



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 25, 2020

REPORT NO. HO-20-061

HEARING DATE: December 2, 2020

SUBJECT: HOLTGRAVE WALL - VARIANCE

PROJECT NUMBER: [641717](#)

OWNER/APPLICANT: Mary Holtgrave

SUMMARY

Issue: Should the Hearing Officer approve a Variance to allow an existing six-foot-high retaining wall in the front yard setback, which is over the maximum allowed height, located at 2145 Hartford Street in the Clairemont Mesa community plan area?

Staff Recommendation:

1. Approve Variance No. 2471154.

Community Planning Group Recommendation: On October 24, 2019 the Clairemont Mesa Community Planning Group voted 12-0-1 to approve the project, without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 30, 2020 and the opportunity to appeal that determination ended October 14, 2020.

BACKGROUND

The 0.17-acre site is located at 2145 Hartford Street in the RS-1-7 Zone, the Clairemont Mesa Height Limit Overlay Zone within the Clairemont Mesa Community Plan area (Attachment 1).

The site is currently improved with one single-family residence and detached garage. The proposed project is in an area identified for Low Density Residential (5-9 du/ac) in the Clairemont Mesa Community Plan, and the proposed development is consistent with that land use designation (Attachment 2). The project is surrounded by single-family residences (Attachment 3). The existing

development is also consistent with the General Plan designation and is within the low- density range in an urbanized core of the City.

Per SDMC Section [126.0802](#) approval of a variance is required to maintain an existing. six-foot-high retaining wall in the front yard setback which is over the maximum allowed height of three feet. While the project is not conforming to the zoning regulations, the project will conform to the Community Plan and General Plan.

The proposed project requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to San Diego Municipal Code (SDMC) Section [126.0805](#), Findings for a Variance, the decision maker may approve a Variance if the decision maker finds that the proposed project complies with the requirements of the SDMC. Staff has reviewed the proposed project and approval of the Variance will bring the existing retaining wall into compliance with the SDMC.

DISCUSSION

Single-family residential development is the primary existing land use of the immediate neighborhood. The project is compatible with the existing land uses in the immediate neighborhood and will not constitute a disruptive element to the neighborhood and community. The permitting of the existing retaining wall will not conflict with the relevant land use plans and is consistent with the Clairemont Mesa Community Plan and the San Diego Municipal Code.

The existing retaining wall and the existing single family residence will continue be subject to compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. The project site is on a steeply sloped street and the land falls away quickly, therefore the existing retaining wall is required to support the foundation of the existing residence. The project does not add to the bulk and scale of the project. In addition, prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, for the retaining walls' footings and sidewalk underdrains in the Hartford Street public right of way, and landscape in the Milton Street public right of way, satisfactory to the City Engineer.

The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code (Attachment 6).

Community Plan Analysis:

The project site is subject to the policies and goals of the Citywide General Plan. Community-specific policies are provided by the Clairemont Mesa Community Plan, which is the City's adopted land use plan for this area.

The Clairemont Mesa Community Plan designates the subject site as low density residential. This land use designation provides for residential use and development at a density between 5 to 9

dwelling units per acre, and there are no changes to the density range with approval of the Variance. The proposed project is consistent with the Community Plan land use designation.

COMMUNITY PLANNING GROUP RECOMMENDATION

On October 24, 2019, the Clairemont Mesa Community Planning Group voted 12-0-1 to approve the project, without conditions.

ALTERNATIVES

1. Approve Variance No. 2471154., with modifications.
2. Deny Variance No. 2471154, if the findings required to approve the project cannot be affirmed.

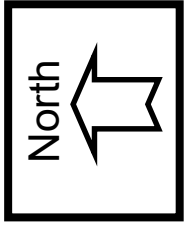
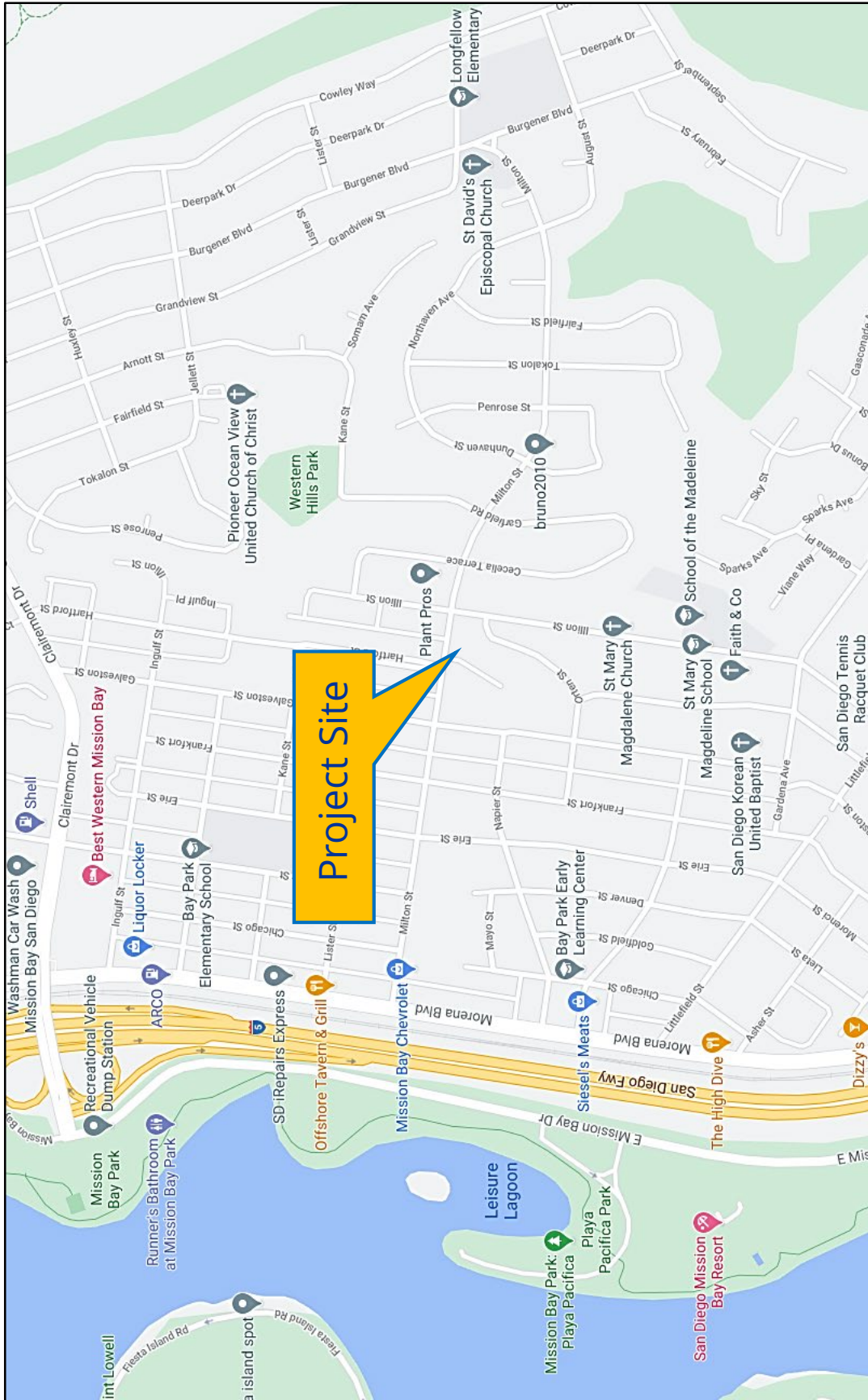
Respectfully submitted,

