



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 3, 2021 REPORT NO. HO-21-005

HEARING DATE: February 10, 2021

SUBJECT: ILLION STREET TM, Process Three Decision

PROJECT NUMBER: [671928](#)

OWNER/APPLICANT: Michael and Rhonda Foster.

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing dwelling unit and the subdivision of a lot into two parcels for future residential development located at 1850 Illion Street in the Clairemont Mesa Community Planning area?

Staff Recommendation: **Approve** Tentative Map No. 2460052.

Community Planning Group Recommendation: On November 17, 2020, the Clairemont Community Planning Group voted 8-3-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities) and 15315 (Minor land divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 18, 2020 and the opportunity to appeal that determination ended January 5, 2021 (Attachment 6).

BACKGROUND

The 0.27-acre project site is located at 1850 Illion Street, in the RS-1-7 Zone, within the Clairemont Mesa Community Planning area. The site is also located within the San Diego International Airport (SDIA) Airport Influence Area - Review Area 2, Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA), and the Clairemont Mesa Height Limitation Overlay Zones. The site is located within a predominantly single-family residential neighborhood and bounded to the north and south by existing residential development, to the west by a descending slope and existing residences, and to the east by Illion Street and a private school across the street.

The site is a southerly descending lot with elevations ranging from a low elevation of approximately 97 Mean Sea Level (MSL) in the southwest to a high of approximately 115 MSL along the northerly boundary. Off-site, the western slope descends steeply to an elevation of 84 MSL. The site has been previously graded and currently supports a dwelling unit and associated improvements. The project proposes to demolish the existing dwelling unit, and subdivide the existing lot into two parcels with site grading and retaining walls to create residential pads for future residential development. The project requires a Process Three, Tentative Map pursuant to San Diego Municipal Code Section [125.0410](#).

DISCUSSION

Project Description:

The project proposes the subdivision of an existing lot into two parcels, the demolition of an existing dwelling unit, and site grading with retaining walls to create two residential pads to support future residential development. The project also proposes two 14-foot wide driveways to provide access to the future residential units, two street trees, and gas, water, and sewer connections from street main lines. The project site is in an urbanized area and is served by all necessary public utilities.

Project grading will consist of approximately 470 cubic yards of fill, with 190 cubic yards of cut and 280 cubic yards of import and retaining walls not to exceed 6 feet in height, to create two residential pads at elevations of 100 MSL and 107 MSL, respectively. A geotechnical investigation of the site was conducted by Advanced Geotechnical Solutions, Inc., which concluded the site is suitable for its intended use.

The existing 1,780-square-foot dwelling unit proposed to be demolished was constructed in 1956. On October 2, 2020, City Staff determined the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The proposed subdivision has been designed in conformance with all applicable development regulations, including required minimum lot size, lot dimensions, and street frontage as detailed in the following parcel summary table:

	Required	Parcel 1	Parcel 2
Minimum Lot Size	5,000 square feet	5,900 square feet	5,900 square feet
Minimum Width	50 feet	50 feet	50 feet
Minimum Depth	95 feet	118 feet	118 feet
Frontage	50 feet	50 feet	50 feet

Furthermore, each parcel is designed to support residential development to be developed in the future in conformance with the regulations of the underlying RS-1-7 zone.

Community Plan Analysis:

The Clairemont Mesa Community Plan (CMCP) designates the site Single Family Residential with a density of 5 to 10 dwelling units per acre (DU/AC). The project site could accommodate one to three dwelling units based on the CMCP land use designation, and a maximum of two units based on the underlying zone. The proposed development is in general conformity with the density of the community plan. The CMCP’s Residential Element provides recommendations to protect the existing

densities and character of single-family neighborhoods. The proposed subdivision conforms to the intended density for the site and protects the character of the single-family neighborhood. The CMCP's Urban Design element provides recommendations for development permits to be required when single-family development proposes variations to the development regulations for the underlying base zone. Future residential development will be required to conform to the development regulations of the RS-1-7 zone or obtain the applicable development permit.

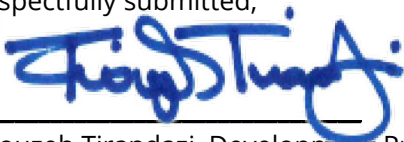
CONCLUSION:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2460052, with modifications.
2. Deny Tentative Map No. 2460052, if the findings required to approve the project cannot be affirmed.

