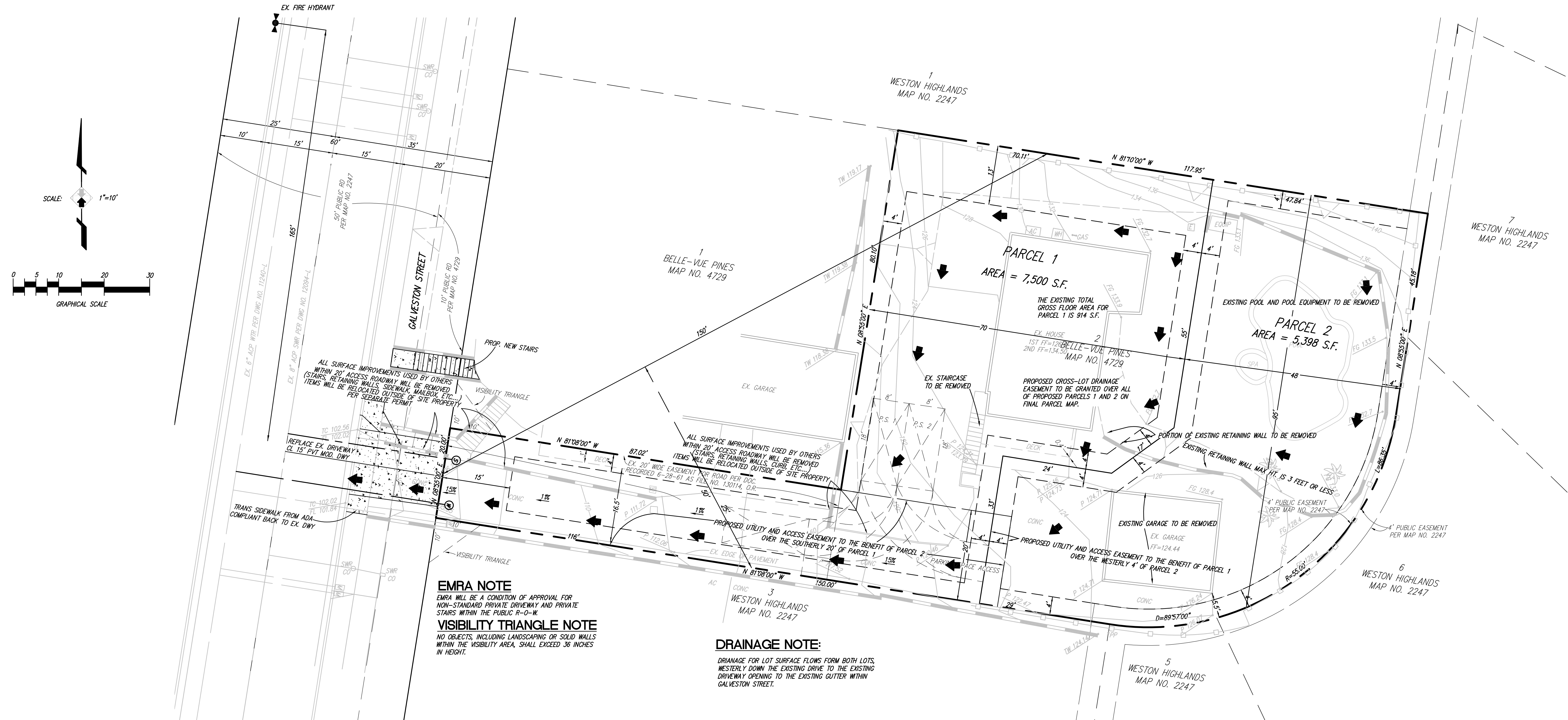
Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: 2045 Galveston Street Project		Project Number: PRJ 1126399	
Community: Clairemont Mesa			
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.			
☒ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny			Date of Vote: October 21, 2025
# of Members Yes 8	# of Members No	# of Members Abstain	
Conditions or Recommendations:			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Matthew Wang			
TITLE: Chair		DATE: May 08, 2026	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

