



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 23, 2021 REPORT NO. HO-21-056

HEARING DATE: December 1, 2021

SUBJECT: ORTEN TM/NDP, Process Three Decision

PROJECT NUMBER: [655705](#)

OWNER/APPLICANT: Jeanne McAlindin/Matthew Winter

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map and a Neighborhood Development Permit for the creation of three lots, one with an existing single-dwelling unit to remain, and two for the future construction of two single-dwelling units, with a retaining wall over three feet high in the public right-of-way, at 4725 Orten Street in the Clairemont Mesa Community Planning Area?

Staff Recommendation: Approve Tentative Map No. 2496088 and Neighborhood Development Permit No. 2496087.

Community Planning Group Recommendation: On July 21, 2020, the Clairemont Community Planning Group voted 9-1, with 3 abstentions, to recommend approval of the project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15305 (Minor Alterations to Land Use Limitations) and 15332 (In-Fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 3, 2020, and the opportunity to appeal that determination ended December 17, 2020.

BACKGROUND

The 0.48-acre (20,908-square-foot) project site is located at [4725 Orten Street](#) in the [RS-1-7 zone](#) and the Residential-Low (5-10 units/acre) land use designation within the [Clairemont Mesa Community Plan](#). The site fronts on both Orten and Illion Streets. It is surrounded by properties within the same zone and land use designation. The general neighborhood is residential, consisting of single-dwelling units, with a church and school a short distance to the south on Illion.

DISCUSSION

Project Description

The proposed project consists of the following actions:

1. Tentative Map (TM), Process Three: Required per [SDMC 125.0430](#) to create three lots. One lot fronting Orten Street will contain an existing house to remain. The other two lots will front on Illion Street and will be for the future construction of two single-dwelling units, one on each lot.
2. Neighborhood Development Permit (NDP), Process Two: Required by [SDMC 126.0402\(j\)](#) and [129.0710\(a\)\(2\)](#) to allow retaining walls over three feet in height in the public-right-of-way, where the applicant is the underlying fee owner.

These two actions are consolidated for processing under Process Three per [SDMC 112.0103](#), with the Hearing Officer as the decision maker.

Discussion of Issues

1. TM: The proposed lots meet all the requirements of the RS-1-7 zone, including setbacks, lot size, and lot dimensions. No deviations are proposed.
2. NDP: The topography of the site is challenging, ranging from a high of 164 feet above mean sea level (AMSL) on the east side, adjacent to Illion Street, to a low of 113 feet AMSL on Orten Street, in front of the house to remain. The two lots created on Illion Street are therefore very steep. Retaining walls are required to allow driveways to safely access the future houses to be built on those two lots.

The retaining walls facilitate development of the two new lots by retaining the driveways for each lot, allowing them to stay at the level of the street as the lots progress westward. The walls reach a maximum height of approximately five feet, but this height is not above Illion Street, it is below it, above proposed grade. Each future building pad is set at approximately street level, and the driveways are essentially small "land bridges" from the street, designed to go straight into the garages for each lot.

Community Plan Analysis

The Clairemont Mesa Community Plan has residential objectives and recommendations that include the following:

1. Provide a diversity of housing options in selected locations of the community (Page 27)
2. Provide adequate off-street parking (Page 27).

3. Residential development should occur at densities shown on Table 4 and in Figure 8 [which reinforce that Residential-Low properties should develop at 5-10 units per acre].

The project facilitates future development of two single-dwelling units. This results in three single-dwelling units on 0.48 acres, which is approximately six units per acre. This falls within the allowable Community Plan density range of 5-10 units per acre. The units provide off-street parking for these units per the requirements of the Municipal Code. Therefore, the project is in support of the above requirements of the Clairemont Mesa Community Plan.

Conclusion

Staff has reviewed the proposed project and has determined that it meets the applicable requirements of the Municipal Code, Community Plan, and General Plan, and recommends the Hearing Officer approve Tentative Map No. 2496088 and Neighborhood Development Permit No. 2496087.