Derrick Johnson (D.J.)

Derrick Johnson (D.J.), Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



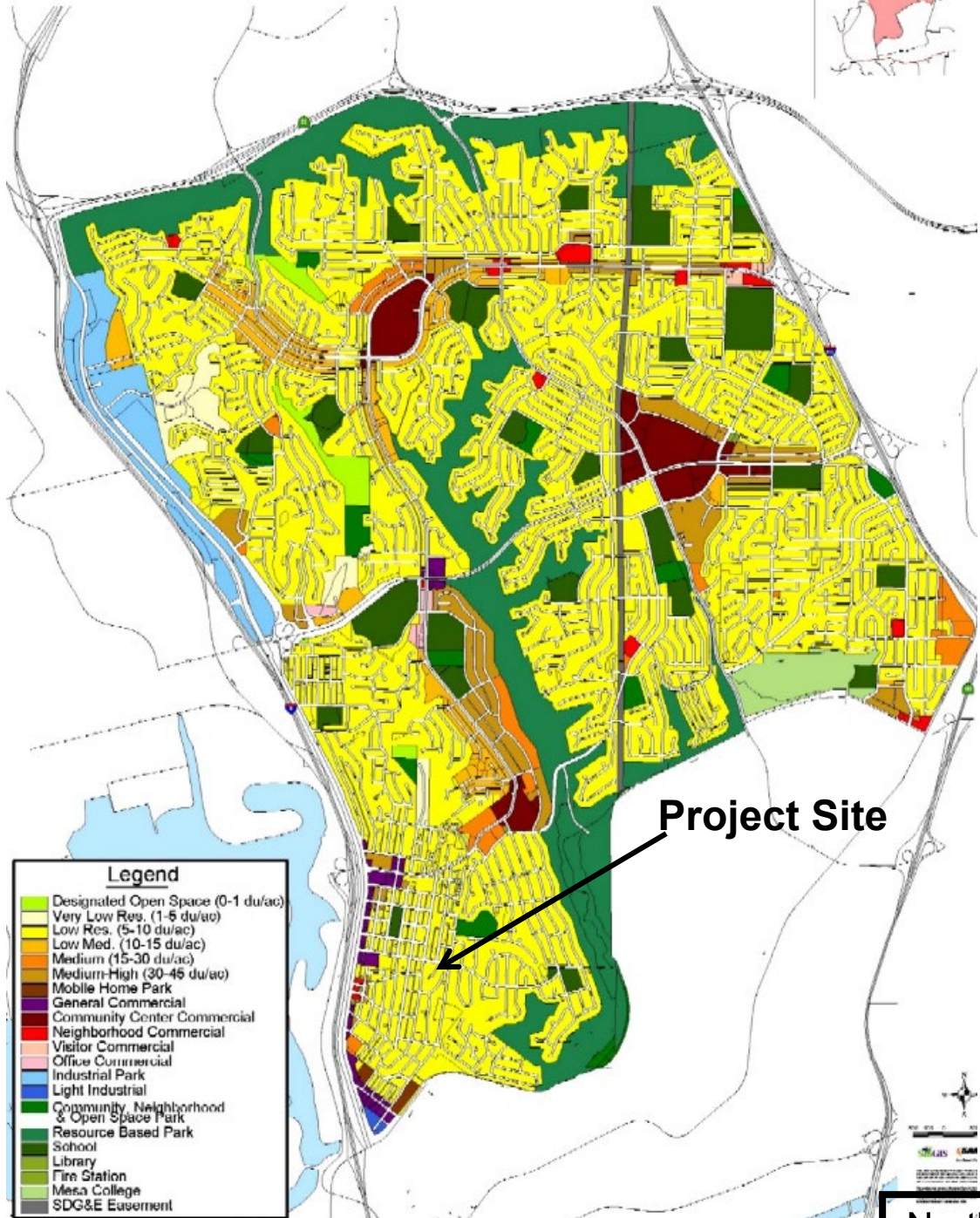
Project Location Map

Holtgrave Wall / 2145 Hartford Street
PROJECT NO. 641717



Clairemont Mesa Community Plan Land Use

Vicinity Map

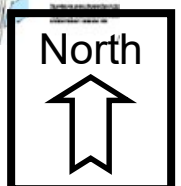


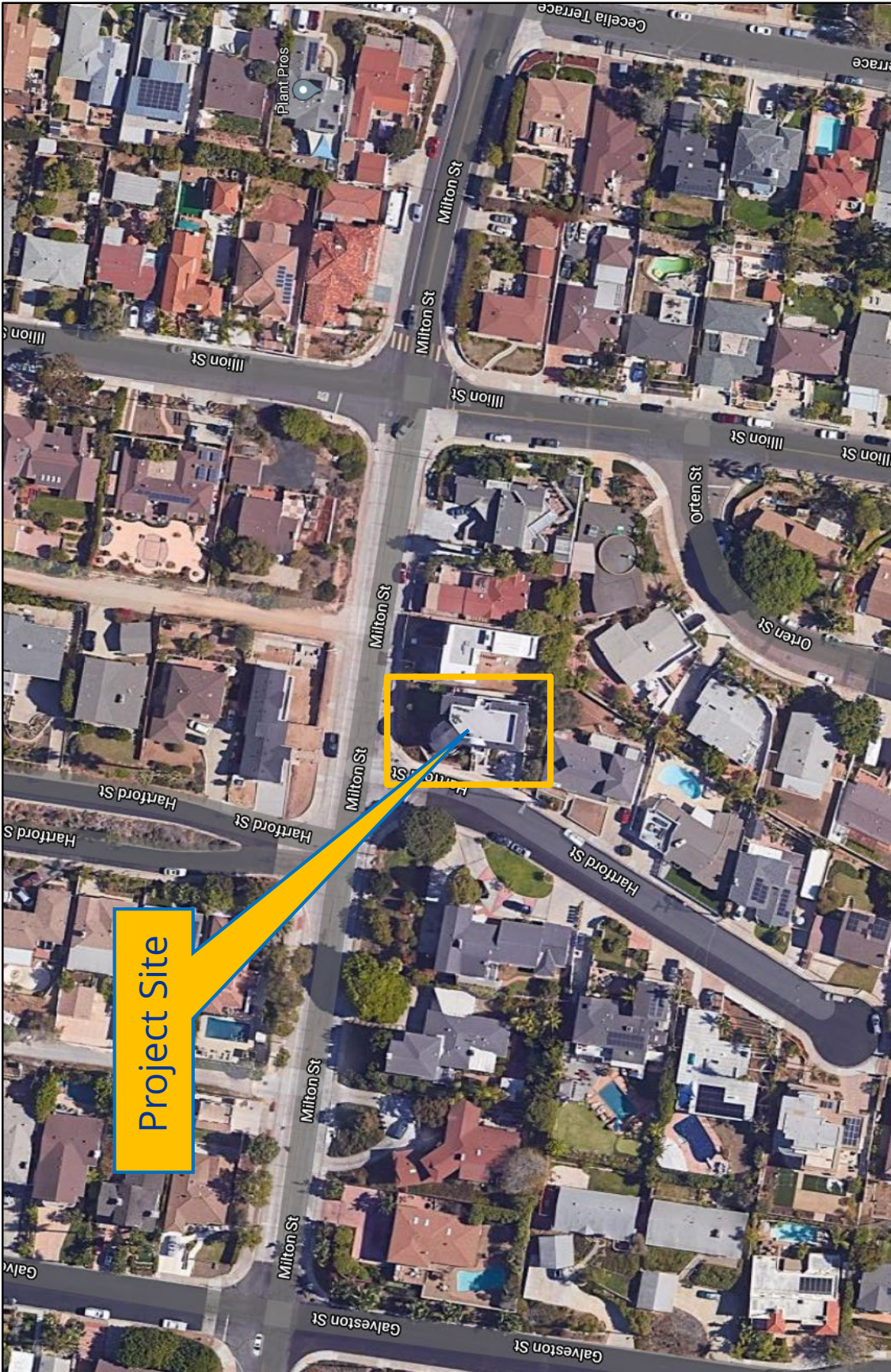
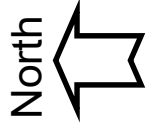
Project Site



Land Use Map

Holtgrave Wall / 2145 Harford Street
PROJECT NO. 641717





Aerial Photo

Holtgrave Wall / 2145 Hartford Street
PROJECT NO. 641717



HEARING OFFICER
RESOLUTION NO.
VARIANCE No. 2471154
HOLTGRAVE WALL - VARIANCE PROJECT NO. 641717

WHEREAS, MARY HOLTGRAVE, Owner/Permittee, filed an application with the City of San Diego for a permit to maintain an existing six foot high retaining wall in the front yard setback which is over the maximum allowed height (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2471154 on portions of a 0.17-acre site;

WHEREAS, the project site is located at 2145 Hartford Street, in the RS-1-7 Zone within the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as: Parcel 1, Map No 16161, City of San Diego, County of San Diego, Recorded on July 24, 1990;

WHEREAS, on September 30, 2020, 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 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 2, 2020, the Hearing Officer of the City of San Diego considered Variance No. 2471154, 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 Variance No. 2471154:

Variance findings San Diego Municipal Code Section 126.0805

- 1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

A Variance is requested to maintain an existing six-foot-high retaining wall in the front yard setback which is over the three feet height limit. The site is currently improved with one single-family residence and detached garage. The project is in an area identified for Low Density Residential (5-9 du/ac) in the Clairemont Mesa Community Plan, and the existing single-family residence is consistent with that land use designation. The project is surrounded by single-family residences. The existing development is also consistent with the General Plan residential designation and is within the Low- density range in an urbanized core of the City. The existing retaining wall and the existing single family residence will continue be subject to compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare.