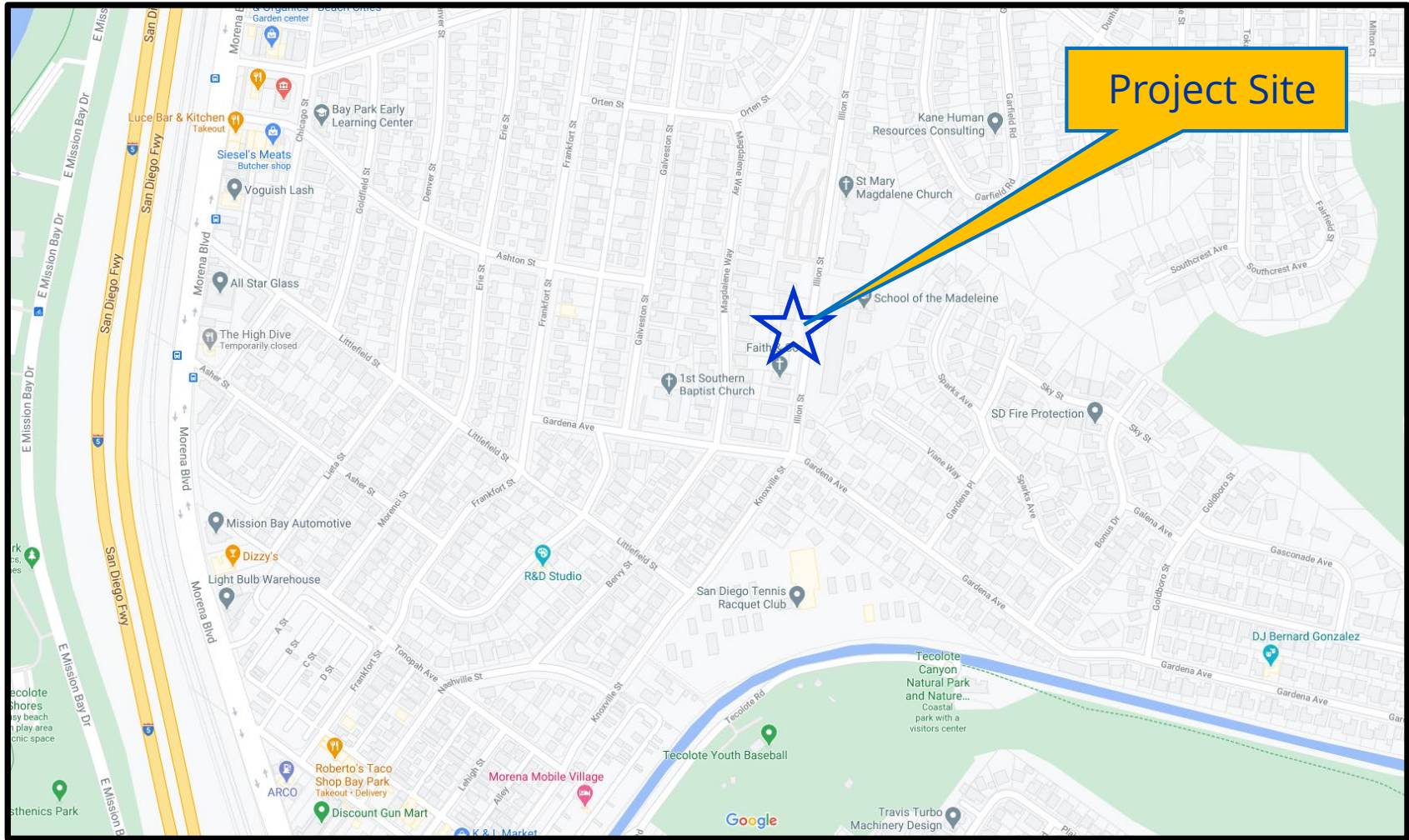
Respectfully submitted,



Firouzeh Tirandazi, Development Project Manager

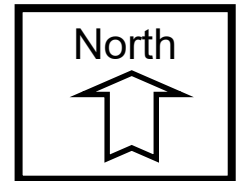
Attachments:

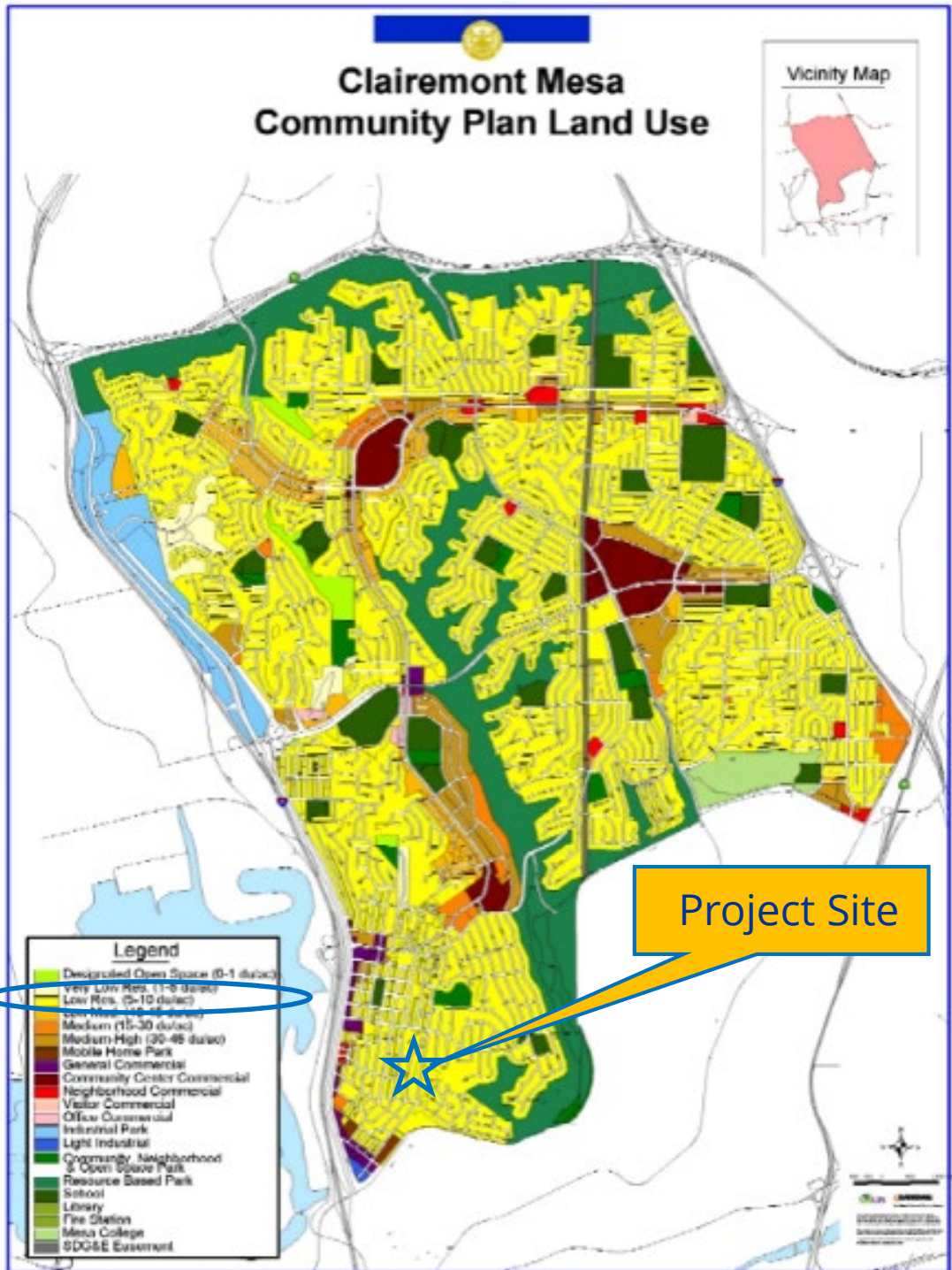
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Exhibit