ALTERNATIVES

1. Approve Tentative Map No. 2496088 and Neighborhood Development Permit No. 2496087, with modifications.
2. Deny Tentative Map No. 2496088 and Neighborhood Development Permit No. 2496087, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



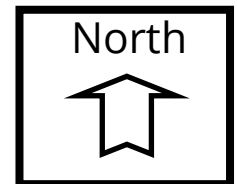
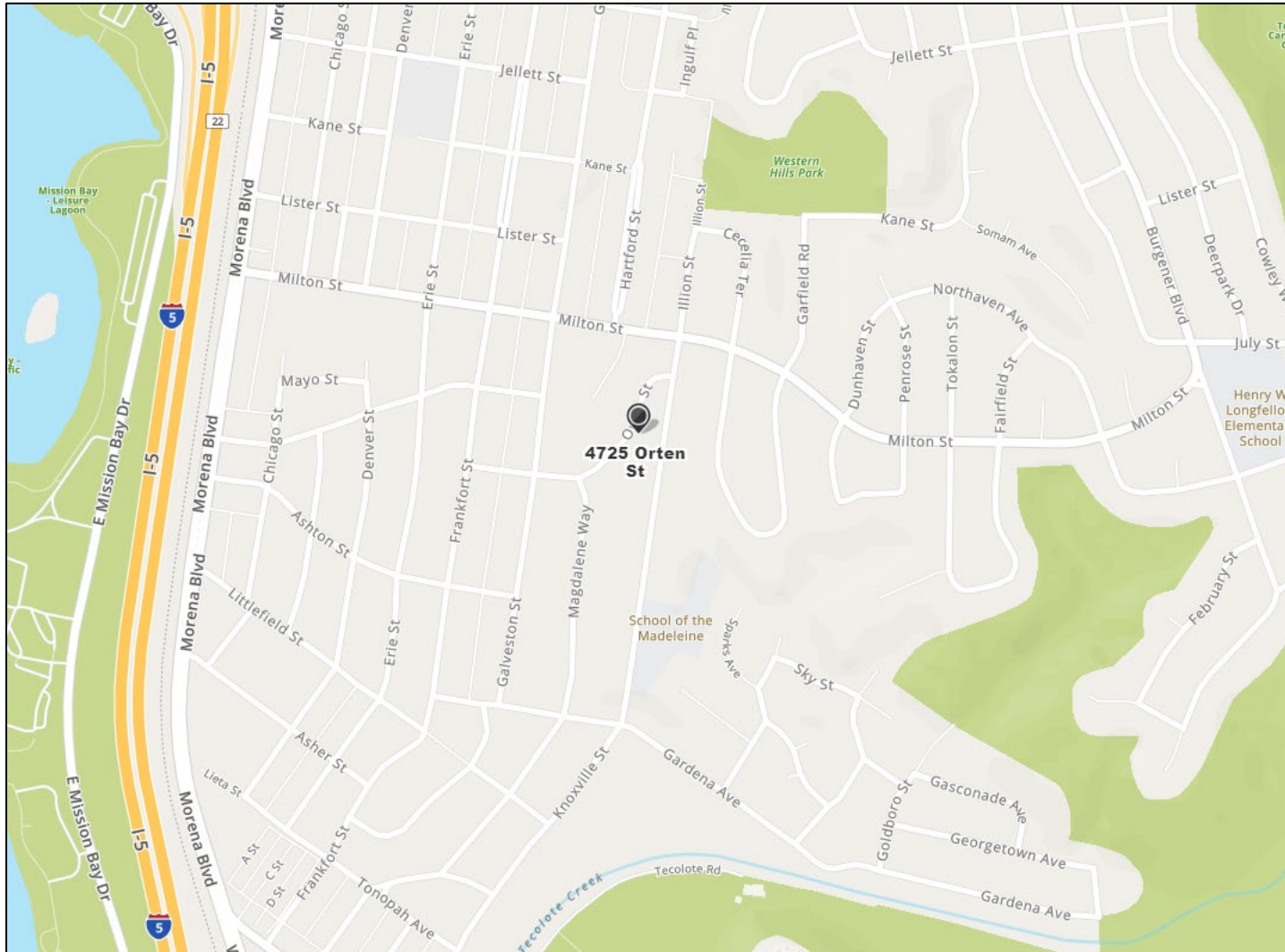
Carrie Lindsay, Development Project Manager

