



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 12, 2020 REPORT NO. HO-20-004

HEARING DATE: February 19, 2020

SUBJECT: DURANGO CDP AND TM, Three Decision

PROJECT NUMBER: [624232](#)

OWNER/APPLICANT: Roger A. Schwartz, Owner, and Jorge Palacios, Applicant/Engineer

SUMMARY

Issue: Should the Hearing Officer approve the subdivision of a lot, with an existing single-family residence to remain on Parcel 1, and a future single-family residence to be developed on Parcel 2, located at 13796 Durango Drive within the Torrey Pines Community Planning area?

Staff Recommendation:

1. APPROVE Coastal Development Permit No. 2233676, and
2. Approve Tentative Map No. 2233675.

Community Planning Group Recommendation: On January 9, 2020, the Torrey Pines Community Planning Group voted 7-0-1 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and section 15303(a) (New Construction or Conversion of Small Structures). The environmental exemption determination for this project was made on July 1, 2019, and the Environmental Determination was appealed to City Council, which heard and denied the appeal on October 8, 2019, pursuant to Resolution No. R-312698 (Attachment 8).

BACKGROUND

The 0.30-acre project site is currently one lot and is developed with a single-family residence built in 1982. The project site is located at 13796 Durango Drive, on the south west corner of Durango Drive and Del Mar Heights Road, east of Mar Scenic Drive, and north of Cordero Road in the Torrey Pines Community Planning area (Attachments 1-3). The property is in the RS-1-6 Zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone (Coastal-Impact).

The Torrey Pines Community Plan and North City Local Coastal Program Land Use Plan designates the site for Low Density Residential (5-9 du/ac) land use. The surrounding properties are within the same zone and land use designation and are developed with single-family residences. The site is located approximately eight blocks east of the Pacific Ocean.

A review of resource maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) [Section 113.0103](#).

The project site contains one single-family residence, which will be modified/remodeled and would remain within the new parcel area of Parcel 1. Because the existing structure is more than 45 years old, City of San Diego Staff evaluated it and concluded that it was not significant, or eligible for historic designation under local, state or federal criteria.

The project requires a Process Two, Coastal Development Permit for development within the Coastal Overlay Zone pursuant to SDMC [126.0702](#), and a Process Three Tentative Map to create two lots pursuant to SDMC [125.0410](#) and [125.0430](#). However, per SDMC [112.0103](#), all actions will be consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

DISCUSSION

Project Description

The project proposes a subdivision of an existing 0.30-acre lot into two separate parcels with Parcel 1 consisting of 6,913 square feet and Parcel 2 consisting of 6,148 square feet of lot area, with an existing single-family residence to remain on Parcel 1. The existing single-family residence on Parcel 1 will be modified/remodeled to reduce the size from 2,840 square feet of floor area to 2,348 square feet in order to bring the residence into conformance with the new parcel size, setbacks, floor area ratio and to comply with all of the development regulations of the RS-1-6 Zone. This remodel is required as a condition of the Tentative Map, prior to the recordation of the Parcel Map (Attachment 7, Condition 24). Parcel 2 is proposed to remain vacant for future development of a single-family residence.

Design Guidelines for the development of the future residence on Parcel 2 are proposed as part of Exhibit A (Attachment 11). The future development on Parcel 2 is required to be reviewed as a Process 2, Substantial Conformance Review (Attachment 5, Condition 15).

Parcel 2 requires a new curb cut, and new driveway to be installed as part of this project allowing vehicular ingress and egress to Del Mar Heights Road. A sight distance study prepared by a licensed civil engineer concluded that there is adequate corner sight distance at the proposed driveway. The design of the Tentative Map also illustrates a proposed turnaround area for Parcel 2, due to traffic safety concerns, so that vehicles do not back onto Del Mar Heights Road.

The proposed subdivision and associated development complies with the applicable zoning and development regulations of the Land Development Code. The proposed project was reviewed for compliance with the RS-1-6 zone development requirements, which include but are not limited to height, setbacks, density, off-street parking, and floor area ratio, for the existing residence and the Design Guidelines for the future residence on Parcel 2. No deviations are proposed with the subdivision.

Community Plan Analysis

The subdivision is proposed on a site in an established neighborhood of the Torrey Pines Community Plan area. The proposed project maintains the existing "single-family" character of the area by maintaining the required zone and plan densities resulting with detached single-family residences on individual lots.

The project results in a residential density of 6.67 du/ac, which complies with the RS-1-6 zone (maximum allowable density of 7.26 du/ac) and the Low-Density Residential land use designation (maximum allowable density of 9 du/ac). The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is also consistent with the residential policies of the Torrey Pines Community Plan, by achieving multiple Community Plan goals and policies, including incorporating a variety of architectural styles, colors, and building materials. Additionally, a goal of new single-family homes that are similar in bulk and scale to existing homes within the immediate neighborhood. The proposed project site is located approximately eight blocks from the Pacific Ocean coastline. The existing single-family residence is, and the future single-family residence will be, consistent with the Design Guidelines, stay within the established building envelope, and not encroach upon any existing or proposed physical access to the Pacific Ocean. The project site is not located adjacent to any identified visual access corridor identified within the Torrey Pines Community Plan and North City Local Coastal Program Land Use Plan.

Conclusion

The project complies with the requirements of the RS-1-6 Zone, and all applicable sections of the Land Development Code, the Torrey Pines Community Plan and North City Local Coastal Program Land Use Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Coastal Development Permit No. 2233676 and Tentative Map No. 2233675.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2233676 and Tentative Map 2233675, with modifications.
2. Deny Coastal Development Permit No. 2233676 and Tentative Map 2233675, if the findings required to approve the project cannot be affirmed.

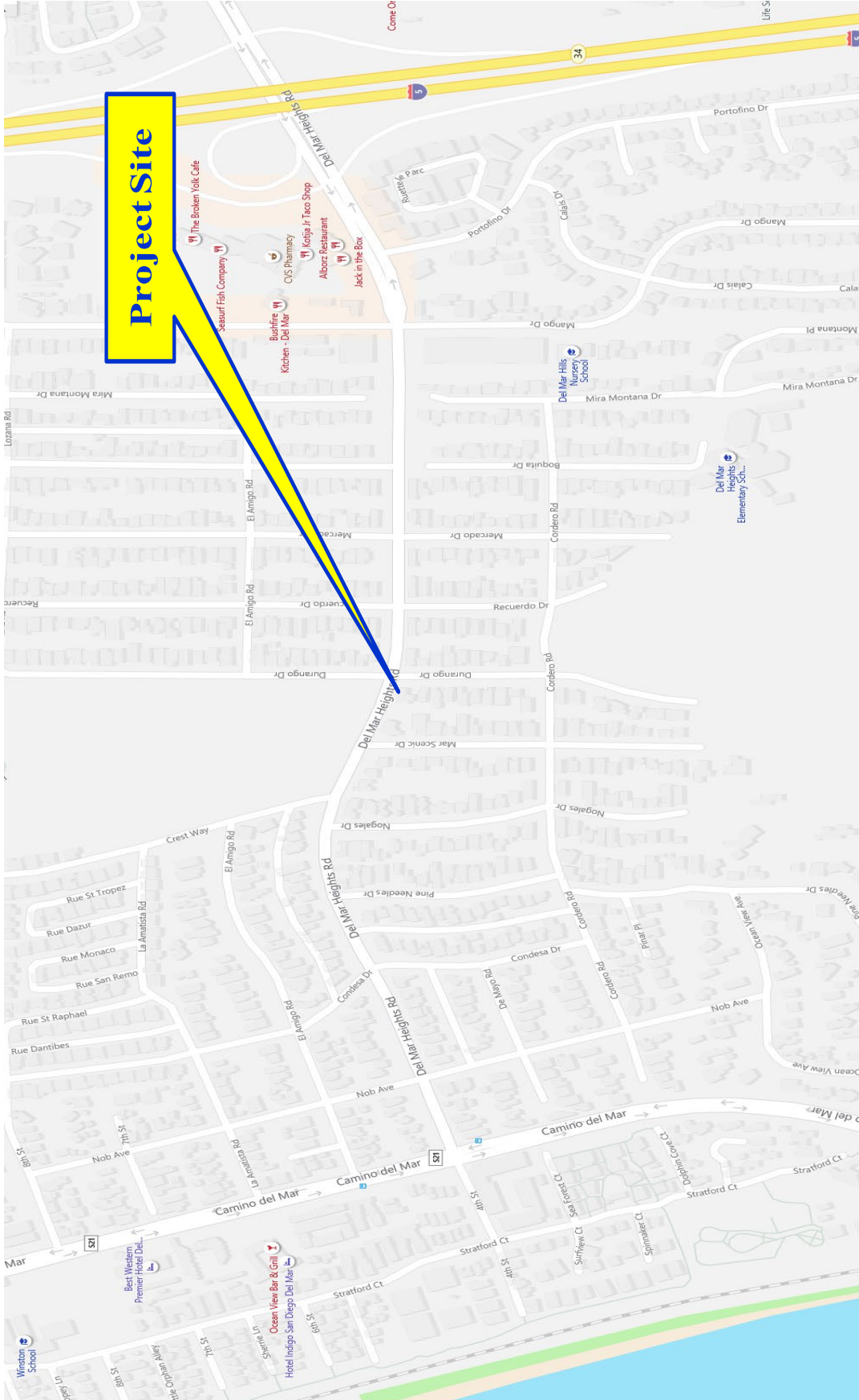
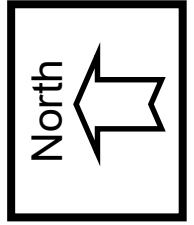
Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