Project Location Map

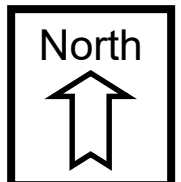
Illion Street TM / 1850 Illion Street
PROJECT NO. 671928





Land Use Map

Illion Street TM / 1850 Illion Street
PROJECT NO. 671928



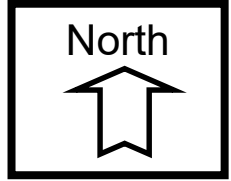


Project Site



Aerial Photograph

Illion Street TM / 1850 Illion Street
PROJECT NO. 671928



HEARING OFFICER RESOLUTION NUMBER HO-XXXX
TENTATIVE MAP NO. 2460052
ILLION STREET TM - PROJECT NO. 671928

WHEREAS, Michael and Rhonda Foster, Subdivider, and Pasco Laret Suiter & Associates, Engineer, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2460052 for the proposed subdivision of one parcel into two parcels. The project site is located north of Gardena Avenue, on the west side of Illion Street, at 1850 Illion Street, in the RS-1-7 Zone, and the San Diego International Airport (SDIA) Airport Influence Area - Review Area 2, Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA), and the Clairemont Mesa Height Limitation Overlay Zones, within the Clairemont Mesa Community Planning area. The property is legally described as Lot 21, Bay Park Manor, according to Map thereof No. 4986, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 14, 1962; and

WHEREAS, the Map proposes the subdivision of a 0.27-acre site into two (2) lots for two (2) future residential developments; and

WHEREAS, on December 18, 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 Sections 15301 (Existing Facilities) and 15315 (Minor land divisions); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 10, 2021, the Hearing Officer of the City of San Diego considered Tentative Map No. 2460052, and pursuant to San Diego Municipal Code section 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. 2460052:

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

The 0.27-acre project site is located at 1850 Illion Street, in the RS-1-7 Zone, within the Clairemont Mesa Community Planning area. The site is also located within the San Diego International Airport (SDIA) Airport Influence Area - Review Area 2, Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA), and the Clairemont Mesa Height Limitation Overlay Zones. The site is located within a predominantly single-family residential neighborhood and bounded to the north and south by existing residential development, to the west by a descending slope and existing residences, and to the east by Illion Street and a private school.

The Clairemont Mesa Community Plan (CMCP) designates the site Single Family Residential with a density of 5 to 10 dwelling units per acre (DU/AC). The 0.27-acre project site could accommodate one to three dwelling units based on the CMCP land use designation, and a maximum of two units based on the underlying zone. The proposed subdivision is in general conformity with the density of the community plan. The CMCP's Residential Element provides recommendations to protect the existing densities and character of single-family neighborhoods. The proposed subdivision conforms to the intended density for the site and protects the character of the single-family neighborhood. The CMCP's Urban Design element provides recommendations for development permits to be required when single-family development proposes variations to the development regulations for the underlying base zone. Future residential development will be required to conform to the development

regulations of the RS-1-7 zone, or obtain the applicable development permit. Therefore, the proposed subdivision and its design or improvement are 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 0.27-acre project site is located at 1850 Illion Street, in the RS-1-7 Zone, within the Clairemont Mesa Community Planning area. The project proposes the subdivision of an existing lot into two parcels, the demolition of an existing dwelling unit, and site grading with retaining walls to create two residential pads to support future residential development. The project also proposes two 14-foot wide driveways to provide access to the future residential units, two street trees, and gas, water, and sewer connections from street main lines. The project site is within an urbanized area and served by all necessary public utilities.

The proposed subdivision has been designed in conformance with all applicable development regulations, including the RS-1-7 Zone required minimum lot size, lot dimensions, and street frontage set forth in SDMC Section 131.0431, Table 131-04D, as detailed in the following parcel summary table:

	Required	Parcel 1	Parcel 2
Minimum Lot Size	5,000 square feet	5,900 square feet	5,900 square feet
Minimum Width	50 feet	50 feet	50 feet
Minimum Depth	95 feet	118 feet	118 feet
Frontage	50 feet	50 feet	50 feet

Furthermore, each parcel is designed to support residential development to be developed in the future in accordance with the regulations of the underlying RS-1-7 Zone and the San Diego Municipal Code. The project does not request nor require any deviations. 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 0.27-acre project site is located at 1850 Illion Street, in the RS-1-7 Zone, within the Clairemont Mesa Community Planning area. The project site was previously graded and developed with a single-family home. The site consists of moderately sloping terrain and located within a predominantly single-family residential neighborhood. The proposed subdivision maintains the residential use at the prescribed density per the CMCP and the RS-1-7 Zone. Furthermore, a geotechnical investigation of the site was conducted by Advanced Geotechnical Solutions, Inc., which concluded the site is suitable for its intended use. Therefore, the site is physically suitable for the type and density of development being proposed.

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 0.27-acre project site is located at 1850 Illion Street, in the RS-1-7 Zone, within the Clairemont Mesa Community Planning area. The project site was previously graded and developed with a single-family home. The site consists of moderately sloping terrain and located within a predominantly single-family residential neighborhood. The site does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the proposed subdivision or improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or 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 project proposes the subdivision of an existing lot into two parcels, the demolition of an existing dwelling unit, and site grading with retaining walls to create two residential pads to support future residential development. The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC), the CMCP policies and recommendations, and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to grading, utilities, and improvements including the construction of two new driveways to current City Standards, along Illion Street, and the payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision has been designed in conformance with all applicable development regulations. Therefore, the design of the subdivision or the type of improvement will not be 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.

