



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: August 18, 2026

TO: Hearing Officer Bautista

FROM: Jose Emmanuel Cadena, Development Project Manager, Development Services Department

SUBJECT: Item #1, 2045 Galveston Street August 19 Hearing Officer Hearing (HO-26-039 Report Clarifications)

This Memorandum clarifies the project conditions for the public improvements. The driveway will be replaced; however, the existing sidewalk will remain (numbering for Conditions on the Tentative Map also changed):

- Neighborhood Development permit, Condition 16
- Tentative Map Conditions, Condition 15

An additional site section, showing existing conditions will remain, was added to the drawings (Tentative Map) for clarity.

A handwritten signature in blue ink, appearing to read "José Emmanuel Cadena", written over a horizontal line.

José Emmanuel Cadena
Development Project Manager

- Attachments:
 1. Conditions for Tentative Map
 2. Neighborhood Development Permit Conditions (Only page 4)
 3. Tentative Map

cc: Francisco Mendoza, Development Project Manager, Development Service Department
Noah Brazier, Deputy City Attorney, Office of the City Attorney

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

10. 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.
11. 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.
12. 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.
13. 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

14. 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.
15. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, the construction of stairs including a 5-foot-wide new sidewalk/landing area from the entrance of 2047 Galveston Street to existing contiguous sidewalk on Galveston Street, 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

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, satisfactory to the City Engineer. 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.

16. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, the construction of stairs including a 5-foot-wide new sidewalk/landing area from the entrance of 2047 Galveston Street to existing contiguous sidewalk on Galveston Street, as shown on Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