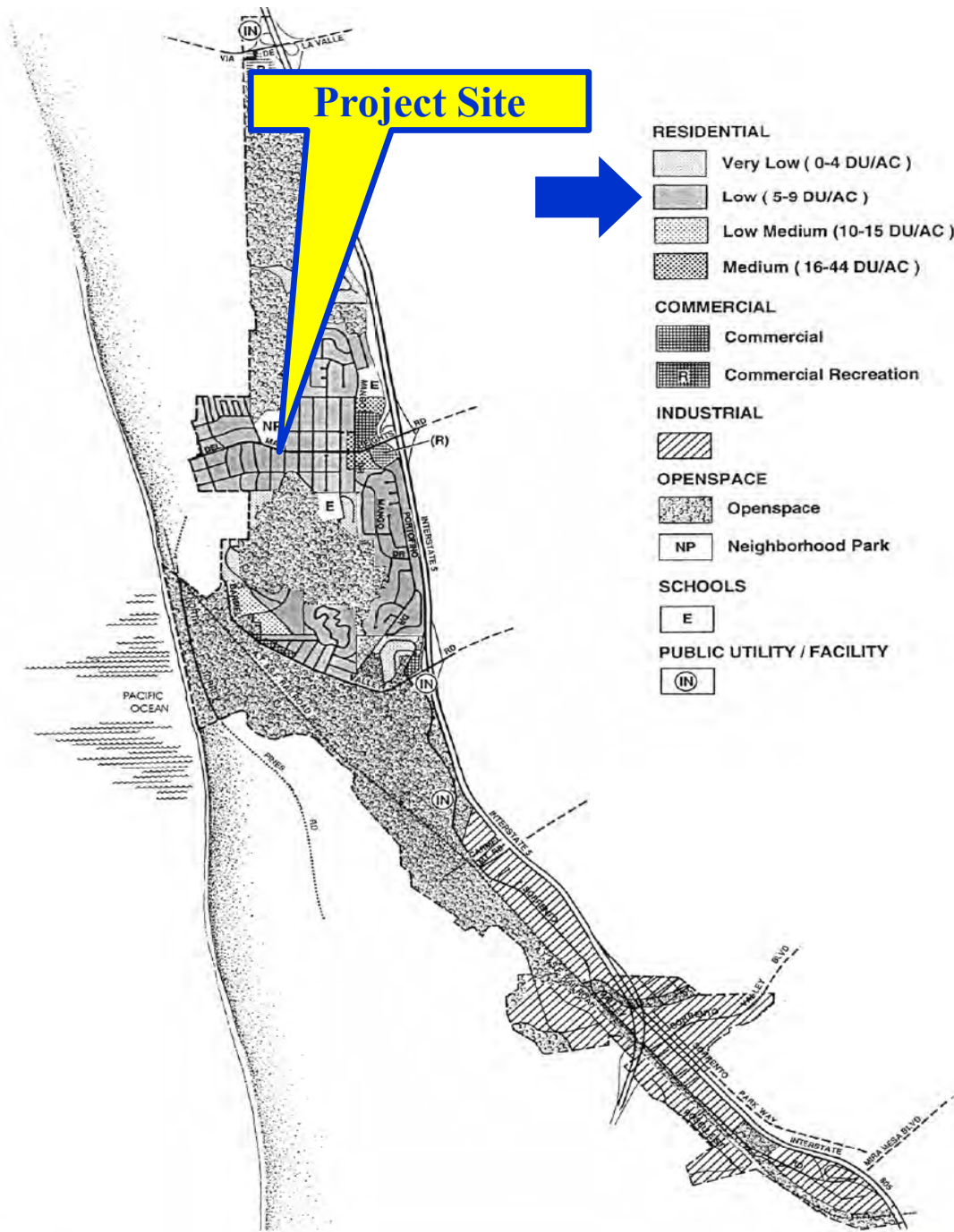
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft CDP Resolution with Findings
5. Draft CDP Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Resolution
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Design Guidelines for Parcel 2
12. Map Exhibit-Tentative Map



Project Location Map

DURANGO CDP/TM 13796 DURANGO DRIVE
PROJECT NO. 624232



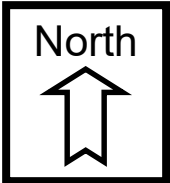


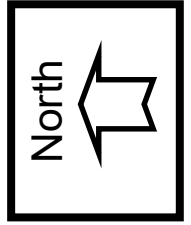
Land Use Map

DURANGO CDP/TM - 13796 DURANGO DRIVE
PROJECT NO. 624232

Land Use Plan
Torrey Pines Community Plan

1
FIGURE





Aerial Photo

DURANGO CDP/TM - 13796 DURANGO DRIVE
PROJECT NO. 624232



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2233676
DURANGO TM & CDP - PROJECT NO. 624232

WHEREAS, ROGER A. SCHWARTZ, Owner/Permittee, filed an application with the City of San Diego for a permit for a lot split, to subdivide one lot into two lots with an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2233676), on portions of a 0.30-acre property;

WHEREAS, the project site is located at 13796 Durango Drive, in the RS-1-6 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal-Impact) and within the Torrey Pines Community Plan area;

WHEREAS, on July 1, 2019, 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 15305 (Minor Alterations in Land Use Limitations) and Section 15303(a), (New Construction or Conversion of Small Structures), and the Environmental Determination was appealed to City Council, which heard and denied the appeal on October 8, 2019, pursuant to Resolution No. R312698;

WHEREAS, on February 19, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2233676, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2233676:

Coastal Development Permit – [SDMC Section 126.0708]

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed project is a lot-split of a 0.30-acre site, with an existing single-dwelling unit to remain on Parcel 1 and Parcel 2 to remain vacant for the future development of a single dwelling unit. This proposal includes Design Guidelines for the future development on Parcel 2, which were found consistent with the development regulations of the RS-1-6 Zone. The existing dwelling unit on Parcel 1 will be modified/remodeled to fit entirely onto the proposed parcel to comply with all of the development regulations of the RS-1-6 zone. The proposed lot split project site is located approximately eight blocks from the Pacific Ocean coastline. The existing dwelling unit is, and the future dwelling unit will be consistent with the Design Guidelines, will stay within the established building envelope and not encroach upon any existing or proposed physical access to the Pacific Ocean. The project site is not located adjacent to any identified visual access corridor identified within the Torrey Pines Community Plan and North City Local Coastal Program Land Use Plan. Therefore, the proposed two-lot subdivision will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the North City Local Coastal Program Land Use Plan; and the proposed two-lot subdivision will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Torrey Pines Community Plan and North City Local Coastal Program Land Use Plan.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The 0.30-acre subdivision site does not contain environmentally sensitive lands as define in Land Development Code Section 113.0103. The project site is located within an urbanized area of Torrey pines, was previously graded and has been developed with a residence since 1982. A review of resource maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. An environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands and was found to be exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines. The proposed project is a lot-split of a 0.30-acre site, with an existing single-dwelling unit to remain on Parcel 1 and Parcel 2 to remain vacant for the future development of a single dwelling unit. As the project would only subdivide the lot into two lots, with the existing residence to remain on Parcel 1, with Parcel 2 to remain vacant for future development on a property that does not contain any environmentally sensitive lands, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed subdivision to create two lots for the two dwelling units under remodel construction is located on a site designated Low Density Residential (5 to 9 DUs per acre) by the Torrey Pines Community Plan. Two units on the 0.30-acre site results in a density of 6.67 DUs per acre, consistent with the land use density of the Torrey Pines Community Plan and North City Local Coastal Program. The proposed lot split project site is located approximately eight blocks from the Pacific Ocean coastline. The existing dwelling unit is, and the future dwelling unit will be consistent with the Design Guidelines, will stay within the established building envelope and not encroach upon any existing or proposed physical access to the Pacific Ocean. The project site is not located adjacent to any identified visual access corridor identified within the Torrey Pines Community Plan and North City Local Coastal Program Land Use Plan. Therefore, the proposed two-lot subdivision will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the North City Local Coastal Program Land Use Plan. Due to these factors the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is located approximately six blocks east of the Pacific Ocean and three blocks east of Camino Del Mar, the First Public Roadway, and, therefore, not between the first public road and the sea or coastline. Therefore, the project is in compliance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Coastal Development Permit No. 2233676 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2233676, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: February 19, 2020

IO#: 24008120

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2233676
DURANGO CDP/TM - PROJECT NO. 624232
HEARING OFFICER

This Coastal Development Permit No. 2233676 is granted by the Hearing Officer of the City of San Diego to Rodger A. Schwartz, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.30-acre site is located at 13796 Durango Drive, in the RS-1-6 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal-Impact) and within the Torrey Pines Community Plan area. The project site is legally described as: Lot 1, in Block 27, of Del Mar Heights Subdivision, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 157, filed in the office of the County Recorder of San Diego County, July 8, 1887;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to split a residential lot containing an existing single-family residence into two parcels, with the existing single-family residence to remain on proposed Parcel 1, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 19, 2020, on file in the Development Services Department.

The project shall include:

- a. To subdivide an existing 0.30-acre lot into two separate parcels, with Parcel 1 consisting of 6,913 square feet and Parcel 2 consisting of 6,148 square feet of lot area, with an existing 2,840-square-foot single-family residence to be reduced/modified to 2,348-square-feet in order to comply with development regulations of the RS-1-6 Zone. Parcel 2 to be developed with a future single-family residence to conform to approved Design Guidelines, part of "Exhibit A" to be reviewed and approved under a Process 2 Substantial Conformance Review;
- b. Off-street parking;
- c. Fences, walls, walkways, patios and exterior lighting; and

- d. 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 March 4, 2023.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. This Coastal Development Permit No. 2233676 shall conform to the provisions of Tentative Map No. 2233675.

PLANNING/DESIGN REQUIREMENTS:

13. 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.

14. 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.

15. Prior to construction permit issuance of a single-family residence located on Parcel 2, a Process 2 Substantial Conformance Review shall be reviewed and approved for conform to the approved Design Guidelines, part of "Exhibit A" of this permit dated February 19, 2020.

TRANSPORTATION REQUIREMENTS

16. All 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.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Del Mar Heights Road, with curb, gutter and sidewalk, and the construction of one 12 foot wide driveway consistent with City standards, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Durango Drive, with curb, gutter and sidewalk, and the construction of one 12 foot wide driveway consistent with City standards, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water

service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

21. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

22. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

23. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 February 19, 2020, by Resolution No.

_____.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 2233676
Date of Approval: Feb. 19, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
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.

Owner/Permittee

By _____
Roger A. Schwartz
Property Owner

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

HEARING OFFICER - RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 2233675, DURANGO TM AND CDP –
PROJECT NO. 624232

WHEREAS, ROGER A SCHWARTZ, Subdivider, and, JORGE PALASCIOS Civil Engineer, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2233675) for the development of a parcel map to create two lots from one lot, with Parcel 2 for a future dwelling unit and the existing dwelling unit to remain on Parcel 1. The project site is located at 13796 Durango Drive, on the west side of Durango Drive, south of Del Mar Heights Road, east of Mar Scenic Drive and north of Cordero Road. The property is legally described as Lot 1, in Block 27, of Del Mar Heights Subdivision, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 157, filed in the office of the County Recorder of San Diego County, July 8, 1887; and

WHEREAS, the Map proposes the Subdivision of a 0.30-acre site into two lots for residential se; and

WHEREAS, on July 1, 2019, 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 the environmental determination was appealed to City Council, which heard and denied the appeal on October 8, 2019, pursuant to Resolution No. R312698; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on February 19, 2020, the Hearing Officer of the City of San Diego considered Tentative Map No. 2233675, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2233675:

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

The 0.30-acre property is located at 13796 Durango Drive, within the Torrey Pines Community Plan area, which designates the site for Residential Low Density (5-9 du/ac). This density range allows for the two dwelling units proposed by this project, with a resulting project density of 6.67 du/ac. Therefore, the two single-family lots proposal is consistent with the density specified by the Community Plan. The project's design also includes a set of Design Guidelines for the future development of the single-family residence on Parcel 2. These guidelines will help ensure that the future development has similar architectural style and quality to the surrounding residences. The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is also consistent with the residential policies of the Torrey Pines Community Plan, by achieving multiple Community Plan goals and policies, including incorporating a variety of architectural styles, colors, and building materials. Additionally, a goal of new single-family homes that are similar in bulk and scale to existing homes within the immediate neighborhood. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

2. 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 subdivision would result in two lots ranging in size from 6,148 to 6,913 square feet. This complies with the requirements of the RS-1-6 zone, consistent with the density of the zone, for the existing residence to remain on Parcel 1 and the future construction of single dwelling unit on Parcel 2. All lots would front on and take access from the existing, developed public rights-of-way. The subdivision complies with all development regulations and no deviations are proposed. The existing residence to remain on Parcel 1, will be modified and remodeled to fit entirely on Parcel 1 and to comply with all the development regulations of the RS-1-6 Zone such as building setbacks, building floor area ratio and minimum off-street parking. The future residence on Parcel 2 is required to comply with Design Guidelines, which is part of the approved Exhibit A of the associated Coastal Development Permit No. 2233676 and the Design Guidelines are consistent with all of the development regulations of the RS-1-6 Zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The proposed lot-split project site is located in a developed, residential area that is zoned RS-1-6 and designated for Residential Low Density (5-9 du/ac) Residential Land Use by the Torrey Pines Community Plan.