The proposed subdivision does not contain any easements acquired by the public at large for access through or use of property within the subdivision. Therefore, the design of the subdivision and proposed improvement would 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 project proposes the subdivision of an existing lot into two parcels, the demolition of an existing dwelling unit, and site grading with retaining walls to create two residential pads to support future residential development. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Future residential development will be exposed on the north and south sides, and have the opportunity through building material, site orientation, architectural treatments, and the placement and selection of plant materials to provide to the extent feasible for future passive or natural

heating through daylight openings and cooling opportunities through cross ventilation. 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 project is the subdivision of a 0.27-acre parcel into two parcels for future residential development, located within a predominantly single-family residential neighborhood. The CMCP encourages the low-density character of predominantly single-family neighborhoods to be maintained and to provide a diversity of housing options in selected locations of the community. Balanced needs for public facilities including libraries, fire and police protection, public parks, and public utilities were taken into consideration with the development of the CMCP and the projected build-out with the applied zone designations, and therefore new development or redevelopment is not expected to overburden existing facilities. The proposed subdivision conforms to the intended density for the site per the underlying RS-1-7 Zone and the CMCP land use designation and protects the character of the single-family neighborhood. The project would create an additional residential pad and opportunity for additional housing in the community. The decision maker has reviewed the project for conformance with the San Diego Municipal Code and the goals and policies of the CMCP and has determined that the proposed subdivision is consistent with the housing needs in the Clairemont Mesa Community Planning area. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region, and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2460052, hereby granted to Michael and Rhonda Foster, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Firouzeh Tirandazi
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 11004543

HEARING OFFICER CONDITIONS FOR TENTATIVE MAP NO. 2460052
ILLION STREET TM - PROJECT NO. 671928
ADOPTED BY RESOLUTION NO. HO-XXXX

GENERAL

1. This Tentative Map will expire February 26, 2024.
2. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.27-acre property into two (2) Parcels shall be recorded at the San Diego County Recorder's Office.
3. 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.
4. 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.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
7. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the driveways on top of sewer main, sidewalk underdrains, landscapes, and irrigations located within the City's right-of-way, satisfactory to the City Engineer.

8. The Subdivider shall close the existing driveway and construct two new 14-foot wide City standard driveways, adjacent to the site on Illion Street, satisfactory to the City Engineer.
9. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
10. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
11. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
12. The Subdivider 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.
13. The Subdivider 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. The Parcel Map shall be based on 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 Codes and Subdivision Map Act Section 66495.
18. 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 Codes.

19. 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.
20. "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].
21. "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."
22. 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.

WASTEWATER / WATER

23. Prior to the issuance of any building permits, the Subdivider 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 right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
24. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device (BFPD), 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.
25. 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.

GEOLOGY

26. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

TRANSPORTATION

27. Prior to the recordation of any parcel map, the Owner/Permittee shall permit and bond the construction of a two (2) new 14-foot wide driveways, along Illion Street, satisfactory to the City Engineer.

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).

NOTICE OF EXEMPTION

(Check one or both)

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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 Name/Number: Illion St TM / 671928

SCH No.: N.A.

Project Location-Specific: 1850 Illion St., San Diego, CA 92110

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Tentative Map for the proposed subdivision of an existing parcel into two parcels, and the demolition of an existing dwelling unit and site grading to create two residential pads to support future residential development. The 0.27-acre site is located at 1850 Illion Street in the RS-1-7 Zone in the Clairemont Mesa Community Plan area and Council District 2.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Michael Foster, 309 Via Pasqual, Redondo Beach, CA, 90277

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))
(x) Categorical Exemption: Section 15301, Existing Facilities and Section 15315, Minor Land Divisions
() Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 and Section 15315; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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


Signature/Title
Associate Planner

1/6/21
Date

Check One:
(X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego · Information Bulletin 620		May 2020
	City of San Diego Development Services	Community Planning Committee Distribution Form		
Project Name: 0671928 Illion St Tentative Map		Project Number: 0671928		
Community: Clairemont Mesa				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes 8		# of Members No 3		# of Members Abstain 0
Conditions or Recommendations: None				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Kevin J. Carpenter, AIA				
TITLE: Chair, Project Review Subcommittee			DATE: December 08, 2020	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

	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: Illion Street Lot Split **Project No. For City Use Only:** _____

Project Address: 1850 Illion Street, San Diego, CA 92110

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: MICHAEL FOSTER Owner Tenant/Lessee Successor Agency

Street Address: 309 VIA PASQUAL

City: REDONDO BEACH State: CA Zip: 90277

Phone No.: 658-602-2818 Fax No.: _____ Email: spscotfield@gmail.com

Signature: Michael Foster Date: 8/4/2020

Additional pages Attached: Yes No

Applicant

Name of Individual: MICHAEL FOSTER Owner Tenant/Lessee Successor Agency

Street Address: 309 VIA PASQUAL

City: REDONDO BEACH State: CA Zip: 90277

Phone No.: 658-602-2818 Fax No.: _____ Email: spscotfield@gmail.com

Signature: Michael Foster Date: 8/4/2020

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: MICHAEL FOSTER Owner Tenant/Lessee Successor Agency

Street Address: 309 VIA PASQUAL

City: REDONDO BEACH State: CA Zip: 90277

Phone No.: 658-602-2818 Fax No.: _____ Email: spscotfield@gmail.com

Signature: Michael Foster Date: 8/4/2020

Additional pages Attached: Yes No

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.

1850 ILLION STREET, SAN DIEGO, CA 92110

TENTATIVE MAP # 2460052

OWNER/DEVELOPER:

MICHAEL FOSTER
309 VIA PASQUAL
REDONDO BEACH, CA 90277
858-602-2818

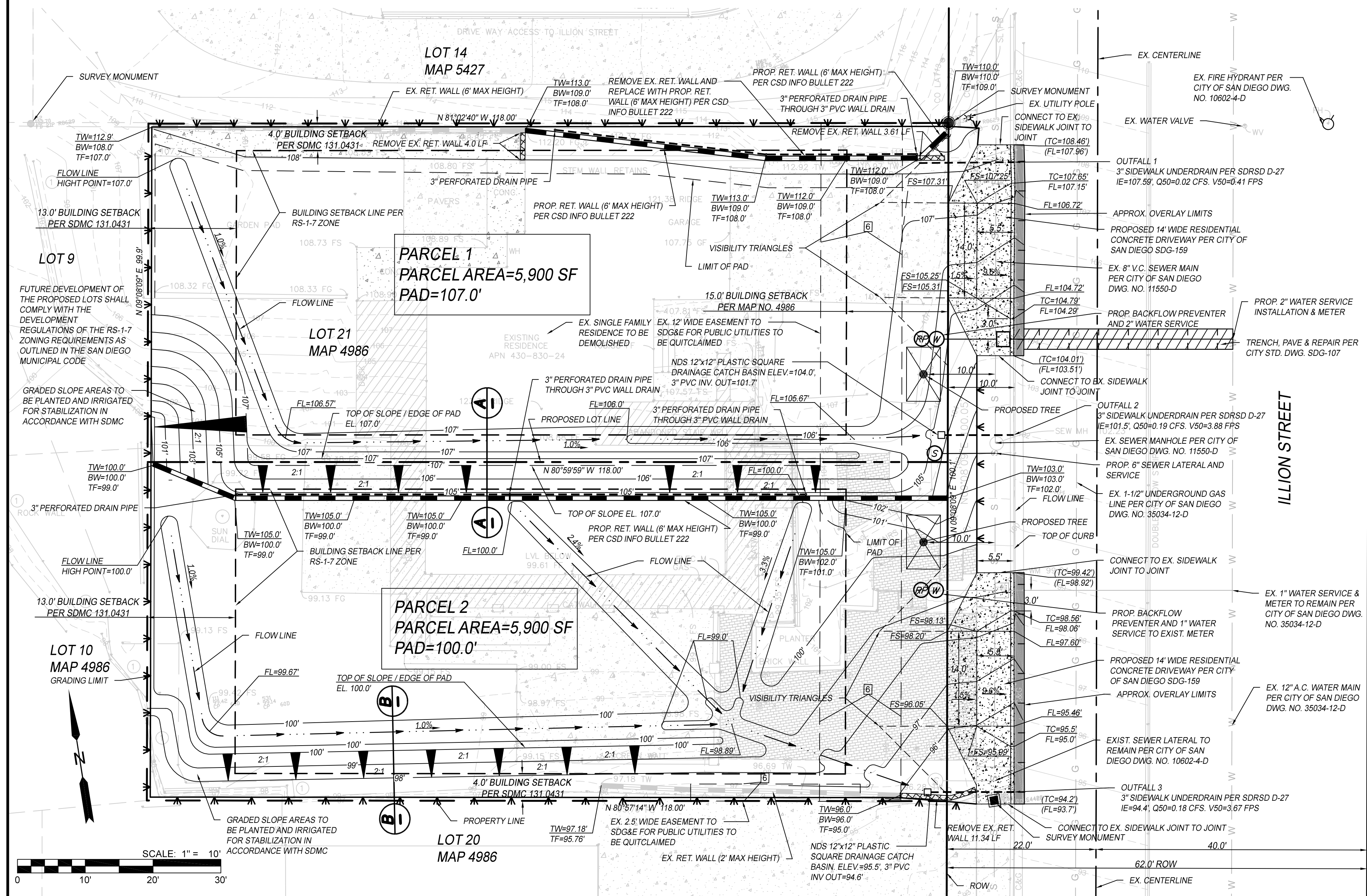
Michael Foster

ENGINEER OF WORK:

PASCO LARET SUITER & ASSOCIATES
1911 SAN DIEGO AVE
SAN DIEGO, CA 92110
858-259-8212

WILLIAM G. MACK
WILLIAM G. MACK
RCE NO. 73620/PLS
REGISTRATION EXPIRES 12-31-20

1/6/2021
DATE



EARTHWORK TABULATION :

AREA TO BE DISTURBED= 12,111 SQ.FT.
PERCENTAGE OF SITE AREA= 100%
MAX DEPTH OF EXCAVATION (CUT)= 4.9 FT
MAX DEPTH OF FILL= 7.5 FT
NET IMPORT= 280 CY
GRADING: 470 CY FILL 190 CY CUT
GRADING QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS TO VERIFY THESE QUANTITIES BEFORE BID AND CONSTRUCTION.

WATER & SEWER NOTES:

ALL PROPOSED WATER AND SEWER FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE LOCATED WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA PLUMBING CODE.
NO TREES OR SHRUBS WHOSE HEIGHT WILL 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

SETBACKS:

FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 0.08 x LOT WIDTH = 4' (BOTH SIDES)
REAR YARD SETBACK: 13'

PARCEL SUMMARY:

	PARCEL 1	PARCEL 2
AREA (SF)	5,900	5,900
WIDTH (FT)	50	50
DEPTH (FT)	118	118

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2017.5 EPOCH, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON JULY 20, 2020 AT POINTS A & B SHOWN HEREON. POINTS A & B WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) S105 AND P472 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING A - B: N 81°02'40" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED GRID FACTOR AT POINT 'A' IS 1.00000090. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT 'A' IS 110.32 (MSL).