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- _____

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

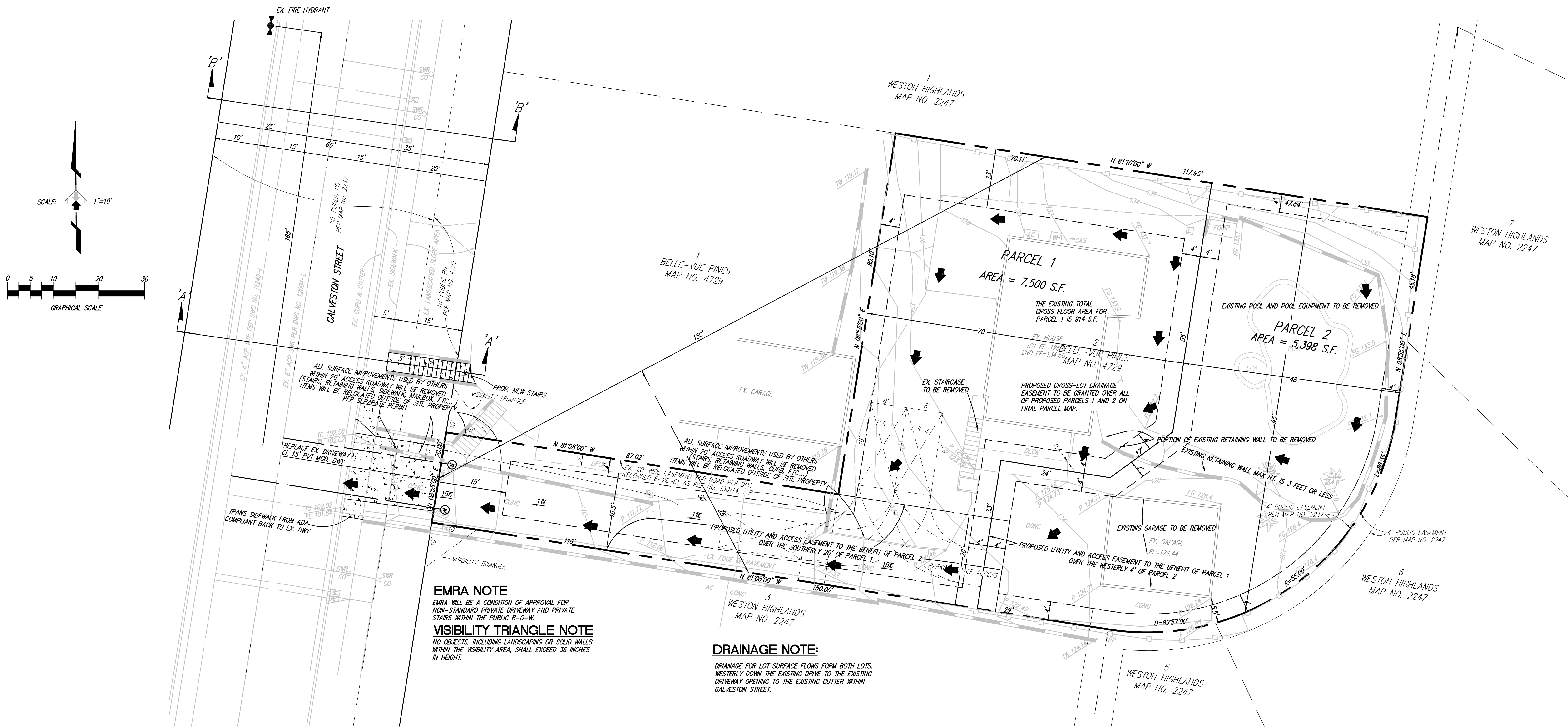
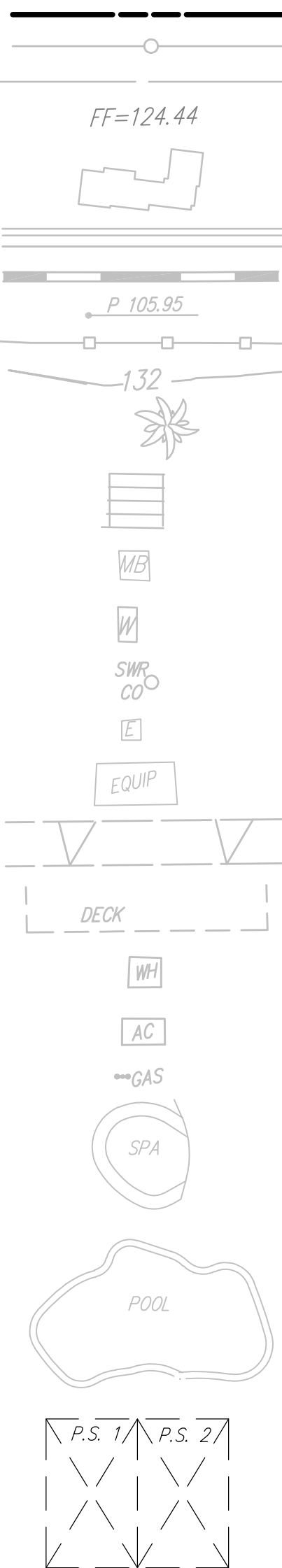
EXISTING WATER HEATER
EXISTING AIR CONDITIONER
EXISTING GAS METER

EXISTING SPA

EXISTING POOL

EX. PARKING SPACE

PROPOSED LOT LINE
SETBACK LINES
DRAINAGE FLOW



EMRA NOTE
EMRA WILL BE A CONDITION OF APPROVAL FOR NON-STANDARD PRIVATE DRIVEWAY AND PRIVATE STAIRS WITHIN THE PUBLIC R-O-W.

VISIBILITY TRIANGLE NOTE
NO OBJECTS, INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY AREA, SHALL EXCEED 36 INCHES IN HEIGHT.

DRAINAGE NOTE:
DRAINAGE FOR LOT SURFACE FLOWS FROM BOTH LOTS, WESTERLY DOWN THE EXISTING DRIVE TO THE EXISTING DRIVEWAY OPENING TO THE EXISTING GUTTER WITHIN GALVESTON STREET.

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 SHT 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°05'00"E

TOPOGRAPHY

ACCUINE SURVEY
1919 GRAND AVE., SUITE 1G
SAN DIEGO, CA 92109
JULY, 2023

REFERENCE DRAWINGS

CITY DWG. NOS. 12084-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 ORLEN STREET.