The site size of 0.30-acres allows the proposed subdivision to meet the density requirements of the zone and designation. The subdivision results in a residential density of 6.67 du/ac, which complies with the RS-1-6 zone (maximum allowable density of 7.26 du/ac) and the Low-Density Land Use designation (maximum allowable density of 9.0 du/ac). The site is generally level, and approximately 133 feet above mean sea level. All lots would front on and take access from the existing, developed street rights-of-way with all required public utilities and services located adjacent to the site (Durango Drive and Del Mar Heights Road). The existing residence will be modified/remodeled to fit and remain on proposed Parcel 1 consistent with the RS-1-6 development regulations. Parcel 2 will be developed in the future with a single dwelling unit to comply with Design Guidelines as part of Exhibit A of the associated Coastal Development Permit No. 2233676. The site is located in a developed, urbanized neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on, or adjacent to, the site.

Therefore, the subdivision to create two lots from one existing lot is physically suitable for the type and density of development.

4. 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 0.30-acre subdivision site does not contain environmentally sensitive lands as define in Land Development Code Section 113.0103. The project site is located within an urbanized area of Torrey Pines, was previously graded and has been developed with a residence since 1982. A review of resource maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. There are no watercourses, ESL or MHPA lands located on or adjacent to the site, which is surrounded by existing residential

development. An environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands, wildlife or other sensitive habitats and was found to be exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines. The proposed project is a lot-split of a 0.30-acre site, with an existing single-dwelling unit to remain on Parcel 1 and Parcel 2 to remain vacate for the future development of a single dwelling unit. As the project would only subdivide the lot into two lots, with the existing residence to remain on Parcel 1, with Parcel 2 to remain vacate for future development. All site drainage is designed to drain into adjacent city of San Diego storm drain systems located within the adjacent public rights-of-way. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on their habitat.

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

The Tentative Map for the project was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. A new curb cut, and driveway is proposed as part of this project allowing vehicular ingress and egress to Del Mar Heights Road from Parcel 2. A sight distance study prepared by a licensed civil engineer concluded that there is adequate corner sight distance at the proposed driveway. The design of the Tentative Map also illustrates a turnaround area will be provided on site for Parcel 2, so that vehicles should not be backing onto Del Mar Heights Road. Driveways for both Parcels 1 and 2 are required to be designed to current City of San Diego Engineering Standards. These features were added to the design of the subdivision, which ensure that the project is not detrimental to the public health, safety, and welfare.

6. 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.

There are no access easements through the property. The site will continue to have pedestrian access from the existing public street (Durango Drive and Del Mar Heights Road) which is developed with curb, gutter, and sidewalk. The proposed project will add a new curb cut to Del Mar Heights Road for the primary access to Parcel 2, which only has public street frontage along Del Mar Heights Road. The existing residence to remain on Parcel 1, will continue to take access from Durango Drive, the structure will be modified and remodeled to fit entirely on Parcel 1 and to comply with all the development regulations of the RS-1-6 Zone such as building setbacks, building floor area ratio and minimum off-street parking. The future residence on Parcel 2 is required to comply with Designed Guidelines, which is part of Exhibit A of the associated Coastal Development Permit No. 2233676 and the Design Guidelines are consistent with the development regulations of the RS-1-6 Zone. As there are no easements, 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.

7. 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 and the resulting placement of a future dwelling units on Parcel 2 and the existing dwelling unit to remain on Parcel 1 has taken into account the best use of the land. The proposed subdivision complies with Land Development Code Regulations, the existing dwelling unit and future dwelling unit (governed by design guidelines as part of Exhibit A of the associated Coastal Development Permit No. 2233676), will comply with setback and height limitations ensuring adequate natural light and air movement between current and future structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. 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 lot-split subdivision creates two lots for single dwelling unit residential use, with the existing residence to remain on Parcel 1. Proposed Parcel 2 will be vacant for a future single-dwelling unit development, on an over-all project site that is designated Low Density Residential Land Use (5-9 du/ac) and zoned RS-1-6. The remodeled dwelling unit on Parcel 1 and the future dwelling unit on Parcel 2 will be reviewed and approved under separate construction permits for all underlying zone regulations, including payment of all applicable Developer Impact Fees. The site is served by existing public infrastructure, including the developed road rights-of-way and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources.

Public services and amenities in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the Torrey Pines Community Planning area.

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

ATTACHMENT 6

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2233675, hereby granted to Roger A. Schwartz, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Glenn R. Gargas
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008120

HEARING OFFICER

CONDITIONS FOR TENTATIVE MAP NO. 2233675, DURANGO CDP/TM - PROJECT NO. 624232

ADOPTED BY RESOLUTION NO. R-_____ ON FEBRUARY 19, 2020

GENERAL

1. This Tentative Map will expire March 4, 2023.
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. Prior to the Tentative Map expiration date, a Parcel Map to subdivide the subject property within the Tentative Map boundary into two (2) Parcels shall be recorded in the Office of the San Diego County Recorder.
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 Tentative Map No. 2233675 shall conform to the provisions of Coastal Development Permit No. 2233676.
6. 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.

ENGINEERING

7. The following will be conditions of the Tentative Map Resolution that the subdivider will need to satisfy/assure before the Parcel Map is recorded.
8. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional

Supplement Amendments adopted by Regional Standards Committee.

9. The Subdivider shall assure, by permit and bond, the construction of a current City Standard sidewalk, adjacent to the site on Durango Drive, satisfactory to the City Engineer.
10. The Subdivider shall assure, by permit and bond, the construction of a current City Standard 12-foot-wide driveway, adjacent to the site on Durango Drive, satisfactory to the City Engineer.
11. The Subdivider shall assure, by permit and bond, the construction of a current City Standard 12-foot-wide driveway, adjacent to the site on Del Mar Heights Road, satisfactory to the City Engineer.
12. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains/Curb outlets in the Del Mar Heights Road Right-of-Way.
13. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
14. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
15. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
16. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

17. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
18. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

19. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (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 distances shall be shown on the map.
20. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the subject property within the Tentative Map boundary into two (2) Parcels shall be recorded with the County Recorder's office.
21. 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 original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
22. The Parcel Map shall be based on a field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
23. 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.

PLANNING

24. Prior to recordation of the Parcel Map, the proposed modification/remodel to remove a prior 492 square foot addition to the existing single-family residence on Parcel 1, as noted on the Tentative Map, shall be completed to the satisfaction of the Development Services Department.

WATER/WASTEWATER

25. The Subdivider shall grant private water easements for all cross-lot private water service from one lot to another as shown on the approved Exhibit "A".

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. 24008120

RESOLUTION NUMBER R- **312698**

DATE OF FINAL PASSAGE **OCT 08 2019**

#332
10/8/19

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING THE APPEAL AND APPROVING THE ENVIRONMENTAL EXEMPTION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND SECTION 15303(a) (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR DURANGO TM – PROJECT NO. 624232.

WHEREAS, Jorge Palacios filed an application with the City of San Diego for a Coastal Development Permit (CDP) and Tentative Map (TM) to subdivide an existing 0.30-acre lot into two separate lots with Parcel 1 consisting of 6,930 square feet of lot area and Parcel 2 consisting of 6,131 square feet of lot area, with an existing single-family dwelling unit to remain in Parcel 1, located at 13796 Durango Drive (Project) within the Torrey Pines Community Plan area; and

WHEREAS, the Environmental Analysis Section (EAS) of the Development Services Department (DSD) determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303(a) (New Construction or Conversion of Small Structures) and determined that the exceptions to the exemptions do not apply; and

WHEREAS, on July 1, 2019, a Notice of Right to Appeal (NORA) was prepared and posted by EAS pursuant to San Diego Municipal Code Section 112.0310; and

WHEREAS, on July 9, 2019, Dennis Ridz, on behalf of the Torrey Pines Community Planning Board, filed an appeal of the Environmental Determination (Appeal); and

WHEREAS, on September 25, 2019, the City staff prepared a memorandum responding to the issues raised in the Appeal for the City Council's consideration; and

WHEREAS, the Appeal was set for public hearing to be conducted by the City Council of the City of San Diego on October 8, 2019, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, a project is exempt from CEQA under CEQA Guidelines Section 15305 if consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density; and

WHEREAS, the Project involves the subdivision of one lot into two lots for the future construction of a single-family residence on the second Parcel, with the existing single-family residence to remain on the first Parcel; and

WHEREAS, the Project area is relatively flat and has an average slope of less than 20%; and

WHEREAS, the Project site is currently zoned RS-1-6 and designated Low Density Residential pursuant to the Torrey Pines Community Plan, and the Project does not propose a rezone or a change in land use; and

WHEREAS, a project is exempt from CEQA under CEQA Guidelines Section 15303(a) if it consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include one single-family residence, or a second dwelling unit in a residential zone, and up to three single family residences may be constructed or converted under this exemption in urbanized areas; and


WHEREAS, the Project involves the construction of one single-family residence on the second Parcel as a result of the subdivision of the lot; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the appeal of the environmental determination is denied, based upon the substantial evidence provided in the record to support the exemptions and that no substantial evidence has been provided to support a fair argument that one of the exceptions to the categorical exemptions applies.

BE IT FURTHER RESOLVED, that the Environmental Exemption No. 624232 for the Project is approved and the Project is exempt from CEQA, pursuant to Guidelines Sections 15305 and 15303(a).