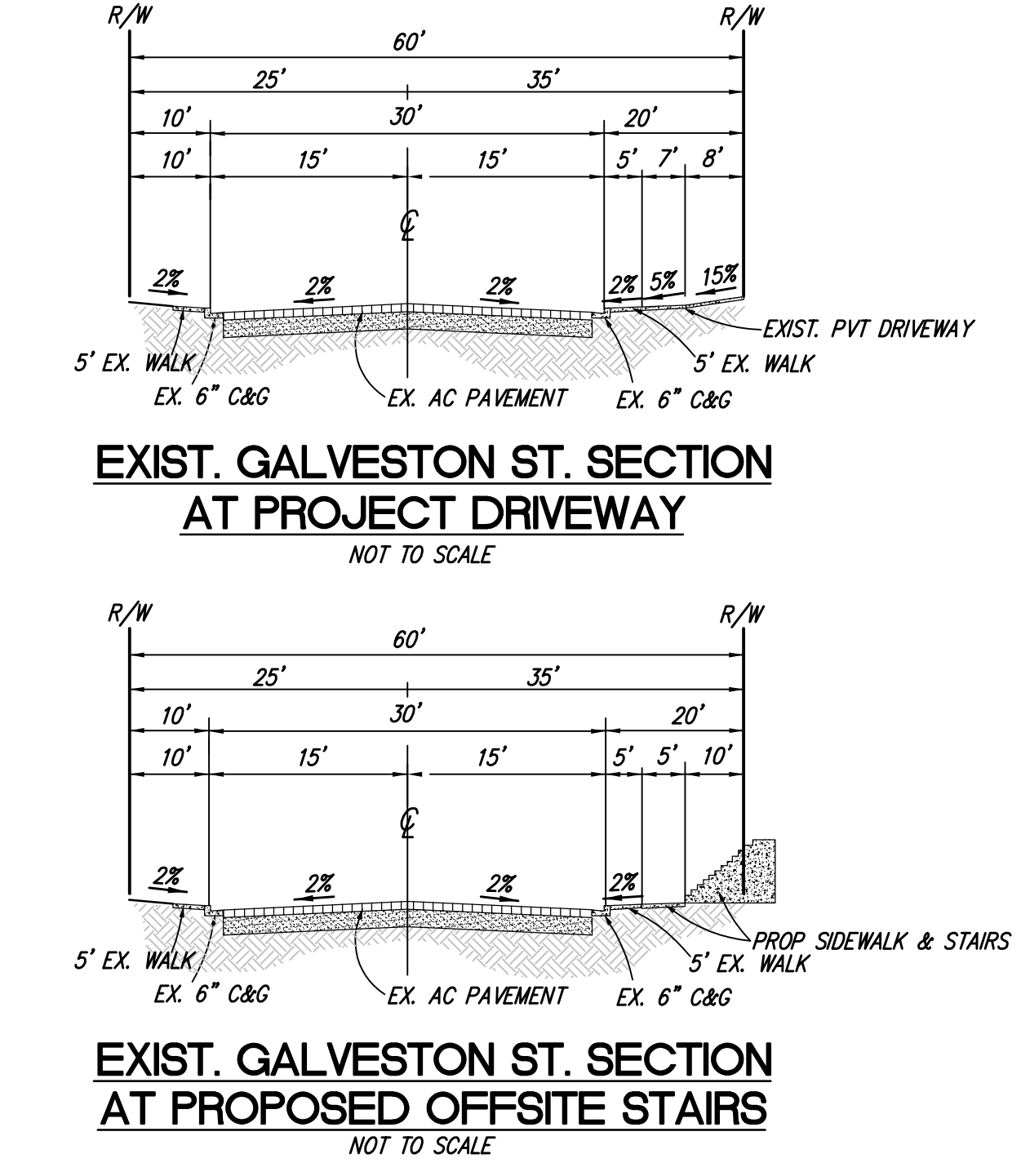
DS-5620 (08-18) ONLINE FORM

TENTATIVE MAP NO. PMT-33400173
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3340174