Attachments:

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



Project Location Map



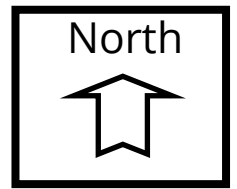
Project No. 655705, Orten TM/NDP
4725 Orten Street



Aerial Photo

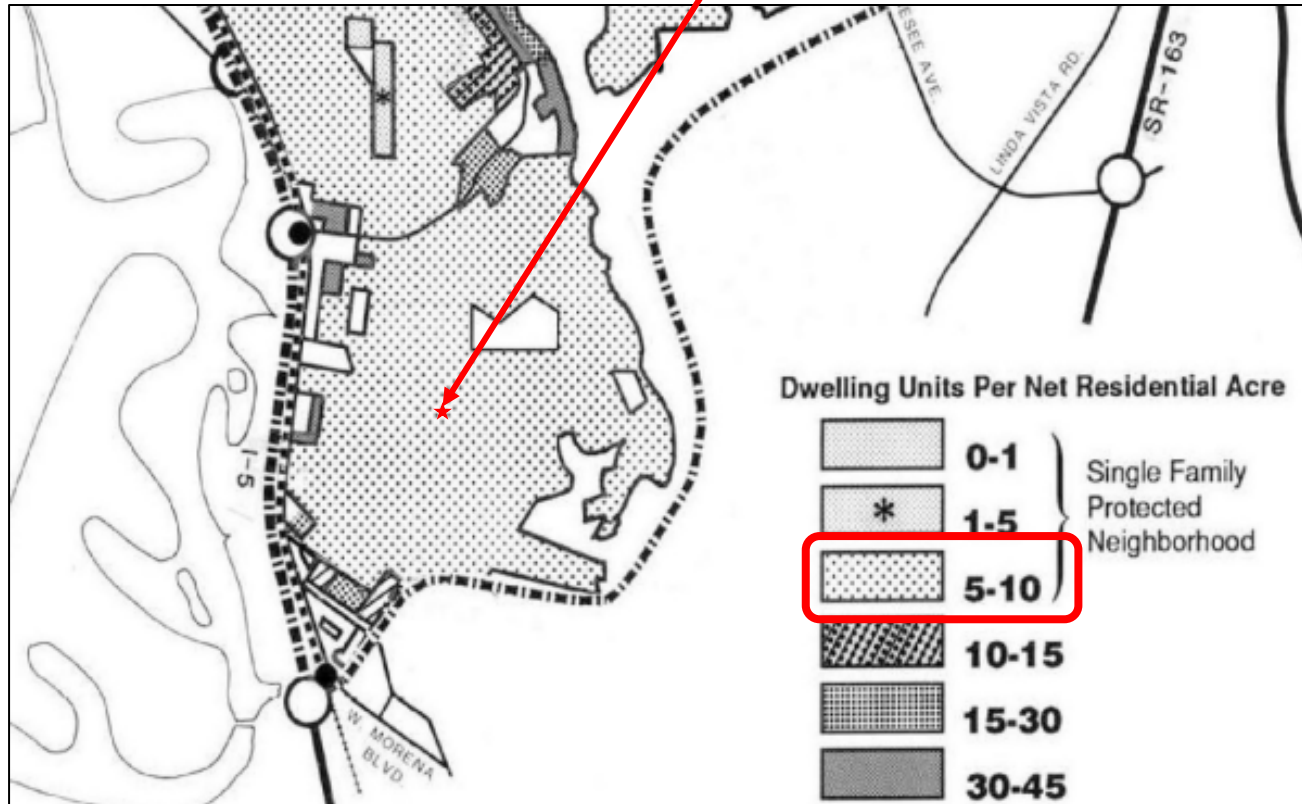


Project No. 655705, Orten TM/NDP
4725 Orten Street

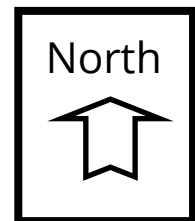


Community Plan

Project Site



Project No. 655705, Orten TM/NDP
4725 Orten Street



HEARING OFFICER RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2496087
ORTEN TM/NDP - PROJECT NO. 655705