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Lindsey H. Sebastian
Deputy City Attorney

LJS:als
10/09/2019
Or.Dept:DSD
Doc. No.: 2181524

ATTACHMENT 8

Passed by the Council of The City of San Diego on OCT 08 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 08 2019.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- **312698**

Torrey Pines Community Planning Board

Thursday, January 9, 2020 **DRAFT** Minutes

Del Mar Hills Academy Performing Arts Center (PAC)
Mango Drive, Del Mar, CA 92014

CALL TO ORDER at 7:05 pm: Troy Van Horst, Substitute Chair

Introductions from all present board members: Elizabeth Shopes; Jake Mumma; Susan Lyon; Troy Van Horst; Mike Hastings; Samson Gavranian; Brad Remy; Sheryl Adams

(Due to rain, we allowed an extra five minutes for the board and attendees to all arrive, ensuring we had a quorum)

Agenda approved, with the modification that the blank #3 on action cover a discussion of plans to recruit new members for the upcoming election (item #4)

Action Items:

1. EPB Residence Remodel **Pro. 625754 at 2275 Aprilla** expansion to 2,889 sq. ft. from 968 sq. ft. Andrew Darragh presented. PRC previously unanimously approved project 6-0.

Board voted 7-0-1 to approve (abstention from Mike Hastings from the Penasquitos Lagoon conservancy as there is no lagoon issue involved.)

2. Lot split at 13796 Durango with new lot driveway (curb cut) onto Del Mar Heights Road. PRC had issues with driveway location creating a traffic hazard due to excessive speed of 47mph in a 40mph zone on DMHR. Jorge jp@peng.com Land use attorney presented for owner. PRC concerns addressed. Landscape buffer for wildlife is now 5' Driveway moved 7' to west (City would not permit further west, owner willing), and a parking pad was planned that permits resident to back out of garage on the lot, before entering Del Mar Heights forward facing for an east bound turn. (No west-bound turn permitted due to the double line street markings.)

Board voted 7-0-1 to approve (abstention from Mike Hastings from the Penasquitos Lagoon conservancy as there is no lagoon issue involved.)

3. Recruitment of new board member candidates discussion. Liz Shopes will post notices at Von's and Starbucks, as well as the accessible apartment complexes. Once application is available on the website, Susan Lyon will post a link and notice on Nextdoor.com. It was requested that the application be made publicly available without requiring contacting Dennis Ridz or anyone else, as in the past.



**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

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: Durango Estates

Project No. For City Use Only: 624232

Project Address: 13796 Durango Drive, San Diego, CA 92014

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: Roger A. Schwartz and Julie J. Bahavar ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 23228 North 94th Place

City: Scottsdale

State: AZ

Zip: 85255

Phone No.: (602) 315-8659

Fax No.: _____

Email: rasbah@cox.net

Signature: _____

Julie J. Bahavar

Date: 10/25/18

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Roger A. Schwartz and Julie J. Bahavar ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 23228 North 94th Place

City: Scottsdale

State: AZ

Zip: 85255

Phone No.: (602) 315-8659

Fax No.: _____

Email: rasbah@cox.net

Signature: _____

Julie J. Bahavar

Date: 10/25/18

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____

State: _____

Zip: _____

Phone No.: _____

Fax No.: _____

Email: _____

Signature: _____

Date: _____

Additional pages Attached: ☐ Yes ☐ No



- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING

ENGINEERING

ATTACHMENT 11

4849 Ronson Court
Suite No. 105
San Diego, CA 92111

Tel 858.569.7377
Fax 858.569.0830

Web www.jpeng.com
Email jp@jpeng.com

DURANGO ESTATES

DESIGN GUIDELINES

**CITY OF SAN DIEGO
PROJECT NO. 624232**

DECEMBER 2018

TABLE OF CONTENTS

Introduction.	1
Purpose.	1
Site Design Guidelines.	2
Building Envelopes, Lot Pads and Setbacks.	2
Setbacks.	2
Exceptions to Setbacks.....	2
Lot Coverage, Floor Area Ratio and Building Height.	2
Lot Coverage.	2
Minimum Floor Area	2
Building Height.	2
Architectural Design Objectives.	3
Design Character.	3
Building Materials.	3
Exterior Wall Surfaces.....	3
Colors.....	3
Windows and Doors.....	3
Awnings, Trellises and Overhangs.	3
Chimneys.	3
Skylights.....	3
Flashing and Metal.....	3
Vents.....	3
Appurtenant Structures.	4
Solar Panels.	4
Antennas and Satellite Dishes.	4
Utility Meters and Cabinets.	4
Mechanical Equipment.....	4
Garages and Onsite Parking Spaces.....	4
Fences and Walls.	4
Lighting.	4
Roofs.....	5
Gutters.	5
Landscaping.	5
Low-Impact Development	5

Attachments	6
Exhibit No. 1: Project Location.	
Exhibit Nos. 2 and 3: Examples of Building Exterior Elevations, Materials and Roofs.	
Exhibit No. 4: Examples of Windows, Doors and Lighting.	
Exhibit No. 5: Example of Awnings, Trellises and Overhang.	
Exhibit No. 6: Examples of Fences and Walls.	
Exhibit Nos. 7 and 8: Examples of Landscaping.	

Introduction

Durango Estates is a 0.30 acre infill residential subdivision within the Torrey Pines Planning Area in the City of San Diego. The project consists of 2 single family residential lots, which range in size from 0.14 acre to 0.16 acre. One of the proposed lots has already been developed with a residential home.

The property is bordered by two public streets, Del Mar Heights Road to the north and Durango Drive to the east. Existing development to the south, east, and west consists of single-family homes within lots with an average size of 0.14 acre. The proposed lots are designed to fit well within the size and density of the surrounding neighborhood for proper integration. See Exhibit 1.

The proposed parcels are designed to comply with the City's Guidelines within the density of the surrounding neighborhood. The development is consistent and complies with the Regulations of the Municipal Code Sections 131.0403, 131.0420, 131.0422, 131.0431 and 131.0443. The development will meet all the regulations outlined in the above mentioned sections.

The density and intensity of the development conform to the Development regulations. Off-street parking spaces will be sufficient in size and quantity to accommodate the proposed residential uses on the premises.

The landscaping will comply with the requirements of the landscape regulations of Chapter 14, Article 2, Division 4. Maximum paving and hardscape will comply with Municipal Code Section 131.0447.

Fences and walls on the individual lots will be located within the developed premises. Except for street addresses, there will not be other signs within the Development. All the criteria for the main residence and accessory structures are addressed within the Design Guidelines.

Purpose

The purpose of these Design Guidelines are to ensure that each home in Durango Estates has a standard and quality design to maintain the character and attractiveness of Durango Estates.

The Design Guidelines addresses site design, architecture and landscaping. The Design Guidelines identify elements that will provide consistency and quality throughout the project and compatibility design between new and existing development in the Torrey Pines Community Area. City Staff will use these guidelines and other exhibits to review Engineering and Building Permit submittals and associated construction documents for substantial conformance with the approved Coastal Development Permit.

A Substantial Conformance Review (SCR) shall be required prior to building permits for the development of each lot. A SCR shall be processed in accordance with process 1.

Site Design Guidelines

Building Envelopes, Lot Pads and Setbacks

The area within the setbacks where building is permitted is called the building envelope. This area is shown for each lot on the Coastal Development Permit. This plan also shows the pad elevation. Building height shall be determined from the approved pad elevations.

Grading, drainage, utilities and mechanical equipment shall be designed to comply with the City Engineering Regulations, Standards and Guidelines. All Engineering features and issues are addressed on the Site/Grading Plan.

The use of the graded pad and contour grading shall be encouraged to limit the amount of cut and fill slopes.

The building pad shall be in substantial conformance with the approved Exhibit "A".

Setbacks

Front: 15 feet

Side: For lots greater than 50 feet in width, the required side setbacks may be reallocated where the combined dimension of each side setback would meet or exceed the combined total required in table 131-04D, in which case side setbacks shall not be reduced to less than 4 feet.

*Parcel 1: $0.08 \times 75.5' \approx 6'$, combined: $6' + 10' = 16'$

*Parcel 2: $0.08 \times 65.4' \approx 6'$, combined: $6' + 6' = 12'$

Street Side: 10 feet

Rear: (i) For lots less than 100 feet in depth, the rear setback is at least 10 percent of the lot depth, but not less than 5 feet; and
(ii) For lots greater than 150 feet in depth, the rear setback is at least 10 percent of the lot depth or the dimension shown in table 131-04C, whichever is greater.

*Parcel 1: $0.10 \times 99.5' \approx 10$ feet

*Parcel 2: $0.10 \times 95' \approx 10$ feet

Exceptions to Setbacks

Architectural projects and encroachments may be permitted in accordance with the regulations in Section 131.0461 of the Municipal Code.

Lot Coverage, Floor Area Ratio, and Building Height

Lot Coverage

No building shall cover more than 50 percent of the lot. Lot coverage shall be calculated per Section 113.0240 of the Municipal Code.

Minimum Floor Area

Each dwelling unit shall have a minimum gross floor area of at least 650 square feet, not including the garage.

Building Height - Thirty (30) Feet, Two-stories

The structure height for the Base Zone RS-1-6 is 30 feet and is subject to Municipal Code Section 132-0505.

Architectural Design Objectives

Design Character

The qualities of the site are so unique that the design of the Architectural improvements must be based on the following considerations:

- Consideration of the attributes of each site: such as views, wind and sun orientation, and letting those characteristics determine the plan and massing.
- Create a neighborhood identity that is unique, yet compatible with surrounding development.
- Retain the overall landform while allowing reasonable grading to maximize public and private view opportunities and preserve key environmental features where feasible.

Building Materials

Building materials and features should be appropriate to the style and design of the custom home and be used harmoniously throughout the design including all building elevations and accessory structures. Materials shall be high quality, durable and efficient.

Exterior Wall Surfaces

The use of natural materials such as stone and wood and natural-like materials such as concrete and stucco are recommended. Iron and wood may be used for balconies, pot shelves, accents, privacy screens or fences and gates, etc.

Colors

High contrast colors shall be avoided. The primary color scheme should be earth tones of tan and brown, and variations in the same family. Colors and materials shall complement one another. Bright, vibrant colors shall be reserved for accents and/or to highlight architectural features.

Windows and Doors

Windows and door openings shall be recessed or framed on elevations to accentuate the appearance of wall depth. Use of wood windows and doors are recommended. Recessed openings may be achieved through the construction of building projections and bay windows. Glazing shall be low-reflective. See Exhibit 4.

Awnings, Trellises and Overhangs

Awnings, trellises and overhangs may be used but shall be incorporated into the Architectural style of the custom home. See Exhibit 5.

Chimneys

Chimneys shall comply with the 30-foot height limit. Chimney caps shall complement the Architectural style of the custom home and meet minimum standards for spark arresting.