BENCHMARK

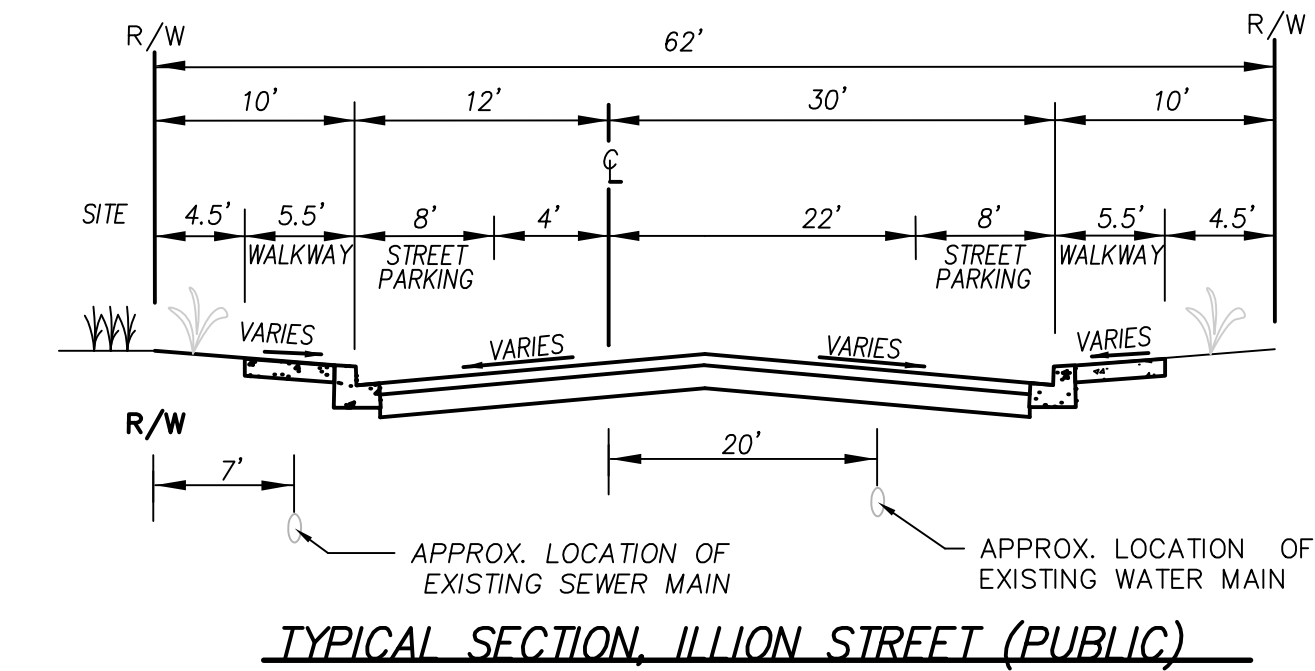
ELEVATIONS SHOWN HEREON ARE BASED ON THE BENCHMARK PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK @ N.W. RETURN ILLION STREET AND GARDENA AVENUE, BRASS PLUG T.C. ELEVATION 26.912 NGVD 29 DATUM.

TOPOGRAPHIC INFORMATION

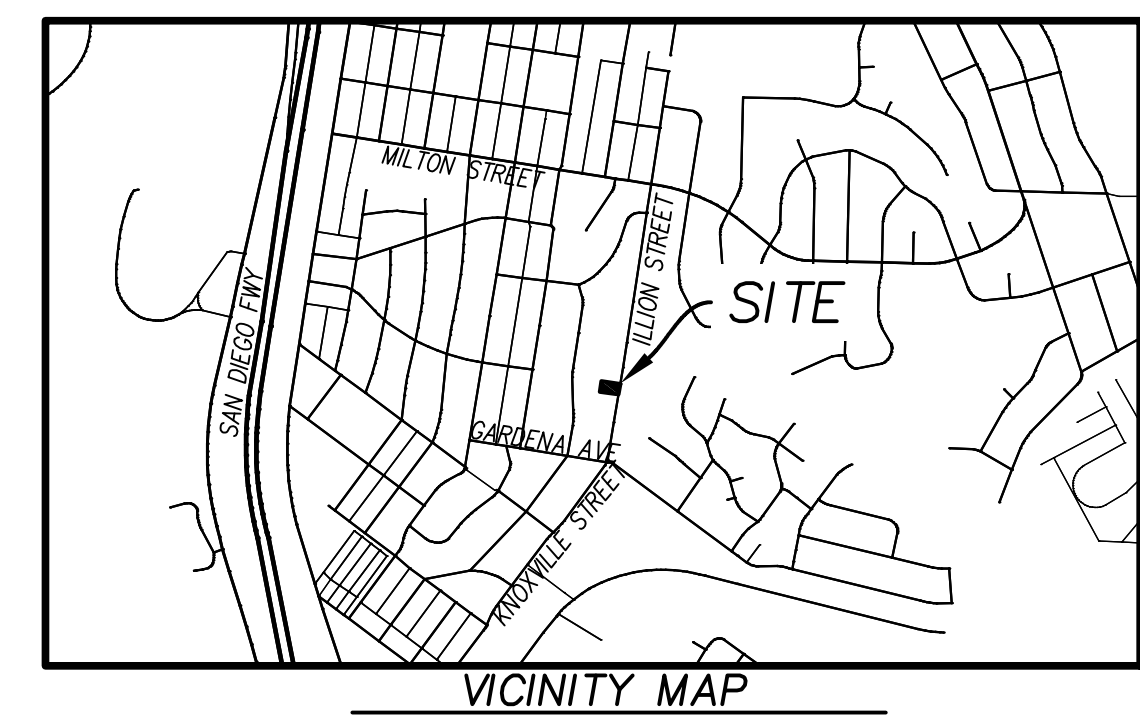
TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN HEREON WAS COMPILED ON 7/20/2020 AND PREPARED BY DAN COMERFORD WITH PLSA.

MAPPING NOTE:

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



TYPICAL SECTION, ILLION STREET (PUBLIC)