LEGEND

PROPERTY LINE/TM BOUNDARY
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FINISH FLOOR ELEV
EXISTING BUILDING
EXISTING CURB AND GUTTER
EXISTING WALL
EXISTING SPOT ELEVATION
EXISTING FENCE
EXISTING CONTOUR
EXISTING TREE
EXISTING STAIRS
EXISTING MAIL BOX
EXISTING WATER METER
EXISTING SEWER CLEANOUT
EXISTING ELECTRICAL HANDHOLE
EXISTING POOL EQUIPMENT
EXISTING SLOPE
EXISTING DECK
EXISTING WATER HEATER
EXISTING AIR CONDITIONER
EXISTING GAS METER
EXISTING SPA
EXISTING POOL
EX. PARKING SPACE
PROPOSED LOT LINE
SETBACK LINES
DRAINAGE FLOW



CROSS LOT DRAINAGE NOTE
THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR A CROSS-LOT DRAINAGE EASEMENT FOR THE PROPOSED TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER, TO THE SATISFACTION OF THE CITY ENGINEER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE DRAINAGE EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

EASEMENT NOTES
1. PROPOSED PRIVATE UTILITY AND ACCESS EASEMENT TO THE BENEFIT OF PARCEL 2 OVER THE SOUTHERLY 20' OF PARCEL 1.
2. PROPOSED CROSS-LOT DRAINAGE EASEMENT TO BE GRANTED OVER ALL OF BOTH PARCELS 1 AND 2 ON THE FINAL MAP.

DEVELOPMENT SUMMARY

SUMMARY OF REQUEST PROCESS A TENTATIVE PARCEL MAP AND NEIGHBORHOOD DEVELOPMENT PERMIT WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 0.296 ACRE SITE INTO 2 LOTS FOR RESIDENTIAL DEVELOPMENT, THERE WILL BE 2 RESIDENTIAL LOTS PROPOSED.	
PROJECT TEAM CIVIL ENGINEER: ALIDADE ENGINEERING, INC. 43950 MARGARITA RD., SUITE 'C' TEMECULA, CA 92592 (951) 587-2020 BRENT C. MOORE, PE C59121	
LEGAL DESCRIPTION LOT 2 OF BELLE-VUE PINES ACCORDING TO MAP THEREOF NO. 4729, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 3, 1991, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	
ASSESSOR'S PARCEL NUMBER 430-370-17-00	
OWNER - APN 430-370-17-00 DAN S. HAYES III 2045 GALVESTON STREET SAN DIEGO, CA 92110	
SHEET INDEX: SHEET 1 OF 1	
TYPE OF CONSTRUCTION OF EXISTING HOME: TYPE V WOOD FRAME	
OCCUPANCY CLASSIFICATION: RESIDENTIAL	
EXISTING AND PROPOSED ZONE DESIGNATION RS-1-7 RESIDENTIAL ZONE	
GROSS SITE AREA: 0.296 AC 12,899 S.F. NET SITE AREA: 0.243 AC 10,578 S.F.	
EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL	
YEAR CONSTRUCTED: 2045 GALVESTON ST - 1942	
GEOLOGIC HAZARD CATEGORY: 52	
YARD/SETBACK	
Front Yard:	Required 15 Ft. Proposed 15 Ft.
Street Side Yard:	Required 15 Ft. Proposed 15 Ft.
Interior Yard(s):	Required 4 Ft. Proposed 4 Ft.
Rear Yard:	Required 13 Ft. Proposed 13 Ft.
*Street Frontage:	Required 20 Ft.

DEVIATION

1. REQUEST FOR DEVIATION OF REQUIRED 50 FOOT STREET FRONTAGE PER RS-1-7 ZONE.
2. REQUEST FOR DEVIATION OF REQUIRED LOT WIDTH AND DEPTH PER RS-1-7 ZONE FOR PROPOSED LOT 2.
3. REQUEST DEVIATION OF REQUIRED LOT WIDTH FOR PARCEL 1 PER RS-1-7 ZONE.

BENCHMARK

LOCATION: BRASS PLUG @ N.W. COR. GARDENA AVE.
CITY OF SAN DIEGO BENCHMARK
ELEV= 56.894 DATUM: M.S.L.