Skylights

Skylights shall be designed as an integral part of the roof with framing and flashing materials compatible with roof materials. Skylight glazing shall be low-reflective.

Flashing and Sheet Metal

All exposed flashing and sheet metal, shall be in a color consistent with adjacent material.

Vents

Vent Stacks and pipes shall be consistent in color and compatible with exterior architectural elements of the custom residence.

Appurtenant Structures

All patios, balconies, sunshades, pools, spas, gazebos, decking, trash enclosures and other appurtenant structures shall be compatible with the exterior architectural elements of the custom residence in materials, colors and texture.

Solar Panels

Solar panels shall be integrated into the roof or landscape design. Solar equipment, including plumbing and conduits, shall be screened from view from abutting property and public rights-of-way.

Antennas and Satellite Dishes

Antennas and Satellite dishes shall be integrated into the custom home residential architecture and screened from public views, to the extent possible, and shall comply with all applicable City of San Diego Ordinances. The custom residences shall be wired for cable reception and internet access.

Utility Meters and Cabinets

All gas and electric meters shall be screened from public right-of-way by enclosures, building recesses, or walls that are compatible with the exterior elements of the custom residence. Equipment cabinets shall be consistent with the general character of the neighborhood.

Mechanical Equipment

Air-conditioning, heating, pool, fountain pumps, soft-water tanks and similar mechanical equipment shall be screened from abutting property and public rights-of-way by sound-attenuating enclosures, building recesses or walls that are compatible with the exterior architectural elements of the custom residence.

Garages and Onsite Parking Spaces

Each custom residence shall have a garage that provides a minimum of two parking spaces. Garages shall be consistent with the architectural elements of the custom residences. The driveway for Parcel 2 shall be a maximum of 12 feet wide. Parking shall conform to Chapter 14, Article 2, Division 5 of the Municipal Code.

Fences and Walls

Walls and fences shall complement and reinforce the architectural style of the custom residence in terms of form, materials, texture and color. Materials such as wood, stone, stucco, and/or rock may be used alone or combined with other acceptable materials such as brick, CMU, block, wrought iron, extruded aluminum or other decorative metal. Wall heights shall be in accordance with the City of San Diego Municipal Code Regulations. See Exhibit 6.

Lighting

The private exterior lighting shall be of high quality and shall complement the architectural style of the custom residence. Exterior lighting shall be directed away from adjoining properties and shielded so as to eliminate light spill and glare and reduce impacts to neighboring residences. See Exhibit 4.

Roofs

Roofs shall be consistent with the architecture of the residence in both style and materials. Flat roofs systems will be acceptable where strong horizontal lines are needed to reinforce the architectural style. All roofs shall be of fire-resistive construction, and shall comply with the City of San Diego building and fire protection regulations. Roofs shall be designed to prevent water damage and stains on building facades. See Exhibits 2 and 3.

Gutters

Gutters and down spouts shall be integrated into the architecture or concealed. Gutters and down spouts shall drain into landscaped areas, rain barrels, bioswales, rain gardens, flow-through planters or yard drain systems.

Landscaping

Landscaping shall complement the architectural style and scale of the custom home. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements. Low-water using species shall be part of the plant palette to minimize potable water demand.

Hardscape colors and finishes shall be simple and consistent. Natural materials such as boulders, cobbles, gravels and aggregates are recommended to facilitate permeability and create texture and visual interest. Strategic use of permeable materials will minimize runoff. Permanent irrigation shall be fully automatic. In non-turf areas, low flow systems shall be used.

Maintenance for planted areas within the residential lot shall be the responsibility of the individual lot owner except where easements may be established for the benefit of the adjacent property owner. Maintenance shall include irrigation, pruning, and thinning vegetation, fertilization, weeding and litter removal.

See Exhibits 7 and 8.

Low-Impact Development

Low Impact Development (LID) features and treatment control Best Management Practices (BMPs) shall be designed into each lot, as required by the City's Guidelines. The use of permeable pavement, flow through planters, subdrain system, landscape areas, bioswales and detention areas that meet water quality requirements shall be used.

The City of San Diego Water Department's "San Diego Low Impact Development Design Manual" dated July 2011 and the City of San Diego BMP Design Manual dated January 2018 shall be used for design of each lot.

ATTACHMENTS



**EXHIBIT 2: EXAMPLES OF BUILDINGS
EXTERIOR ELEVATIONS,
MATERIALS, COLORS AND
ROOFS**



EXHIBIT 3: EXAMPLES OF BUILDINGS EXTERIOR
ELEVATIONS, MATERIALS, COLORS
AND ROOFS



EXHIBIT 4: EXAMPLES OF WINDOWS, DOORS
AND LIGHTING

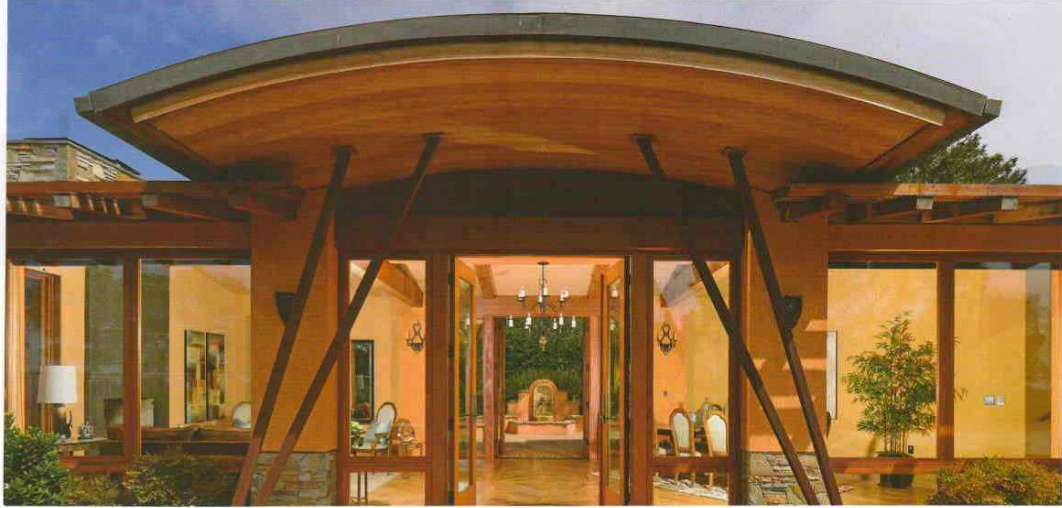


EXHIBIT 5: EXAMPLE OF AWNINGS, TRELLISES
AND OVERHANGS

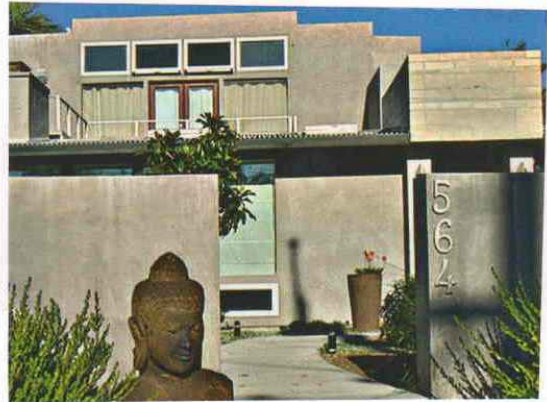


EXHIBIT 6: EXAMPLES OF FENCES AND WALLS

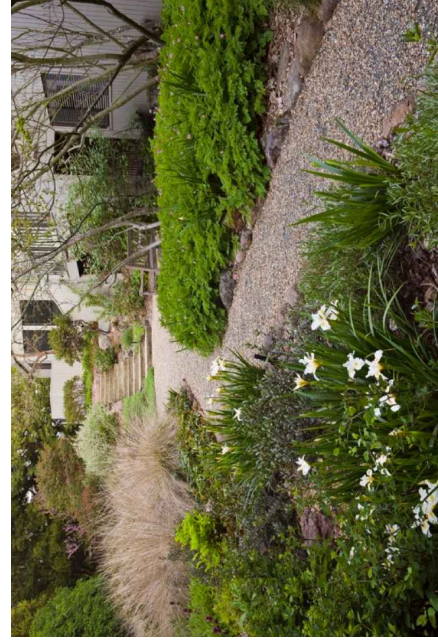


EXHIBIT 7: EXAMPLES OF LANDSCAPING

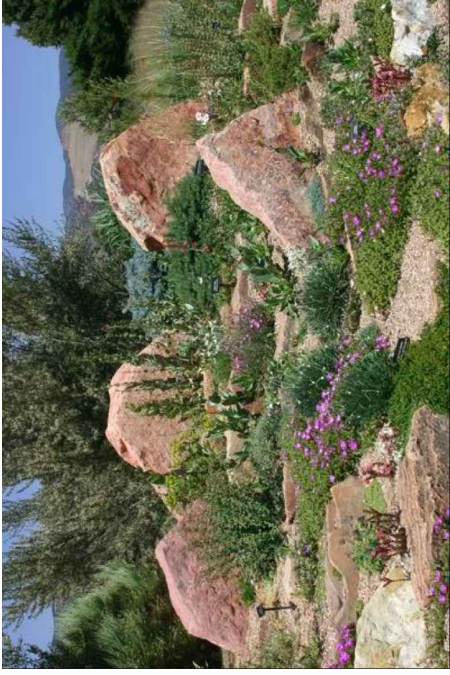
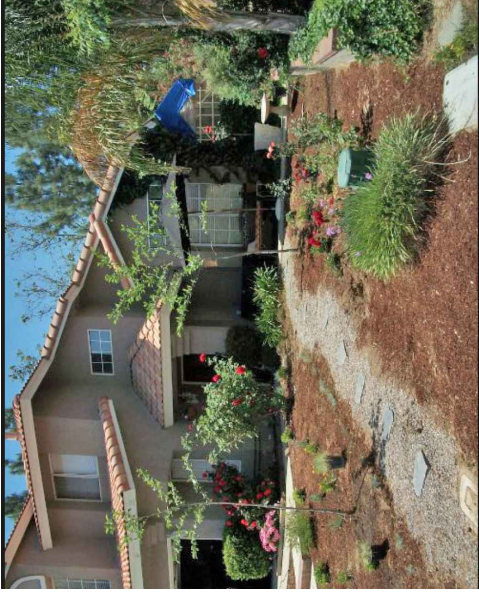


EXHIBIT 8: EXAMPLES OF LANDSCAPING

TENTATIVE MAP NO. 2233675 AND PRELIMINARY GRADING PLAN FOR DURANGO ESTATES

GENERAL NOTES

1. DEVELOPMENT DESCRIPTION:

THE DEVELOPMENT CONTAINS 0.30 ACRES AND WILL CONSIST OF TWO (2) SINGLE FAMILY PARCELS. PROPOSED PARCEL 1 IS ALREADY DEVELOPED WITH A 2-STORY FAMILY HOME THAT WILL REMAIN AND WITH THE 492 SQUARE FEET ONE-STORY ADDITION THAT WILL BE REMOVED. APPROVAL OF THE TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT ARE HEREBY BEING REQUESTED.