The project site is on a steeply sloped street and the land falls away quickly, therefore a higher retaining wall is required to support the foundation of the existing residence. The project does not add to the bulk and scale of the project. Due to the steeply sloped street, the project has been conditioned to obtain an Encroachment Maintenance Removal Agreement, for the retaining walls' footings and sidewalk underdrains in the Hartford Street public right of way, and landscape in the Milton Street public right of way, satisfactory to the City Engineer.

- 2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The proposed project is to maintain an existing six-foot-high retaining wall in the front yard setback which is over the maximum allowed. The site is adjacent to single-family development to the south and west. To the east and north lies undeveloped urban canyon that contains Environmentally Sensitive Lands SL in the form of sensitive biological resources along the eastern portion of the property. The project site is on a steeply sloped street and the land falls away quickly, therefore a higher retaining wall is required to support the foundation of the existing residence. In addition, the project does not add to the bulk and scale of the project. Therefore, considering the existing topography and location of the existing wall, the proposed development is in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare. If the retaining wall was required to be removed or shortened, it's possible that the foundation and slope could possible fail and deprive the applicants of reasonable use of the land.

- 3. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The proposed project is to maintain an existing six-foot-high retaining wall in the front yard setback which is over the three-foot height limit. The proposed project is consistent with Community Plan land use designation. The site is currently improved with one single-family residence and detached garage. The proposed project is in an area identified for Low Density Residential (5-9 du/ac) in the Clairemont Mesa Community Plan, and the existing residence consistent with that land use designation. Approval of the Variance will not change the project consistency with the Clairemont Mesa Community Plan.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 2471154, 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. 2471154, a copy of which is attached hereto and made a part hereof.

Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on December 2, 2020

IO#: Flatt Fee No. 11004543

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: Flat Fee

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VARIANCE No. 2471154
HOLTGRAVE WALL - VARIANCE PROJECT NO. 641717
HEARING OFFICER

This Variance No. 2471154 is granted by the Hearing Officer of the City of San Diego to Mary Holtgrave, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0804. The 0.17-acre site is located at 2145 Hartford Street in the RS-1-7 Zone within the Clairemont Mesa Community Plan area. The project site is legally described as: Parcel 1, Map No 16161, City of San Diego, County of San Diego, Recorded on July 24, 1990;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to maintain an existing six foot high retaining wall in the front yard setback which is over the maximum allowed height, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2020, on file in the Development Services Department.

The project shall include:

- a. Maintain an existing six-foot-high retaining wall in the front yard setback which is over the maximum allowed height;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- 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 December 26, 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. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, for the retaining walls' footings and sidewalk underdrains in the Hartford Street public right of way, and landscape in the Milton Street public right of way, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

14. 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.

PLANNING/DESIGN REQUIREMENTS:

15. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

16. 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.

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 December 2, 2020 and Resolution No..

ATTACHMENT 5

Variance No. 2471154
December 2, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
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.

Mary Holtgrave
Owner/Permittee

By _____
Mary Holtgrave
Owner/Permittee

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

NOTICE OF EXEMPTION**ATTACHMENT 6***(Check one or both)*

TO: ☒ RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 641717

Project Title: Holtgrave Wall-Variance

PROJECT LOCATION-SPECIFIC: The project is located at 2145 Hartford Street, San Diego CA 92117.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project is a Variance to maintain an existing six-foot-high retaining wall in the front yard setback which exceeds the maximum allowed height. Currently the existing retaining wall exceeds the allowable height for retaining walls in the front and street side yards as defined in the City of San Diego Municipal Code (SDMC). The Variance can be requested in accordance with SDMC section 126.0802. The project will also include the requirements to add landscape improvements such as new planting and irrigation. The 0.17-acre site is located in the RS-1-7 base zone, and the Clairemont Height Limit Overlay Zone of the Clairemont Mesa community plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sillman Wright Architects, Larry Sillman- 7515 Metropolitan Drive, Suite 400 San Diego CA, 92100. (619) 241-2063.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c)).
- ☒ CATEGORICAL EXEMPTION: Exemption 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only allow for the use of previously constructed improvements the exemption was deemed appropriate. The project is located on a developed site and no construction is being proposed and therefore, no environmental impacts were identified and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

 / SENIOR PLANNER
SIGNATURE/TITLE

11/10/2020
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: Holtgrave Wall - NDP		Project Number: 641717		Distribution Date: 10/24/2019																													
Project Scope/Location: CLAIREMONT MESA - (Process 2) Neighborhood Development Permit for a six foot high retaining wall in the front yard setback which is over the minimum required height located at 2145 Hartford Street. The 0.17 acre site is located in the RS-1-7 base zone of the Clairemont Mesa community plan area. Council District 2.																																	
Applicant Name: Larry Sillman			Applicant Phone Number: (619) 241-2063																														
Project Manager: Derrick Johnson		Phone Number: (619) 446-5477		Fax Number: (619) 446-5245																													
		E-mail Address: DNjohnson@sandiego.gov																															
Project Issues (To be completed by Community Planning Committee for initial review):																																	
<table border="1"> <thead> <tr> <th>Members Yes</th> <th>Members No</th> <th>Members Absent</th> <th>Vote to Approve</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>						Members Yes	Members No	Members Absent	Vote to Approve				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>
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Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101																																	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.																																	



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Holtgrave Wall - NDP		Project Number: 641717		Distribution Date: 10/24/2019	
Project Scope/Location: CLAIREMONT MESA - (Process 2) Neighborhood Development Permit for a six foot high retaining wall in the front yard setback which is over the minimum required height located at 2145 Hartford Street. The 0.17 acre site is located in the RS-1-7 base zone of the Clairemont Mesa community plan area. Council District 2.					
Applicant Name: Larry Sillman			Applicant Phone Number: (619) 241-2063		
Project Manager: Derrick Johnson		Phone Number: (619) 446-5477		Fax Number: (619) 446-5245	
		E-mail Address: DNjohnson@sandiego.gov			
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 12		Members No 0	
				Members Abstain 1	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: Kevin J Carpenter, AIA			TITLE: Chair, PRS		
SIGNATURE: 			DATE: 6/30/2020		
<p><i>Attach Additional Pages If Necessary.</i></p> <p>Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>					
<p>Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities.</p>					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Single Family Residence **Project No. For City Use Only:** 641717
Project Address: 2145 Hartford St

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

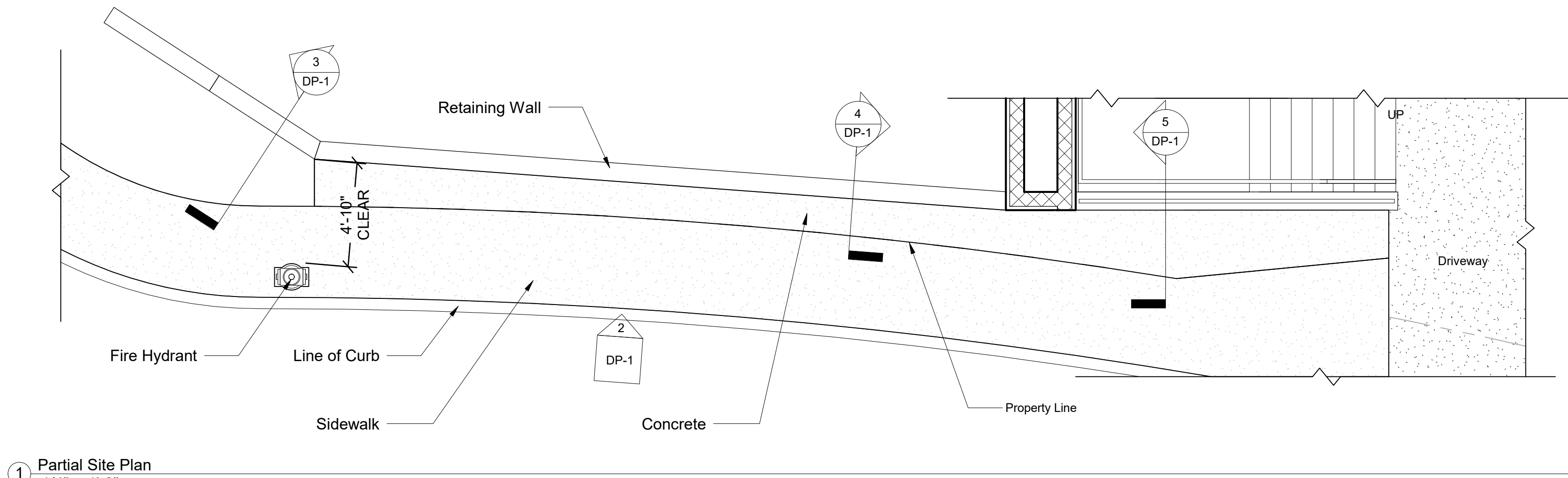
Name of Individual: MARY J HOLTGRAVE ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 2145 HARTFORD ST
 City: SAN DIEGO State: CA Zip: 92110
 Phone No.: 858 442 8071 Fax No.: _____ Email: mholtgrave50@gmail.com
 Signature: Mary Holtgrave Date: May 1, 2019
 Additional pages Attached: ☐ Yes ☐ No