VISIBILITY TRIANGLE NOTE

NO STRUCTURES OVER 3' IN HEIGHT MAY BE LOCATED WITHIN THE AREAS PER MUNICIPAL CODE 113.0273: SEE SHEET 51.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE MOST EASTERLY R-O-W LINE OF GALVESTON STREET PER MAP NO. 4729 I.E. N08°5'00"E

TOPOGRAPHY

ACCU LINE SURVEY
1913 GRAND AVE., SUIT 1G
SAN DIEGO, CA 92109
JULY, 2023

REFERENCE DRAWINGS

CITY DWG. NOS. 12094-L, 11240-L

NAD 83 AND LAMBERT COORDINATES

1865-6269 224-1708

STREET LIGHT NOTE

THERE IS AN EXISTING STREET LIGHT 190' SOUTH OF THE PROPERTY AT THE NORTHWEST CORNER OF THE INTERSECTION OF GALVESTON STREET AND ORTEN STREET.

OWNER/DEVELOPER

DAN S. HAYES III
2045 GALVESTON STREET
SAN DIEGO, CA 92110
TEL. (949) 375-3113
NAME: DAN S. HAYES III DATE: _____
RUDY P. PACHECO MY REGISTRATION EXPIRES 9-30-27 DATE: _____

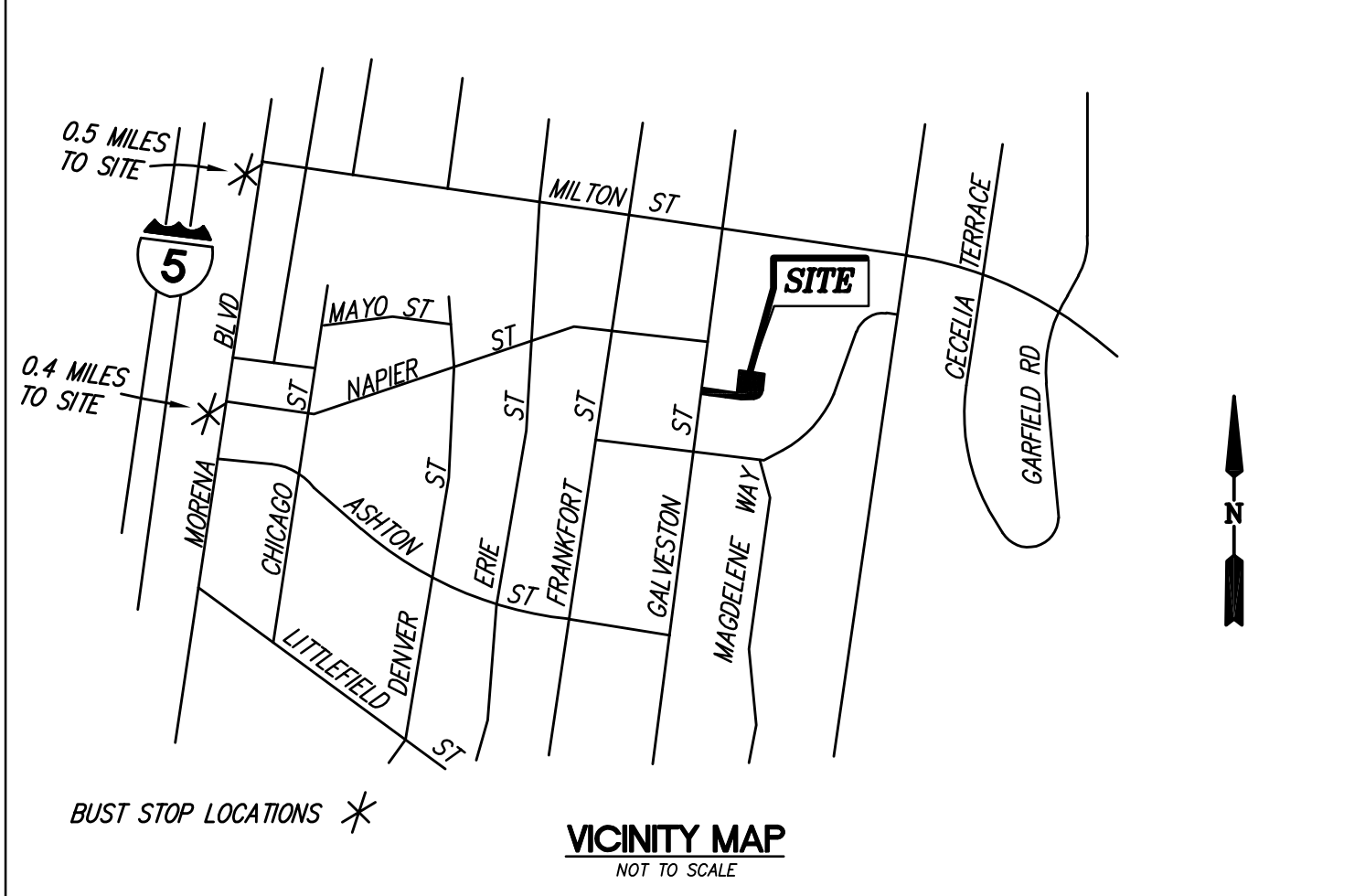
NOTE

1. THE PROJECT LIES WITHIN THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ) [SAN DIEGO INTERNATIONAL AIRPORT].
2. THE PROJECT LIES WITHIN THE AIRPORT INFLUENCE AREA (AIA) [SAN DIEGO INTERNATIONAL AIRPORT - REVIEW AREA 2].
3. THE PROJECT LIES WITHIN THE FAA PART 77 NOTICING AREA [SDIA-LINDBERGH FIELD: 175 TO 180 FEET ELEVATION ABOVE SEA LEVEL].
4. THE PROJECT LIES WITHIN THE PARKING STANDARDS TRANSIT AUTHORITY AREA (PTSPA).
5. THE PROJECT LIES WITHIN THE TRANSIT PRIORITY AREA (TPA).
6. THE PROJECT LIES WITHIN THE PALEONTOLOGICAL SENSITIVITY AREA.
7. THE PROJECT LIES WITHIN THE CLAREMONT MESA COMMUNITY PLAN AREA.
8. THE PROJECT LIES WITHIN THE SUSTAINABLE DEVELOPMENT AREA (SDA).