THE DEVELOPMENT CONSISTS AS FOLLOWS:

DESCRIPTION	AREA(ACRES)	AREA(S.F.)	PERCENT
PARCEL 1	0.159	6,913	53.0
PARCEL 2	0.141	6,148	47.0
TOTAL:	0.300	13,061	100.00

NUMBER OF EXISTING LOTS = 1

NUMBER OF PROPOSED LOTS = 2

2. ZONING AND PARCEL INFORMATION:

THE SITE IS PRESENTLY UNDER BASE ZONE RS-1-6. THE MINIMUM LOT SIZE FOR THIS ZONE IS 6,000 SQUARE FEET.

- a. BASIC ZONE: RS-1-6, RESIDENTIAL
b. COMMUNITY PLAN: TORREY PINES COMMUNITY PLANNING AREA
c. OVERLAY ZONES:
- FIRE HAZARD, SEVERITY ZONE
- COASTAL HEIGHT LIMIT
- COASTAL (CITY)
- PARKING IMPACT
- TRANSIT AREA
d. PERMITTED LAND USE: RESIDENTIAL
e. DEVELOPMENT REGULATIONS (PER TABLE 131-04D):

MINIMUM LOT AREA: 6,000 SQUARE FEET

MINIMUM LOT DIMENSIONS:

- LOT WIDTH : 60 FEET.
- STREET FRONTAGE : 60 FEET.
- LOT WIDTH CORNER : 65 FEET.
- LOT DEPTH : 95 FEET.

SETBACKS:

- FRONT : 15 FEET
SIDE : FOR LOTS GREATER THAN 50 FEET IN WIDTH, THE REQUIRED SIDE SETBACKS MAY BE REALLOCATED WHERE THE COMBINED DIMENSION OF EACH SIDE SETBACK WOULD MEET OR EXCEED THE COMBINED TOTAL REQUIRED IN TABLE 131-04D, IN WHICH CASE SIDE SETBACKS SHALL NOT BE REDUCED TO LESS THAN 4 FEET.
* PARCEL 1: 0.08 X 75.5' \approx 6', COMBINED: 6' + 10' = 16'
* PARCEL 2: 0.08 X 65.4' \approx 6', COMBINED: 6' + 6' = 12'
- STREET SIDE : 10 FEET
- REAR :
(i) FOR LOTS LESS THAN 100 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH, BUT NOT LESS THAN 5 FEET; AND
(ii) FOR LOTS GREATER THAN 150 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH OR THE DIMENSION SHOWN IN TABLE 131-04C, WHICHEVER IS GREATER.
* PARCEL 1: 0.10 X 99.5' \approx 10 FEET
* PARCEL 2: 0.10 X 95' \approx 10 FEET

FLOOR AREA RATIO:

- 6,000 - 7,000 SQ.FT. : 0.58

MAXIMUM STRUCTURE HEIGHT:

- 30 FEET

- f. GEOLOGIC HAZARD: 53
g. EXISTING USE: RESIDENTIAL
h. EXISTING TWO STORY HOUSE AND ATTACHED GARAGE STRUCTURES IN PARCEL 1 WERE CONSTRUCTED IN 1975 WILL REMAIN AND THE ADJACENT 492 SQUARE FEET ONE-STORY ADDITION CONSTRUCTED IN 1982 WILL BE REMOVED.

3. PERMITS REQUESTED:

- a. TENTATIVE MAP APPROVAL
b. COASTAL DEVELOPMENT PERMIT APPROVAL

4. FENCING AND RETAINING WALLS:

ALL FENCING AND RETAINING WALLS WILL CONFORM WITH CHAPTER 14, ARTICLE 2, DIVISION 3 OF THE MUNICIPAL CODE. ALL FENCING AND RETAINING WALLS WILL NOT EXCEED 6 FEET IN HEIGHT. FENCING AND RETAINING WALLS WITHIN VISIBILITY AREA WILL NOT EXCEED 3 FEET IN HEIGHT.

5. DEVELOPMENT NOTES:

- a. NO BUS STOPS, EXISTING OR PROPOSED, ARE LOCATED IN THE VICINITY OF THE DEVELOPMENT.
b. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.44).

6. SEWER AND WATER SERVICES:

SEWER AND WATER SERVICES ARE PROVIDED BY THE CITY OF SAN DIEGO. ON-SITE SEWER SERVICE WILL BE PRIVATE AND WATER SERVICE WILL BE PUBLIC AND SHALL CONFORM TO THE CITY OF SAN DIEGO STANDARDS AND UNIFORM PLUMBING CODE.

7. DRAINAGE SYSTEM:

WATER WILL BE DISPOSED OF BY SURFACE FLOW DRAINING TO DEL MAR HEIGHTS ROAD CONCRETE GUTTER. THE DRAINAGE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO THE CITY OF SAN DIEGO STANDARDS.

8. SERVICES:

THE GAS AND ELECTRIC POWER IS PROVIDED BY SAN DIEGO GAS AND ELECTRIC COMPANY. THE TELEPHONE SERVICE IS PROVIDED BY AT & T. SCHOOL SERVICE IS PROVIDED BY SAN DIEGO UNIFIED SCHOOL DISTRICT. FIRE SERVICE IS PROVIDED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT.

9. GRADING AND LANDSCAPING:

THE TENTATIVE MAP SHOWS THE PROPOSED PRELIMINARY GRADING AND IS SUBJECT TO REVISIONS DURING FINAL DESIGN. CUT OF APPROXIMATELY 140 CUBIC YARDS AND FILL OF APPROXIMATELY 140 CUBIC YARDS OF MATERIAL WILL BE REQUIRED ON SITE. CUT AND FILL QUANTITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN. THE MAXIMUM SLOPE GRADIENT WILL BE 2:1. ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH CITY DESIGN STANDARDS. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH CITY STANDARDS.

10. AERIAL:

CONTOURS SHOWN WERE DERIVED FROM AN AERIAL TOPOGRAPHY AND FIELD SURVEY DATED SEPTEMBER 21, 2018

11. OWNERS:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THIS PROPERTY AND CONSENT TO THE PREPARATION OF THIS MAP.

ROGER A. SCHWARTZ AND JULIE J. BAHAVAR
13228 N. 94TH PLACE
SCOTTSDALE, AZ 85255
TELEPHONE: (602) 315-8659

BY: ROGER A. SCHWARTZ DATE: 05-02-19

BY: JULIE J. BAHAVAR DATE: 05-02-19

12. ENGINEER OF WORK:

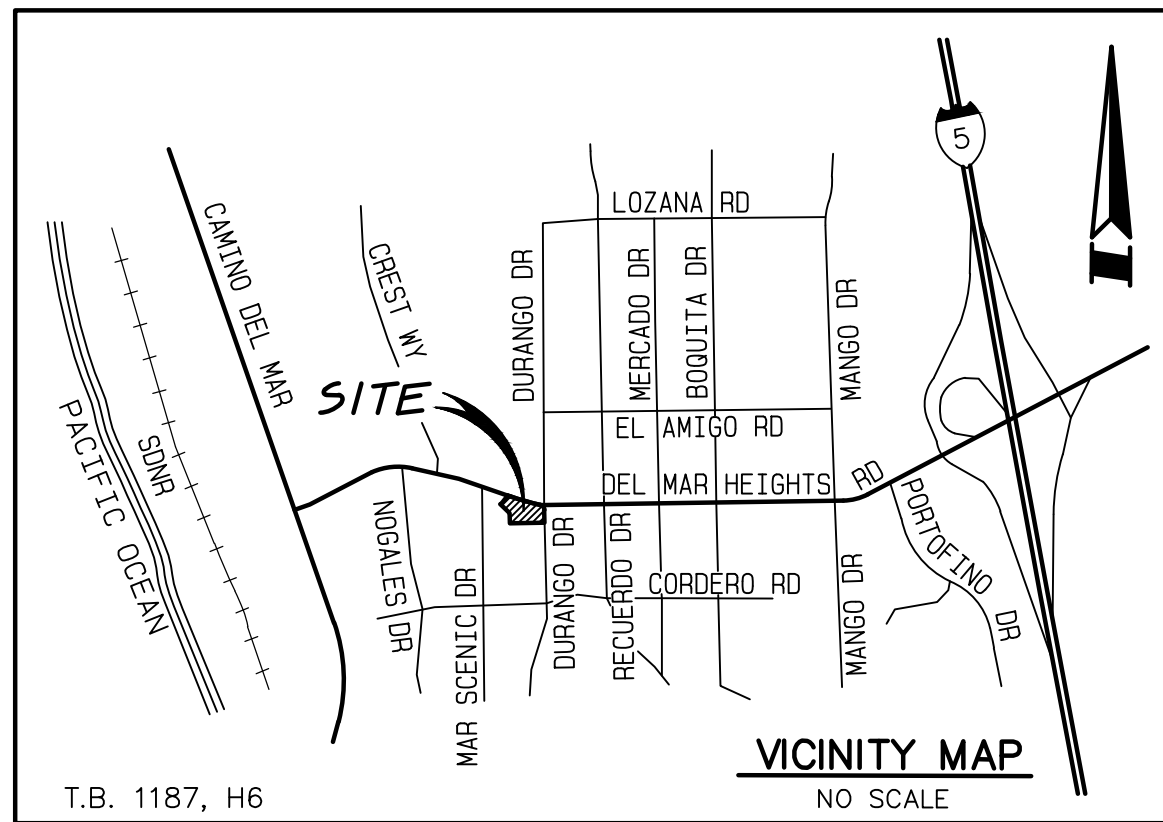
JP ENGINEERING, INC.
4849 RONSON COURT, SUITE 105
SAN DIEGO, CA 92111
TELEPHONE: (619) 569-7377

BY: JORGE H. PALACIOS, R.C.E. 32031 DATE: 05-02-19



NOTES:

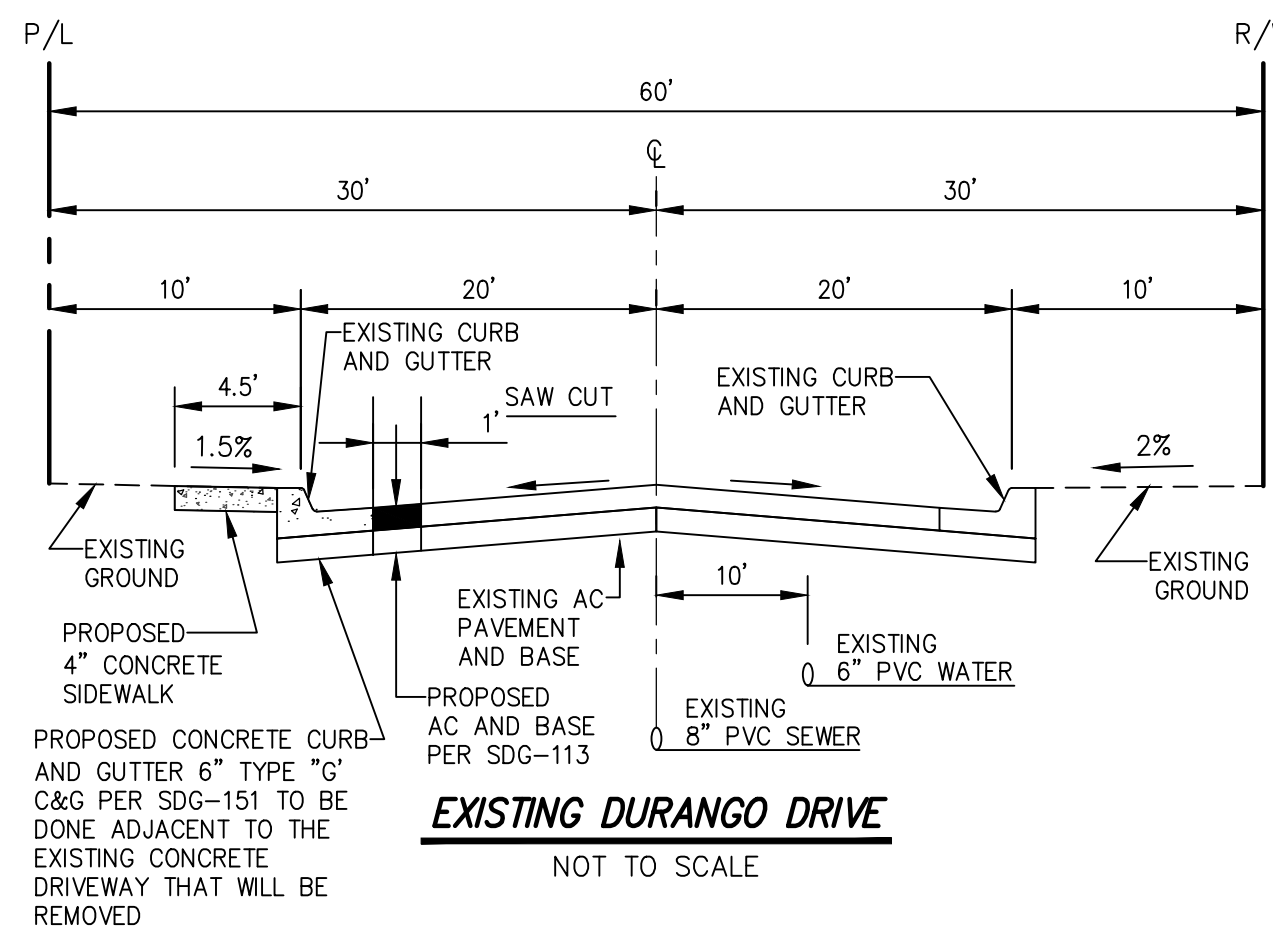
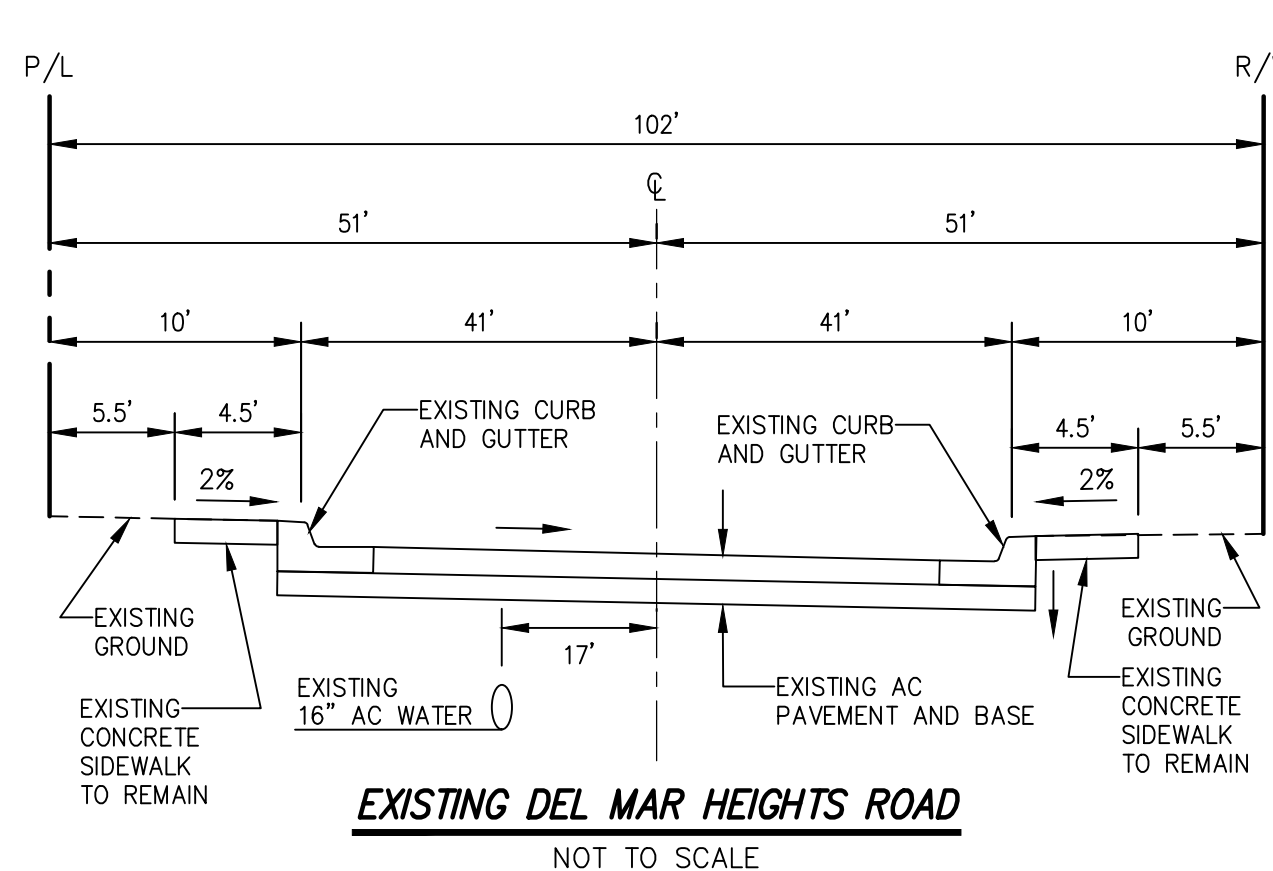
- ALL DRIVEWAYS SHALL CONFORM TO MUNICIPAL CODE SECTION 142.0560 (J)(9)(c) AND DIAGRAM 142-050. DRIVEWAY SLOPES GREATER THAN 14% SHALL HAVE TRANSITIONS FOR THE FIRST AND LAST 8 FEET OF THE RAMP. A DETAILED DRIVEWAY PROFILE WILL BE SHOWN IN THE FINAL CONSTRUCTION PLANS TO VERIFY THE PROPOSED DRIVEWAY WILL ADHERE TO THE MUNICIPAL CODE.
- VISIBILITY AREA TRIANGLES DETAILS SHALL BE SHOWN IN THE FINAL CONSTRUCTION PLANS AT THE DRIVEWAYS PER MUNICIPAL CODE SECTION 113-0273, DIAGRAM 113-02SS. THE VISIBILITY AREA SHALL EXTEND 10 FEET INWARD ONTO PRIVATE PROPERTY ALONG THE DRIVEWAY AND ALONG THE PROPERTY LINE. NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
- BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SDMC SECTION 95.0209
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- ALL GRADED, DISTURBED, OR ERODED AREA THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITH IN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE. SEE THIS SHEET FOR HYDROSEED MIX INFORMATION
- INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TRACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 APRIL 1.



INDEX SHEET NUMBER

- TITLE SHEET, STREET TYPICAL SECTIONS AND NOTES..... C-1
PRELIMINARY GRADING PLAN C-2
EXISTING TOPOGRAPHY AND BOUNDARY..... C-3

SHEET NO.



PARKING TABLE PER SDMC SECTION 142.0520 (MINIMUM REQUIRED PARKING SPACES IS 2 SPACES PER DWELLING UNIT)	
PARCEL NO.	GARAGE PARKING PROVIDED
PARCEL 1	3 SPACES
PARCEL 2	2 SPACES
TOTAL	5 SPACES

IMPERVIOUS AREA SUMMARY			
DESCRIPTION	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
EXISTING PROPERTY	4,213 S.F.	8,848 S.F.	13,061 S.F.
PARCEL 1	2,994 S.F.	3,936 S.F.	6,930 S.F.
PARCEL 2	1,760 S.F.	4,371 S.F.	6,131 S.F.

NOTE:

IMPERVIOUS AND PERVIOUS AREAS FOR PARCEL 1 ARE EXISTING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON SEPTEMBER 21, 2018 AND WERE ESTABLISHED FROM G.P.S. STATION "GPS 0197 1992" AND G.P.S. STATION "1174 R 1986" PER R.O.S. MAP NO. 14492. THE BEARING FROM G.P.S. STATION "G.P.S. 0197 1992" TO G.P.S. STATION "G.P.S. 1174 R 1986" IS N81°27'50"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT "GPS 0197 1992" IS 0.999964860. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT "GPS 0197 1992" IS 358.01' MEAN SEA LEVEL.

GRADING DATA

- TOTAL AMOUNT OF SITE TO BE GRADED: 0.14 ACRES.
- PERCENT OF TOTAL SITE GRADED: 47%
- AMOUNT OF CUT: 140 CUBIC YARDS.
- AMOUNT OF FILL: 140 CUBIC YARDS.
- MAXIMUM HEIGHT OF FILL SLOPE(S): 1.0 FEET 4:1 SLOPE RATIO.
- MAXIMUM HEIGHT OF CUT SLOPE(S): 1.0 FEET 4:1 SLOPE RATIO.
- AMOUNT OF IMPORT SOIL: 0 CUBIC YARDS.
- RETAINING/CRIB WALLS: HOW MANY: 0 FEET;
MAXIMUM LENGTH: N/A FEET;
MAXIMUM HEIGHT: N/A FEET.

UTILITIES UNDERGROUND TABLE
NO OVERHEAD UTILITIES ARE SERVING PROPERTY

BENCH MARK	
DESCRIPTION:	SOUTHEAST BRASS PLUG AT TOP OF CONCRETE CURB
LOCATION:	AT THE INTERSECTION OF DEL MAR HEIGHTS ROAD AND DURANGO DRIVE
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	362.532' DATUM: M.S.L.