Applicant

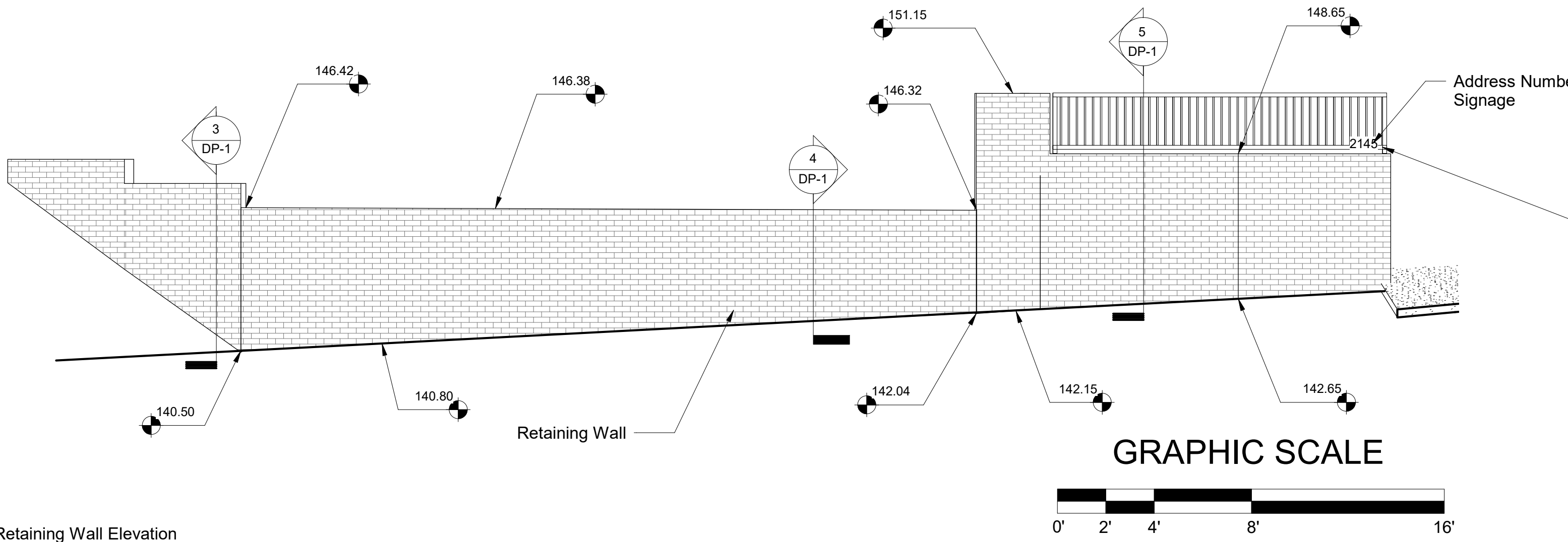
Name of Individual: Larry Sillman ☒ ^{REP} Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 7515 Metropolitan Dr.
 City: San Diego same as above State: CA Zip: 92114
 Phone No.: 619 241 7043 Fax No.: _____ Email: lsillman@sillmanwright.com
 Signature: Larry Sillman Date: _____
 Additional pages 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

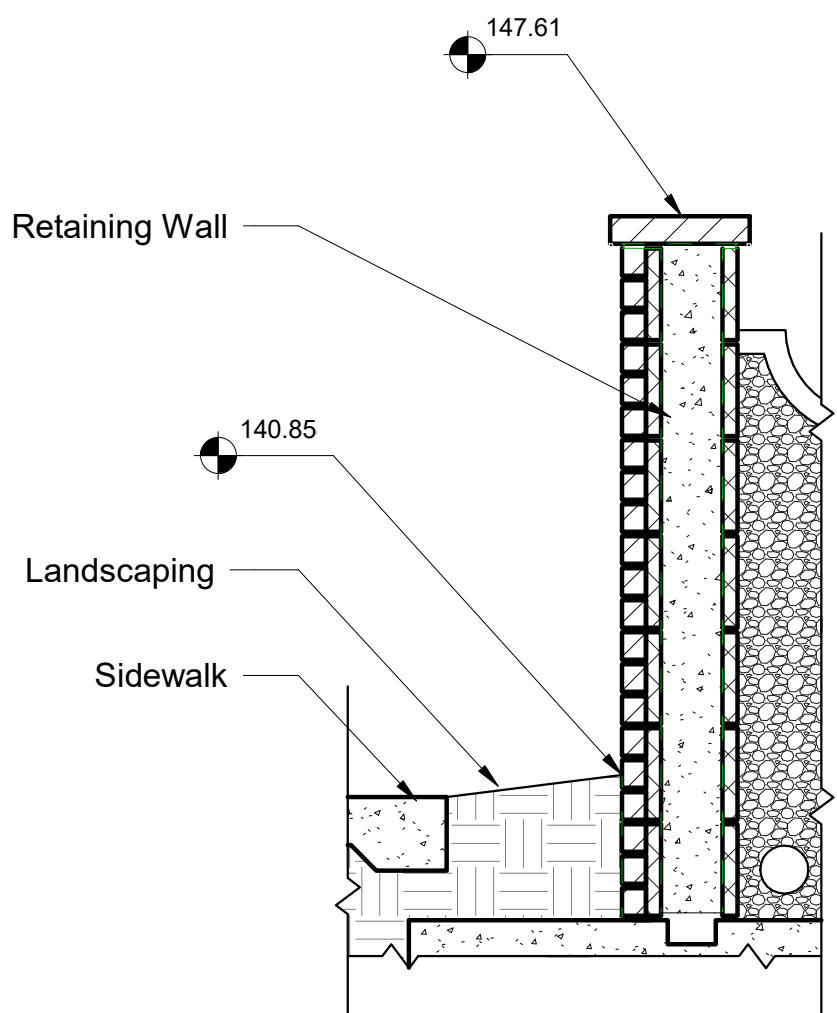


① Partial Site Plan
1/4" = 1'-0"