9. THE PROJECT LIES WITHIN THE COMPLETE COMMUNITIES MOBILITY CHOICES (CCMC) [MOBILITY ZONE 2].
10. THE PROJECT LIES WITHIN THE CLAREMONT MESA HEIGHT LIMIT OVERLAY ZONE (CMHLOZ).
11. THE PROJECT LIES WITHIN A PALEONTOLOGICAL SENSITIVITY AREA [HIGH].
12. THE PERMITTED STRUCTURE HEIGHT FOR BOTH PARCELS 1 AND 2 WILL COMPLY WITH THE REGULATIONS OF THE UNDERLYING RS-1-7 ZONE AND THE CLAREMONT MESA HEIGHT LIMIT OVERLAY ZONE.
13. THE PERMITTED FLOOR AREA RATIO (FAR) FOR BOTH PARCELS 1 AND 2 WILL COMPLY WITH THE REGULATIONS OF THE UNDERLYING RS-1-7 ZONE.

MAPPING AND MONUMENTATION NOTE

A FINAL PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS. ALL PROPERTY CORNERS SHALL BE SET AND A TWO LOT PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP.

Alidade ENGINEERING
43950 MARGARITA ROAD, SUITE 'C'
Temecula, CA 92592
Phone: (951) 587-2020
Fax: (951) 587-2626
RUDY P. PACHECO
LICENSED LAND SURVEYOR
RUDY P. PACHECO
Exp. 09/30/27
No. LS 5717
STATE OF CALIFORNIA



PREPARED BY: NAME: ALIDADE ENGINEERING, INC. ADDRESS: 43950 MARGARITA ROAD, SUITE 'C' TEMECULA, CA 92592 PHONE #: (951) 587-2020 FAX: (951) 587-2626 PROJECT ADDRESS: 2045 GALVESTON STREET SAN DIEGO, CA 92110 PROJECT NAME: TENTATIVE MAP NO. PMT-33400173 NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3340174 SHEET TITLE: TENTATIVE MAP & NEIGHBORHOOD DEVELOPMENT PERMIT PROJECT NO. PRJ-1126399	
REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: 07/06/26 REVISION 5: 03/31/26 REVISION 4: 12/12/25 REVISION 3: 08/22/25 REVISION 2: 07/07/25 REVISION 1: _____	ORIGINAL DATE: 11/11/2024 SHEET 1 OF 1 DEP# _____