ASSESSORS PARCEL NO. 300-353-46-00

LEGAL DESCRIPTION

LOT 1 IN BLOCK 27 OF DEL MAR HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 157, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 8, 1887.

TOGETHER WITH THE EASTERLY HALF OF THAT PORTION OF THE ALLEY, IN SAID BLOCK 27 ADJOINING SAID LOT 1 ON THE WEST AND TOGETHER WITH THAT PORTION OF DEL MAR HEIGHTS ROAD, ADJOINING SAID LOT 1 ON THE NORTH, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 186058 OF THE COUNCIL OF THE CITY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1966 AS FILE NO. 12166, AND ALSO TOGETHER WITH THE WESTERLY 10.00 FEET OF THAT PORTION OF DURANGO DRIVE ADJOINING SAID LOT 1 ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE ON JULY 14, 1970 BY RESOLUTION NO. 200296 OF THE COUNCIL OF THE CITY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 16, 1970 AS FILE NO. 125103.

LEGEND STANDARD DRAWING SYMBOL

PROPERTY BOUNDARY.....	P/L
RIGHT OF WAY LINE.....	R/W
CENTER LINE.....	C
EASEMENT LINE.....	E
ADJACENT PROPERTY LINE.....	F
CUT AND FILL LINE.....	F
PROPOSED SLOPE (2:1 MAX).....	2:1
PROPOSED PARCEL LINE.....	PARCEL 1
PROPOSED EASEMENT.....	PARCEL 1
PROPOSED PARCEL NUMBER.....	PARCEL 1
PROPOSED CONTOUR LINE ELEVATION.....	360.83
DAYLIGHT LINE.....	II
PAD ELEVATION.....	PAD 360.83
PROPOSED GARAGE FINISHED FLOOR ELEVATION.....	361.00 G.F.E.
PROPOSED ELEVATION.....	360.30
PROPOSED FLOW LINE ELEVATION.....	360.70 FL
PROPOSED CONCRETE SIDEWALK.....	CONCRETE SIDEWALK
PROPOSED PRIVATE VEGETATED SWALE.....	VEGETATED SWALE
PROPOSED CONCRETE DRIVEWAY.....	CONCRETE DRIVEWAY
PROPOSED PERMEABLE PAVERS.....	PERMEABLE PAVERS
PROPOSED 1" WATER SERVICE.....	1" WATER SERVICE
PROPOSED BACKFLOW PREVENTION DEVICE (BFPD).....	BFPD
PROPOSED 4" PVC SEWER LATERAL.....	4" PVC SEWER LATERAL
PROPOSED 12" x 12" CATCH BASIN WITH DRY WELL UNDER.....	CATCH BASIN
(BROOKS 1212 OR EQUAL-SEE DETAIL C-2)	
PROPOSED 3" PVC SIDEWALK.....	3" PVC SIDEWALK
UNDERDRAIN.....	UNDERDRAIN
PROPOSED LEAD AND DISC.....	LEAD AND DISC
STAMPED "RCE 32031".....	RCE 32031
PROPOSED 3/4" x 18" IRON PIPE WITH DISC STAMPED "RCE 32031".....	IRON PIPE
EXISTING CONCRETE CURB AND GUTTER.....	CONCRETE CURB AND GUTTER
EXISTING CONTOUR ELEVATION.....	360
EXISTING SPOT ELEVATION.....	375.5
EXISTING CONCRETE.....	CONCRETE
EXISTING PEDESTRIAN RAMP.....	PEDESTRIAN RAMP
EXISTING AC PAVING.....	AC PAVING
EXISTING MASONRY FENCE.....	MASONRY FENCE
EXISTING WOOD FENCE.....	WOOD FENCE
EXISTING WROUGHT IRON FENCE.....	WROUGHT IRON FENCE
EXISTING UNDERGROUND ELECTRICAL.....	E
EXISTING GAS MAIN.....	G
EXISTING UNDERGROUND CABLE TV.....	TV
EXISTING SEWER LATERAL.....	S
EXISTING WATER LATERAL.....	W
EXISTING ELECTRICAL METER.....	E
EXISTING GAS METER.....	G
EXISTING SEWER MAIN HOLD.....	MH
EXISTING FIRE HYDRANT.....	FH
EXISTING STREET LIGHT.....	STREET LIGHT
EXISTING DIRECTION OF SURFACE RUNOFF.....	DIRECTION OF SURFACE RUNOFF
EXISTING LEAD AND DISC MARKED "CITY ENGR.", NO RECORD.....	LEAD AND DISC
INDICATES FRONT SETBACK.....	F.Y.S.B.
INDICATES SIDE SETBACK.....	S.Y.S.B.
INDICATES STREET SIDE SETBACK.....	STREET S.Y.S.B.
INDICATES REAR SETBACK.....	R.Y.S.B.
INDICATES ONE-STORY ADDITION TO BE REMOVED.....	ONE-STORY ADDITION

Prepared By:

Name: JP ENGINEERING, INC.

Address: 4849 Ronson Court, Suite 105

San Diego, CA 92111

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Project Address:

13796 Durango Drive

Del Mar, CA 92014

Project Name:

DURANGO ESTATES

Sheet Title:

TITLE SHEET, STREET TYPICAL SECTION AND NOTES

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: _____

Original Date: OCTOBER 29, 2018

Sheet 1 of 3

DEP# PTS NO. 624232

LO No. 24008120

L.C. 284-1691 CCS 1924-6251

C-1

TENTATIVE MAP NO. 2233675
AND PRELIMINARY GRADING PLAN

13796 DURANGO DRIVE

A.P.N. 300-353-46-00

DESIGNER: JHP

DRAWN: SP

CHECKED: JHP

DATE: 05-02-19

DATE: 05-02-19

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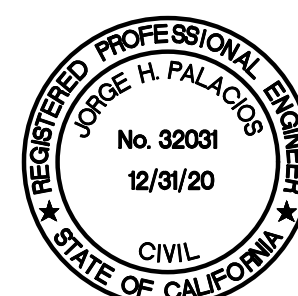
DATE: 05-02-19

DATE: 05-02-19

DATE: 05-02-19

DATE: 05-02-19

C-2	Project No. 1044-18
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3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS

RECORDING DATE: JULY 16, 1970

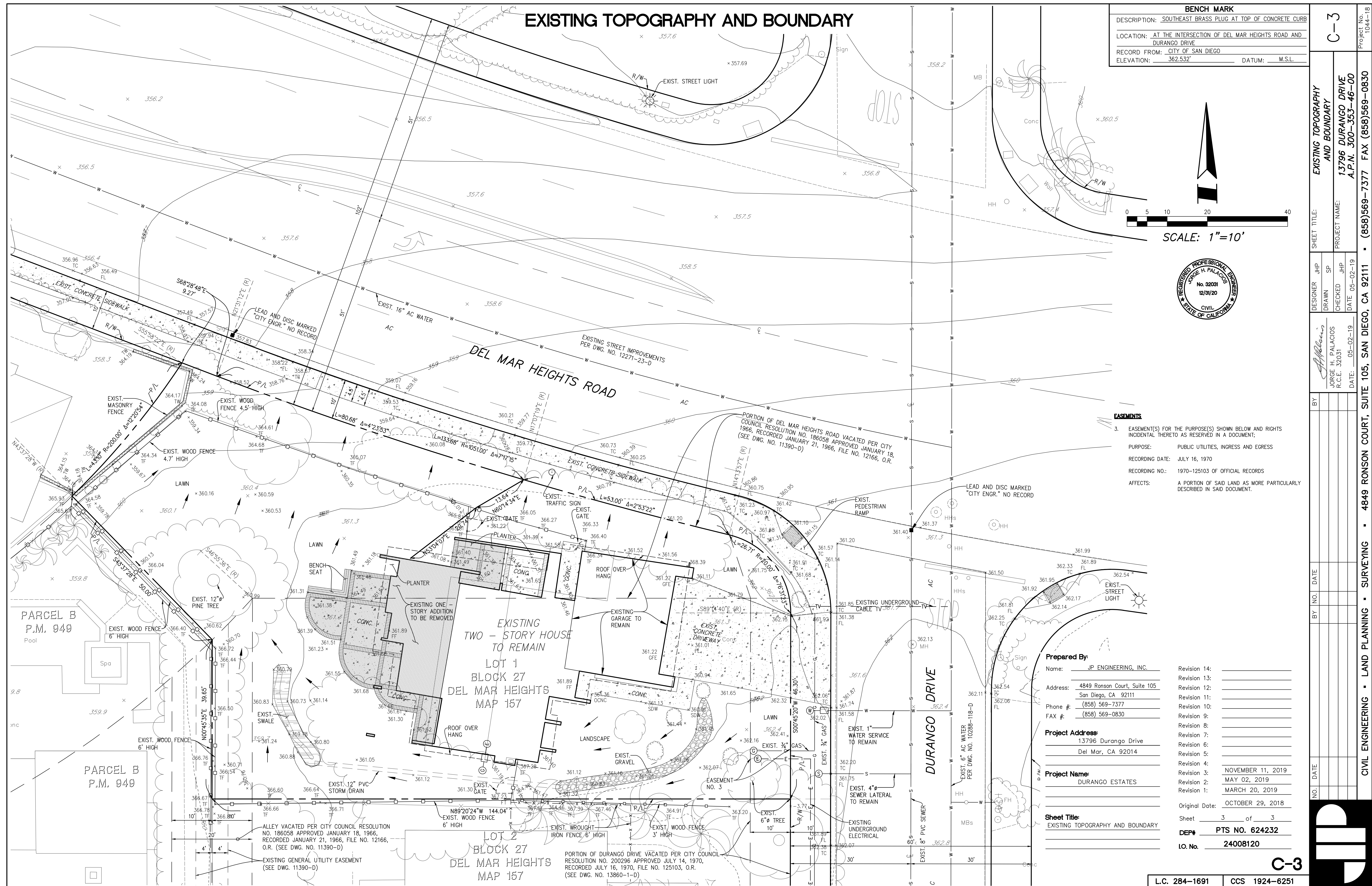
RECORDING NO.: 1970-125103 OF OFFICIAL RECORDS


AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

Sheet 2 of 3
 DEP# PTS NO. 624232
 I.O. No. 24008120

L.C. 284-1691	CCS 1924-6251
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NO.		DATE		BY	NO.	DATE	BY			DESIGNER	JHP	SHEET TITLE:		EXISTING TOPOGRAPHY AND BOUNDARY		C-3
									JORGE H. PALACIOS	DRAWN	SP	PROJECT NAME:		13796 DURANGO DRIVE		
									R.C.E. 32031	CHECKED	JHP	DATE		A.P.N. 300-353-46-00		
									DATE: 05-02-19			DATE		05-02-19		
CIVIL ENGINEERING ▪ LAND PLANNING ▪ SURVEYING ▪ 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 ▪ (858)569-7377 FAX (858)569-0830																
Project No. 1044-18																