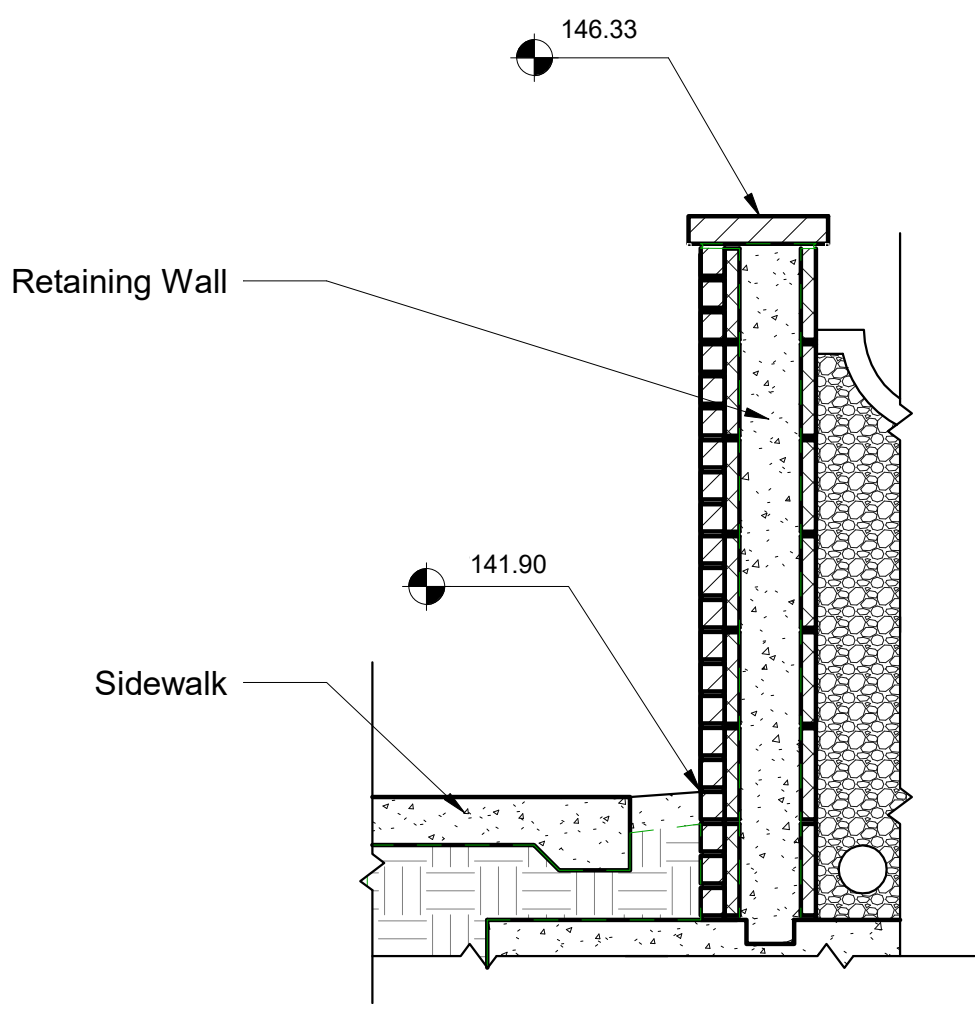


② Retaining Wall Elevation
1/4" = 1'-0"