WHEREAS, JEANNE MCALINDIN, Owner/Permittee, filed an application with the City of San Diego for a permit for a Tentative Map and Neighborhood Development Permit to create three new lots, two of which have retaining walls over three feet in the public right-of-way where the applicant is the underlying owner of record (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2496087), on portions of a 0.48-acre site;

WHEREAS, the project site is located at 4725 Orten Street in the RS-1-7 zone and the Residential-Low (5-10 units/acre) land use designation within the Clairemont Mesa Community Plan;

WHEREAS, the project site is legally described as:

Lot 10 of WESTON HIGHLANDS, according to Map thereof No. 2247, filed in the Office of the County Recorder of San Diego County, January 21, 1941.

All that portion of Lot 9 of WESTON HIGHLANDS, according to Map thereof No. 2247, filed in the Office of the County Recorder described as follows:

Beginning at the Southeasterly corner of said Lot 9; thence North 61° 31' West along to the Southwesterly line of said Lot a distance of 130 feet to the Southwesterly corner thereof; thence Northerly along the Westerly line of said Lot a distance of 10 feet, said Westerly line being on a curve having a radius of 650 feet; thence Easterly in a straight line to a point on the Easterly line of said Lot, distant thereon North 8° 55' East, 25 feet from the Southeasterly corner thereof, thence South 8° 55' West along said Easterly line 25 feet to the point of beginning;

WHEREAS, on December 3, 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 15305 (Minor Alterations to Land Use Limitations) and 15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on December 1, 2021, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 2496087 (and the associated Tentative Map No. 2496088) 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 Neighborhood Development Permit No. 2496087:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

The 0.48-acre (20,908-square-foot) project site is located at 4725 Orten Street in the RS-1-7 zone and the Residential-Low (5-10 units/acre) land use designation within the Clairemont Mesa Community Plan. The project is a Tentative Map to create three lots, one with a house to remain, and two for future residential development, with retaining walls above three feet in the public right-of-way where the applicant is the underlying property owner.

The two lots for future development front on Illion Street, and slope steeply downhill towards the rear. Retaining walls are required to allow driveways to safely access the future houses to be built on those two lots. Because the garages will only be 6 feet from the front property line (as allowed in the RS-1-7 zone on certain steep lots per SDMC Table 131-04D, Footnote 1), these walls must extend into the public right-of-way in order to enable access to the garages. This can be allowed with the approval of a Neighborhood Development Permit.

The retaining walls facilitate development of the two new lots by retaining the driveways for each lot, allowing them to stay at the level of the street as the lots progress westward. The walls reach a maximum height of approximately five feet, but this height is not above Illion Street, it is below it, above proposed grade. Each future building pad is set at approximately street level, and the driveways are essentially small "land bridges" from the street, designed to go straight into the garages for each lot.

The Clairemont Mesa Community Plan has residential objectives and recommendations that include the following:

1. Provide a diversity of housing options in selected locations of the community (Page 27)
2. Provide adequate off-street parking (Page 27).
3. Residential development should occur at densities shown on Table 4 and in Figure 8 [which reinforce that Residential-Low properties should develop at 5-10 units per acre].