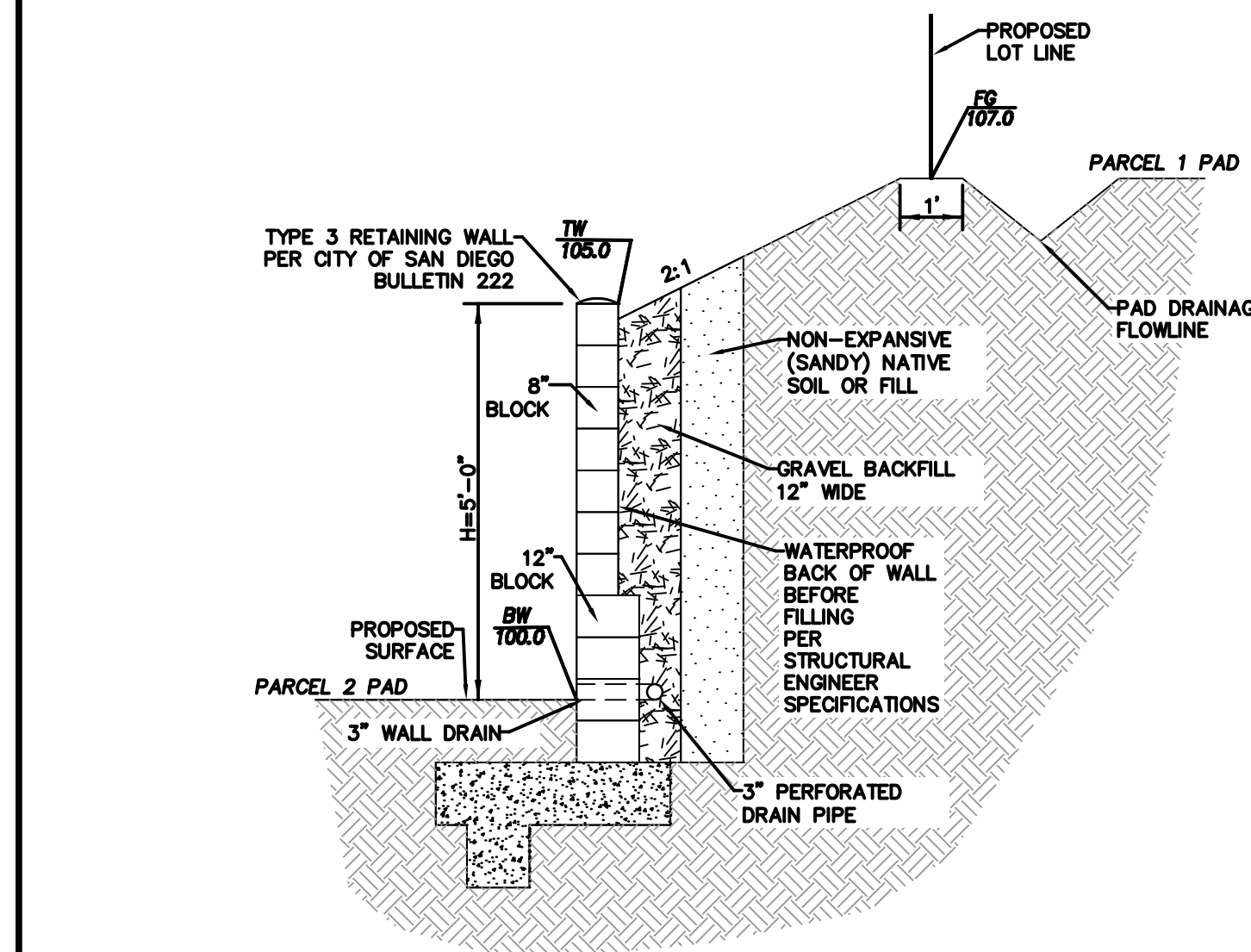
VICINITY MAP

LEGEND:

- EXISTING EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- NEW LOT LINE
- SETBACK LINE
- NEW CONTOUR LINE
- NEW WATER SERVICE & METER
- NEW SEWER LATERAL (SDS-105)
- NEW SEWER MAIN (SDS-110)
- NEW SEWER MANHOLE (SDS-107)
- NEW 1ST FLOOR BUILDING FOOTPRINT
- NEW CMU RETAINING WALL
- NEW STRUCTURAL BUILDING WALL (PER ARCHITECTURAL PLANS)
- NEW PCC PAVEMENT
- NEW PAVEMENT (PER ARCHITECTURAL PLANS)
- NEW PERMEABLE PAVEMENT (PER ARCHITECTURAL PLANS)
- NEW PCC DRIVEWAY APRON
- NEW STREET TREE
- TRENCH RESURFACING
- NEW 3" PVC DRAIN INLET
- NEW PVC DRAIN PIPE
- PERMANENT LID BMP AREA
- EXISTING BUILDING/STRUCTURE
- EXISTING PCC AREA
- EXISTING WALL
- EXISTING CONTOUR LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- GRADING LIMIT
- A.C. GRIND AND OVERLAY
- FOUND LEAD & DISK MARKED "LS 4422" PER CORNER RECORD 10732
- FOUND 2" IRON PIPE & DISK MARKED "RS 8629" PER MAP 05427

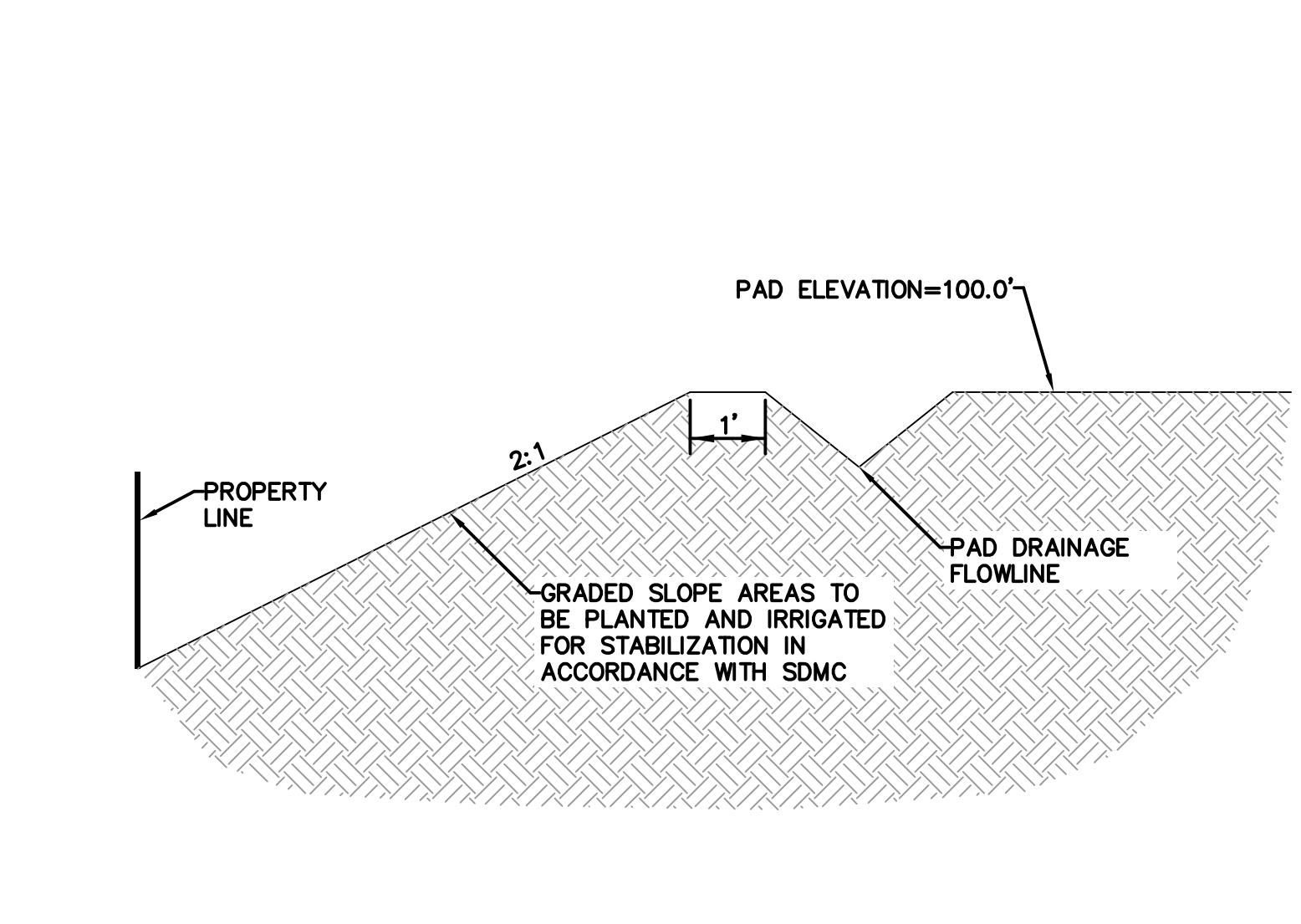
NOTES:

PRIOR TO 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 OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
THERE ARE NO TRANSIT STOPS NEAR THE PROJECT SITE.
THIS PROJECT WILL NOT RESULT IN ANY INCREASE IN STORM WATER RUN-OFF ONTO EXISTING PROPERTIES.
THERE ARE NO EXISTING OVERHEAD UTILITIES LOCATED ALONG THE SITE FRONTAGE.
ALL OVERHEAD UTILITY SERVICE LINES ARE TO BE INSTALLED UNDERGROUND.
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
FUTURE DEVELOPMENT OF THE PROPOSED LOTS SHALL COMPLY WITH THE DEVELOPMENT REGULATIONS OF THE RS-1-7 ZONING REQUIREMENTS AS OUTLINED IN THE SAN DIEGO MUNICIPAL CODE.



A SITE CROSS SECTION

NOT TO SCALE



B SITE CROSS SECTION

NOT TO SCALE

PASCO LARET SUITER & ASSOCIATES
1911 San Diego Avenue, Unit A, San Diego, CA 92110
ph 858.259.8212 | fx 858.259.4812 | plsaeengineering.com

CONSULTANTS:
CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
1911 SAN DIEGO AVE
SAN DIEGO, CA 92110
858-259-8212

SURVEYOR:
JOSEPH YUHAS, PLS 5211
PLSA
535 N. HIGHWAY 101 STE A
SOLANA BEACH, CA 92075
858-259-8212

EXISTING EASEMENTS:
6. THERE IS AN EXISTING PUBLIC UTILITY EASEMENT: SAN DIEGO GAS & ELECTRIC COMPANY RECORDED AUGUST 13, 1962 AS DOCUMENT NO. 1962-13737 OF OFFICIAL RECORDS.
7. THERE IS AN EXISTING WATER/SEWER EASEMENT: CITY OF SAN DIEGO RECORDED JULY 24, 1963 AS DOCUMENT NO. 1963-12967 OF OFFICIAL RECORDS. BLANKET IN NATURE OVER AND UNDER ALL PUBLIC ROW AND PUBLIC AREAS WITH BAY PARK MANOR

PROPOSED EASEMENTS:
THERE ARE NO PROPOSED EASEMENTS

BUILDING DATA:
1850 ILLION STREET
SAN DIEGO, CA 92110
YEAR OF CONSTRUCTION (EX. STRUCTURE): 1956

PROJECT DATA:
PROPOSED USE: 2 RESIDENTIAL PARCELS
EXISTING USE: SINGLE FAMILY HOUSE
EXISTING AND PROPOSED ZONE: RS-1-7
ALLOWABLE DENSITY: 10U/5,000 SF
OF UNITS ALLOWED= 2
REQUIRED LOT WIDTH= 50'
REQUIRED LOT DEPTH= 95'
OVERLAY ZONES: CLAREMONT MESA HEIGHT LIMIT OVERLAY ZONE, AIRPORT ENVIRONS OVERLAY ZONE
GEOLOGIC HAZARD CATEGORY: 53- UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK
APN: 430-830-24
SITE AREA: 0.27 AC. (11,795 SQ.FT.)
GRADING: 470 CY FILL 190 CY CUT - 280 CY IMPORT

UTILITIES:
CITY OF SAN DIEGO WATER & SEWER (UNDERGROUND)
SD&E GAS & ELECTRIC (UNDERGROUND)
A/T & / COX PHONE & DATA (UNDERGROUND)

PROJECT ADDRESS:
1850 ILLION STREET
SAN DIEGO, CA 92110

APPLICANT:
MICHAEL FOSTER
309 VIA PASQUAL
REDONDO BEACH, CA 90277

NAD83 COORDINATES: 1864-6267
LAMBERT COORDINATES: 224-1707

LEGAL DESCRIPTION:
LOT 21, BAY PARK MANOR, ACCORDING TO MAP THEREOF NO. 4986, 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, JUNE 14, 1962.

NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 2

DEVELOPMENT SUMMARY:
THIS IS A 2 PARCEL SUBDIVISION PROJECT

PROJECT NAME: ILLION STREET LOT SPLIT
PTS #0671928

SCALE 1"=10'
DATE: 8/10/20