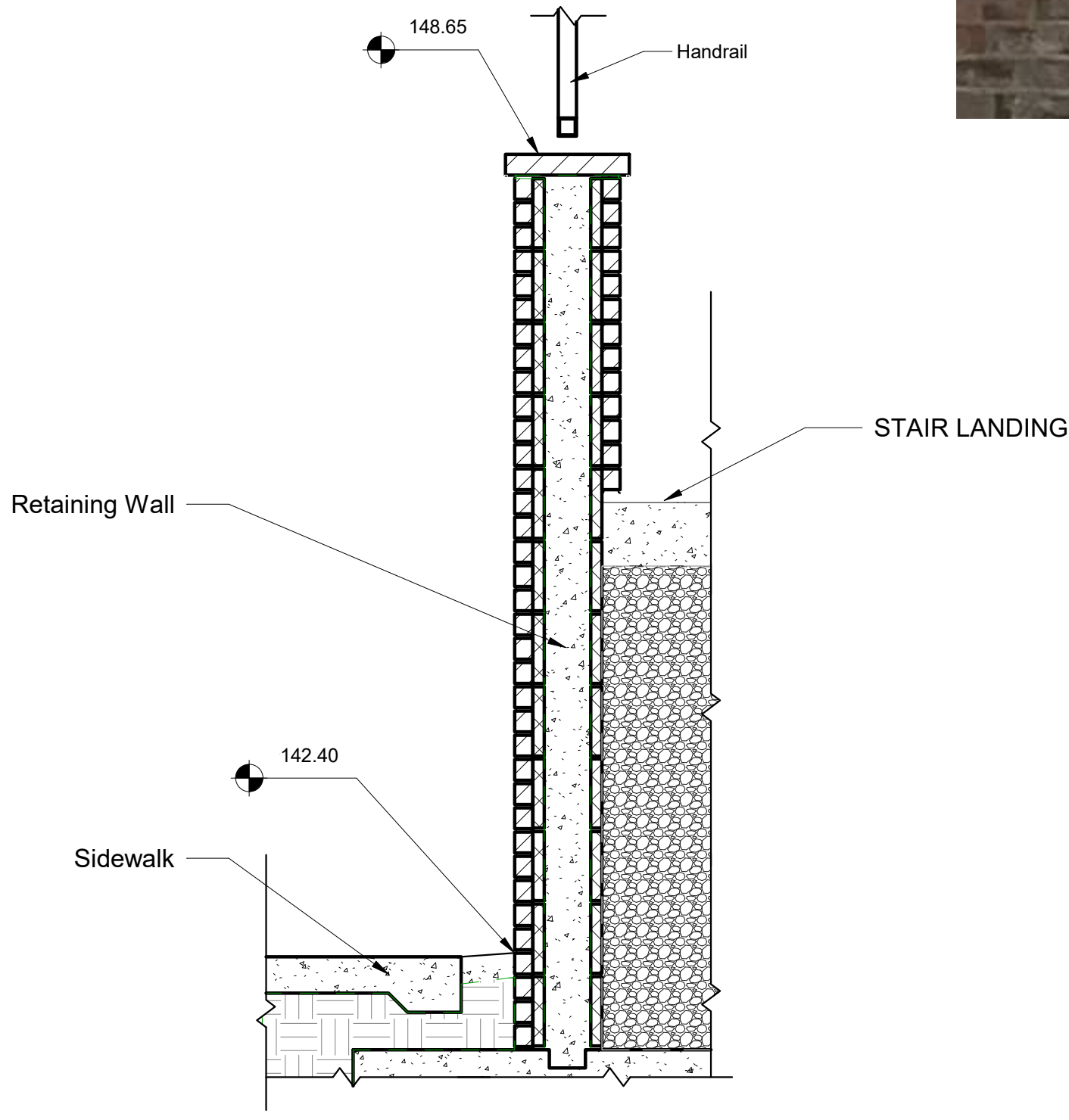
Photo of Existing Address Sign



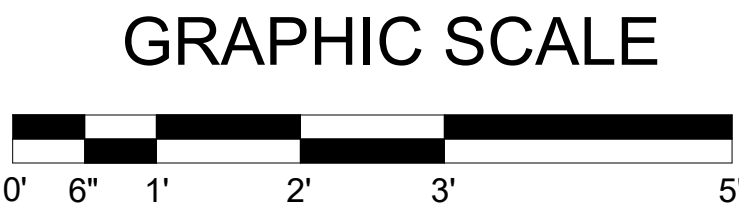
③ Section @ Retaining Wall A
3/4" = 1'-0"



④ Section @ Retaining Wall
3/4" = 1'-0"



⑤ Section @ Retaining Wall at Stairs
3/4" = 1'-0"



• EASEMENTS - EXCEPTIONS

EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY LAWYERS TITLE COMPANY - ORDER NO. 39384610, DATED NOVEMBER 25, 2009.

SECTION A

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOTED HEREON)

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOTED HEREON)

5. (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b) OR (c) ARE SHOWN BY PUBLIC RECORDS. (NOTED HEREON)

SECTION B

1. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (NOTED HEREON)

MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON PARCEL MAP NO. 16161 RECORDED JULY 24, 1990. (NOTED HEREON)

THE MATTERS CONTAINED IN A DOCUMENT "RESOLUTION R-293605 ESTABLISHING MILTON STREET UNDERGROUND UTILITY DISTRICT" RECORDED AUGUST 8, 2000 AS INSTRUMENT NO. 2000-0419056 OF OFFICIAL RECORDS. (NOTED HEREON)

• TRANSIT INFORMATION:

NO TRANSIT STOPS ADJACENT TO PROJECT

• BUILDING ADDRESS NUMBER SIGNAGE:

ADDRESS NUMBER SIGNAGE TO PER FHPS POLICY P-00-6 (UFC 901.4.4)



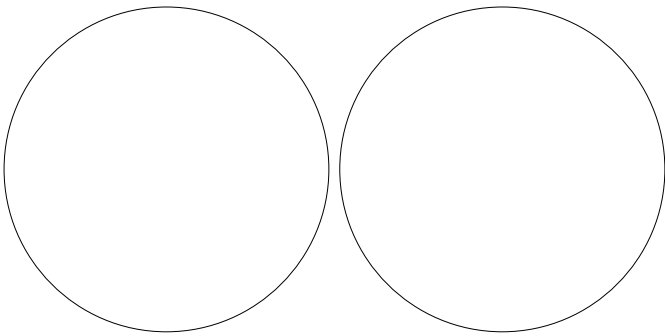
7515 Metropolitan Drive, Suite 400
San Diego, CA 92108
Tel: (619) 294-7515
Fax: (619) 294-7592
www.sillmanwright.com

CONSULTANTS

PROJECT:

Holtgrave Residence
2145 Hartford Street San Diego, Ca 92110

REGISTRATION STAMP



ISSUE

Mark	Date	Description

DESIGNER PROJECT NO.:	14005
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	As indicated