OWNER/DEVELOPER

DAN S. HAYES III

2045 GALVESTON STREET
SAN DIEGO, CA 92110
TEL. (949) 375-3113

NAME:
DAN S. HAYES III

DATE

NOTE

1. THE PROJECT LIES WITHIN THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCO2) [SAN DIEGO INTERNATIONAL AIRPORT].
2. THE PROJECT LIES WITHIN THE ALUCO AIRPORT INFLUENCE AREA (AIA) [SAN DIEGO INTERNATIONAL AIRPORT - REVIEW AREA 2].
3. THE PROJECT LIES WITHIN THE FAA PART 77 NOTICING AREA [SDIA-LUNDBERG 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 CLAIREMONT MESA COMMUNITY PLAN AREA.
8. THE PROJECT LIES WITHIN THE SUSTAINABLE DEVELOPMENT AREA (SDA).
9. THE PROJECT LIES WITHIN THE COMPLETE COMMUNITIES MOBILITY CHOICES (CONC) [MOBILITY ZONE 2].
10. THE PROJECT LIES WITHIN THE CLAIREMONT MESA HEIGHT LIMIT OVERLAY ZONE (CMHLO2).
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 CLAIREMONT 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.

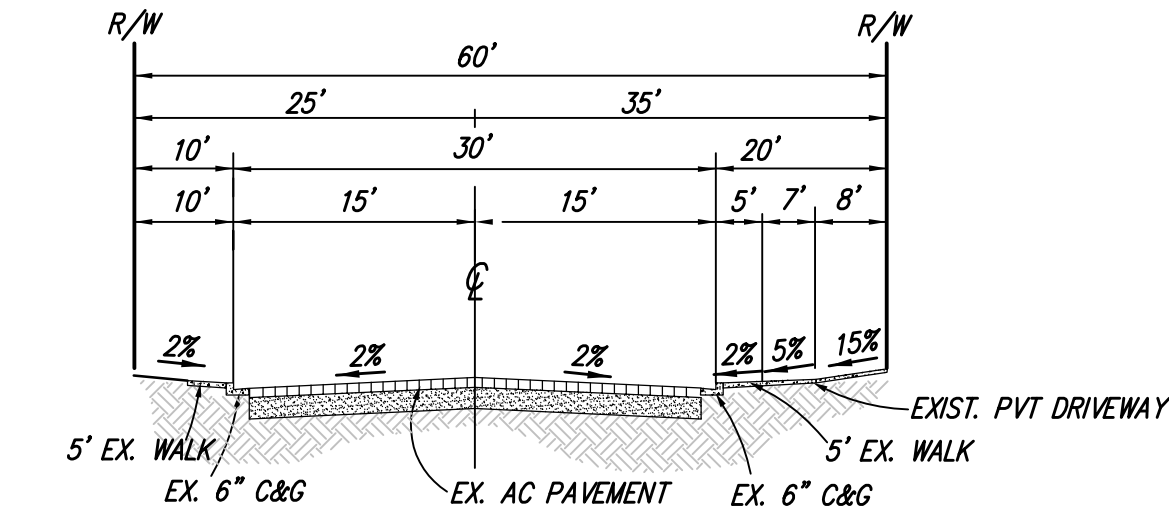


43950 MARGARITA ROAD, SUITE 'C'
Temecula, CA 92592
Phone: (951) 587-2020
Fax: (951) 587-2626

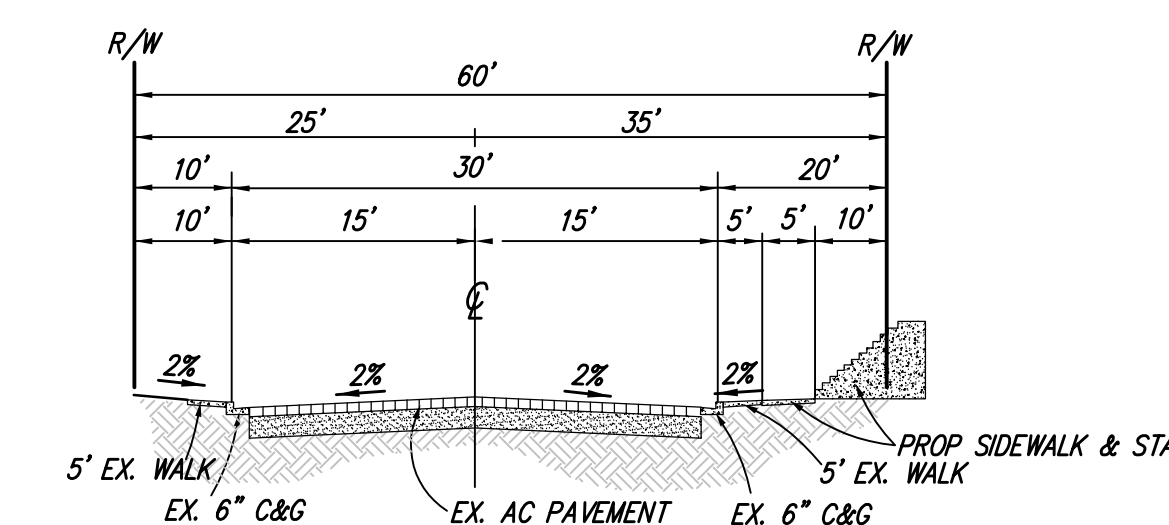