KEY PLAN

DESIGN ITERATION

-

SHEET TITLE

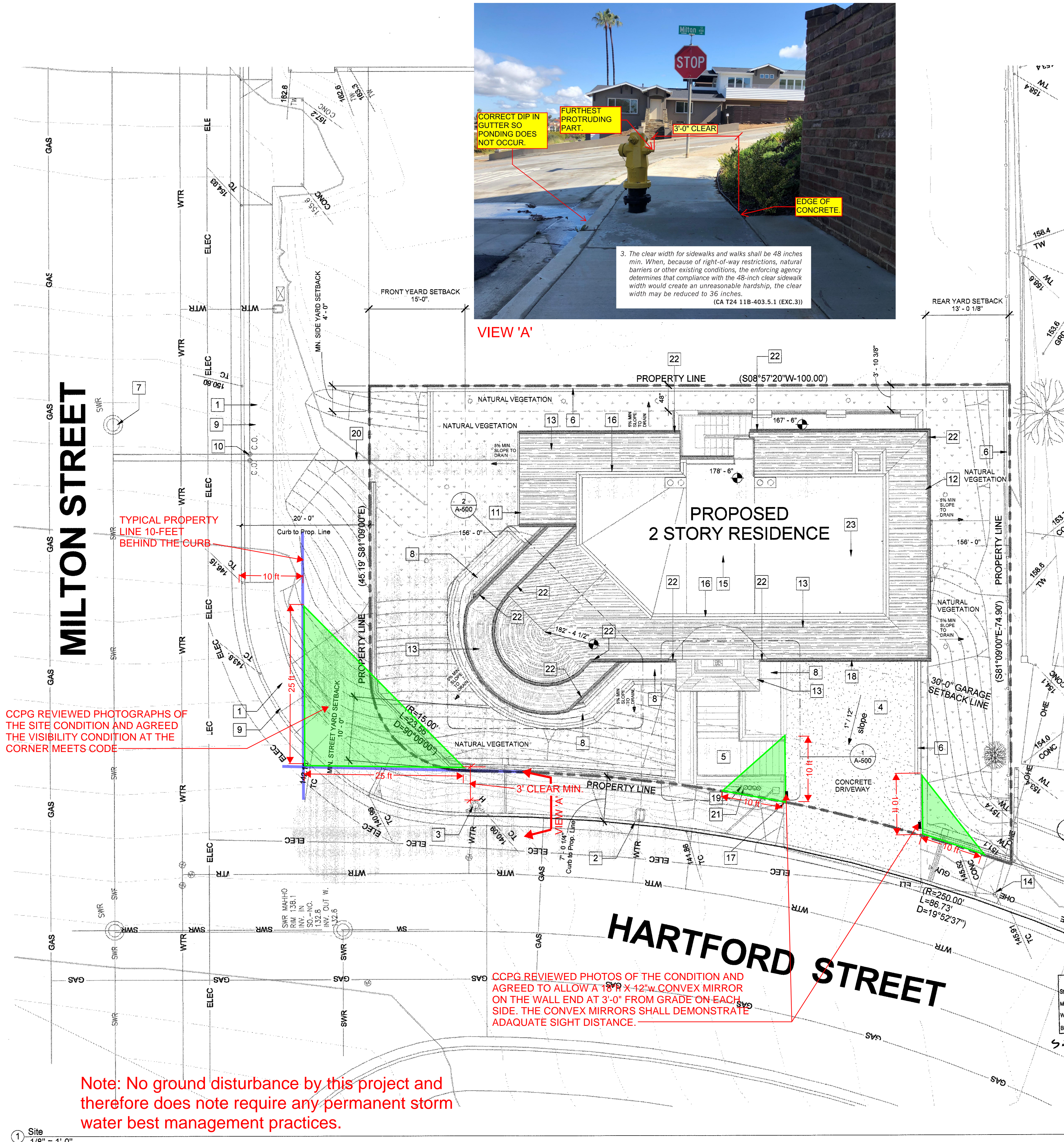
RETAINING WALL
AND SECTIONS

SHEET NUMBER

V-1



VIEW 'A'



Note: No ground disturbance by this project and therefore does not require any permanent storm water best management practices.

1 Site
1/8" = 1'-0"

KEYNOTES

- 1 CONCRETE SIDEWALK
- 2 (E) WATER METER TO BE REPLACED: REQUIRED SERVICE SIZE 1"
- 3 (E) FIRE HYDRANT
- 4 CONCRETE DRIVEWAY
- 5 CAST IN PLACE CONCRETE STAIRS WITH BRICK VENEER
- 6 CMU RETAINING WALLS WITH BRICK VENEER AND PRECAST CAP
- 7 (E) SEWER
- 8 PLANTERS
- 9 (E) 6" CURB AND GUTTER
- 10 (E) CLEANOUT
- 11 GAS METER
- 12 ELECTRIC PANEL
- 13 ASPHALT SHINGLES CLASS A ROOF RATED ROOF- Grand Canyon - GAF. GRAND CANYON SHINGLES - BLACK OAK - UL 790
- 14 (E) POWER POLE, OVER HEAD - OHE
- 15 EXTERIOR DECK - DEX-O-TEX WATERPROOFING AND SURFACING SYSTEM - ELASTATE 500 - GRAY : ICC-ESR 1757
- 16 42" RAIL
- 17 VISIBILITY AREA PER CITY OF SAN DIEGO 113.0273
- 18 (2) TWO PARKING SPACES
- 19 BACKFLOW PREVENTER: REDUCED PRESSURE PRINCIPLE ASSEMBLY ("RP") PER SDRSD WF-05& SDW-118
- 20 EXISTING SEWER LATERAL TO REMIAN & SERVES PROPOSED SINGLE FAMILY RESIDENCE - MIN. SIZE 4"
- 21 FIRE SERVICE BACKFLOW PREVENTER: REDUCED PRESSURE PRINCIPLE ASSEMBLY ("RPDA") PER SDRSD WF-05 & SDW-118
- 22 DOWNSPOUT : BRONZE - DRAIN TO PLANTER BELOW
- 23 ROOF RUNOFF - DRAIN TO ON SITE UNDERGROUND STORM DRAIN SYSTEM SEE SHEET 3-D

PROJECT INFO:

ADDRESS

2145 Hartford Street San Diego, Ca 92110

LEGAL DESCRIPTION

PARCELS 1 AND 2 OF PARCEL MAP NO. 16161, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 24, 1990 AS INSTRUMENT NO. 1990-400316 OF OFFICIAL RECORDS.

APN# 430-382-14-00
Map: 52-F5:1268-F2
Legal: PAR 1 TR
Tract#: 1016161

For Grading and Public Improvements, See 38706-D, PTS 414597

For Construction and Permanent BMPS, See 38706-D and WPCP under PTS 414597

GENERAL NOTES:

1. 5% drainage around/away from building for a minimum distance of 10 ft. Alternately, swales with slope of 2% shall be located within 10 ft. of building foundation [CRC R401.3]
2. Existing Services not used must be killed at the main
3. Irrigation provided by domestic water supply
4. After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinklers system which produce a higher GPM and a larger meter size requirements.
See Sheet TS "Cover Sheet" for owners Signature:
5. Automatic irrigation systems controllers installed at the time of final inspection shall be weather- based. (Section 4.304.1)
6. Existing water meter will be used for both domestic and irrigation.
7. A separate Grading & Right of Way permit was submitted under 38706-D PTS 414597
8. For Grading and Public Improvments, See 38706-D PTS 414597
9. For Construction and Permanent BMP's, See 38706 and WPCP under PTS 414597

SILLMAN
WRIGHT
ARCHITECTS

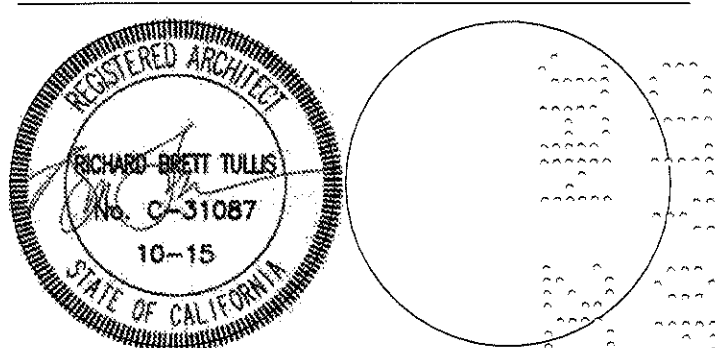
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CONSULTANTS

PROJECT:

Holtgrave Residence
2145 Hartford Street San Diego, Ca 92110

REGISTRATION STAMP



ISSUE

Mark	Date	Description

DESIGNER PROJECT NO.:	14005
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	1/8" = 1'-0"
KEY PLAN	

DESIGN ITERATION

3.23.2015

SHEET TITLE

Site Plan

SHEET NUMBER

A-100V