RUDY P. PACHECO
MY REGISTRATION EXPIRES 9-30-27

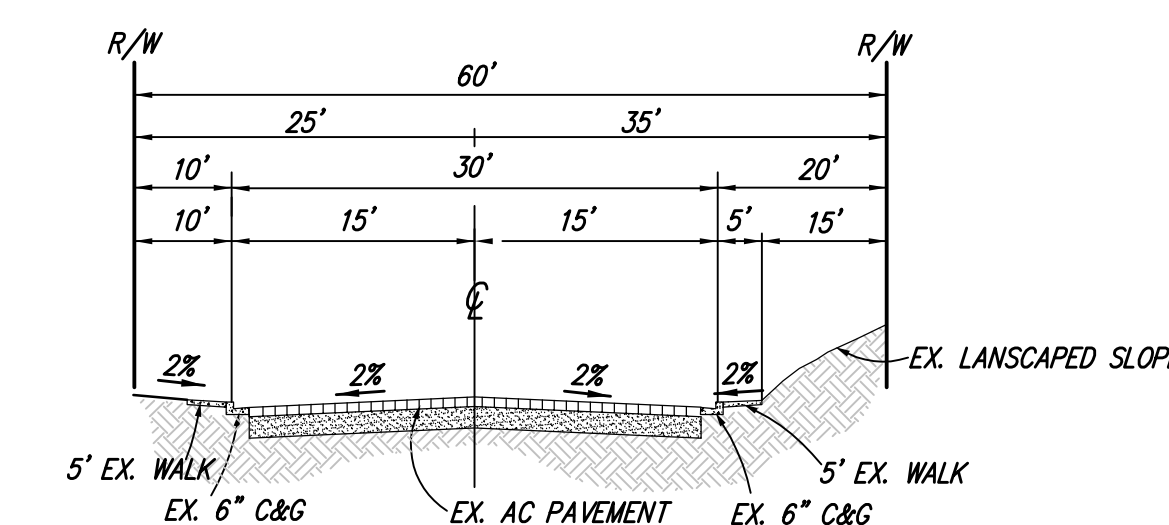
DATE



EXIST. GALVESTON ST. SECTION
AT PROJECT DRIVEWAY



EXIST. GALVESTON ST. SECTION 'A'-A'
AT PROPOSED OFFSITE STAIRS



EXIST. GALVESTON ST. SECTION 'B'-B'

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 G. 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, 1961 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 NA Ft.
Interior Yard(s):	Required 4 Ft. Proposed 4 Ft.
Rear Yard:	Required 13 Ft. Proposed 13 Ft.
*Street Frontage:	Required 20 Ft.

UTILITY TABLE	
UTILITY COMPANY	UTILITY & UTILITY STATUS
SDGE/ELECTRIC	CURRENTLY UNDERGROUND AND WILL REMAIN UNDERGROUND
SDGE/GAS	NONE CURRENTLY ON SITE/WILL BE PLACED UNDERGROUND
PAC BELL/TELEPHONE	CURRENTLY OVERHEAD/WILL NOT BE PLACED UNDERGROUND
AT&T/CABLE	NONE CURRENTLY ON SITE/WILL BE PLACED UNDERGROUND

VICINITY MAP
NOT TO SCALE

BUST STOP LOCATIONS *

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: 08/12/26
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# _____