The retaining walls facilitate future development of two single-dwelling units. The Tentative Map associated with Neighborhood Development Permit No. 2496087, Tentative Map No. 2496088, creates three single-dwelling unit lots on 0.48 acres, which is approximately six units per acre. This falls within the allowable Community Plan density range of 5-10 units per acre. The units provide off-street parking for these units per the requirements of the Municipal Code. The retaining walls, as well as the lots created by the associated Tentative Map support development of dwelling units in accordance with the Clairemont Mesa Community Plan, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development is consistent with the relevant SDMC, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of SDMC in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any grading and/or building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

The project is located within the Airport Influence Area (San Diego International Airport - Review Area 2), and the FAA Part 77 Noticing Area (Montgomery Field and San Diego International Airport), and City staff determined the project did not require a consistency determination (it is located in Review Area 2) and/or FAA Notification (the project does not propose construction that exceeds any FAA Part 77

Notification Surface, the lowest of which is 175 feet AMSL for San Diego International Airport). Future development on this site exceeding a FAA Notification Surface may require future FAA notification.

Furthermore, the project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.48-acre (20,908-square-foot) project site is located at 4725 Orten Street in the RS-1-7 zone and the Residential-Low (5-10 units/acre) land use designation within the Clairemont Mesa Community Plan. The project is a Tentative Map to create three lots, one with a house to remain, and two for future residential development. As mentioned in Finding A.1.a above, the lots require retaining walls over three feet that extend into the public right-of-way of Illion Street, where the applicant is the underlying fee owner. No zoning deviations are proposed.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for parking, landscaping, and all other requirements of the development criteria for its zoning, except where retaining walls over three feet in height are proposed in the public-right-of-way, which is allowed with a Neighborhood Development Permit. The retaining walls, as well as the lots created by the associated Tentative Map, otherwise meet the requirements of the Municipal Code. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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, Neighborhood Development Permit No. 2496087 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. 2496087, a copy of which is attached hereto and made a part hereof.

Carrie Lindsay
Development Project Manager
Development Services

Adopted on: December 1, 2021

IO#: 24008743

DRAFT

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: 24008743

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT 2496087
ORTEN TM/NDP - PROJECT NO. 655705
HEARING OFFICER

This Neighborhood Development Permit No. 2496087 is granted by the Hearing Officer of the City of San Diego to Jeanne McAlindin, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 0.48-acre site is located at 4725 Orten Street in the RS-1-7 zone and the Residential-Low (5-10 units/acre) land use designation within the Clairemont Mesa Community Plan. The project site is legally described as:

Lot 10 of WESTON HIGHLANDS, according to Map thereof No. 2247, filed in the Office of the County Recorder of San Diego County, January 21, 1941.

All that portion of Lot 9 of WESTON HIGHLANDS, according to Map thereof No. 2247, filed in the Office of the County Recorder described as follows:

Beginning at the Southeasterly corner of said Lot 9; thence North 61° 31' West along to the Southwesterly line of said Lot a distance of 130 feet to the Southwesterly corner thereof; thence Northerly along the Westerly line of said Lot a distance of 10 feet, said Westerly line being on a curve having a radius of 650 feet; thence Easterly in a straight line to a point on the Easterly line of said Lot, distant thereon North 8° 55' East, 25 feet from the Southeasterly corner thereof, thence South 8° 55' West along said Easterly line 25 feet to the point of beginning .

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create three new lots, two of which have retaining walls over three feet in the public right-of-way where the applicant is the underlying owner of record, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. **Tentative Map No. 2496088:** To create three new RS-1-7 lots, one new lot with a house to remain, and two new lots for future residential development.
- b. **Retaining Walls:** Walls up to five feet in height encroaching into the public right-of-way from the project site, where the applicant is the underlying fee owner.
- 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 15, 2024.
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 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 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 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 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.

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations"). the applicant shall make payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

ENGINEERING REQUIREMENTS:

13. The Neighborhood Development Permit shall comply with the conditions of Tentative Map No. 2496088.

14. Prior to the issuance of any building permit the Owner/Permittee shall dedicate an additional 3 feet on Orten Street to provide a 10-foot curb-to-property-line distance along the frontage, satisfactory to the City Engineer. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements.

15. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond the construction of new sidewalk per current City Standards, adjacent to the site on Orten and Illion Street to satisfaction of the City Engineer.

16. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the construction of new curb/gutter per current City Standards adjacent to the site on Illion Street.

17. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, reconstruction of existing driveway per current City Standards on Orten Street.

18. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond the construction of two new driveways per current City Standards adjacent to the site on Illion Street to satisfaction of the City Engineer.

19. Prior to the issuance of any building permit the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any

and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the project.

20. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvements within public right-of-way.
21. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
22. 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.
23. 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:

24. The automobile 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.
25. 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.
26. 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.

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 1, 2021 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Neighborhood Development Permit No. 2496087
Date of Approval: December 1, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Carrie Lindsay
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 condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Jeanne F. McAlindin
Owner/Permittee

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

HEARING OFFICER RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 2496088, ORTEN TM/NDP, PROJECT NO. 655705

WHEREAS, JEANNE MCALINDIN, Subdivider, and COFFEY ENGINEERING, Engineer, submitted an application to the City of San Diego for Tentative Map No. 2496088 for the Orten TM/NDP project, a subdivision to create three lots (one with a house to remain, and two for future residential development) and to waive the requirement to underground existing offsite overhead utilities. The project site is located 4725 Orten Street in the RS-1-7 zone of the Clairemont Mesa Community Plan. The property is legally described as: Lot 10 of Weston Highlands, City of San Diego, County of San Diego, State of California, according to Map thereof No. 2247, filed in the office of the County Recorder of said San Diego County, on January 21, 1941. All that portion of Lot 9 of Weston Highlands, City of San Diego, County of San Diego, State of California, according to Map thereof 2247, filled in the office of the County Recorder, described as follows: Beginning at the Southeasterly corner of said lot No. 9; thence North 61°31' West along the Southwesterly line of said Lot a distance of 130 feet to the Southwestern corner thereof; thence Northerly along the Westerly line of said Lot a distance of 10 feet, said Westerly line being on a curve having a radius of 650 feet, thence Easterly in a straight line to a point on the Easterly line of said lot, distant thereon North 8° 55' East, 25 feet from the Southeasterly corner thereof; thence South 8° 55' West along said Easterly line 25 feet to the point of beginning; and

WHEREAS, the Map proposes the Subdivision of a 0.48-acre site into 3 residential lots: and

WHEREAS, on December 3, 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 15305 (Minor Alterations to Land Use Limitations) and

15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

WHEREAS, on December 1, 2021, the Hearing Officer of the City of San Diego considered Tentative Map No. 2496088, including the waiver of the requirement to underground existing offsite overhead utilities (and the associated Neighborhood Development Permit No. 2496087) and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 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. 2496088:

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

The 0.48-acre (20,908-square-foot) project site is located at 4725 Orten Street in the RS-1-7 zone and the Residential-Low (5-10 units/acre) land use designation within the Clairemont Mesa Community Plan. The project is a Tentative Map to create three lots, one with a house to remain, and two for future residential development. The proposed lots result in a density of approximately six dwelling units per acre, which is within the allowable density range.

The Clairemont Mesa Community Plan has residential objectives and recommendations that include the following:

1. Provide a diversity of housing options in selected locations of the community (Page 27). The project facilitates this objective by creating two additional homeownership opportunities; the two new lots allowing the two future houses to be developed.
2. Provide adequate off-street parking (Page 27). The future lots will have driveways that allow for the required off-street parking for future houses as required by law.
3. Residential development should occur at densities shown on Table 4 and in Figure 8 [which reinforce that Residential-Low properties should develop at 5-10 units per acre]. The proposed lots result in a density of approximately six dwelling units per acre, which is within the allowable density range. 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 0.48-acre (20,908-square-foot) project site is located at 4725 Orten Street in the RS-1-7 zone and the Residential-Low (5-10 units/acre) land use designation within the Clairemont Mesa Community Plan. The project is a Tentative Map to create three lots, one with a house to remain, and two for future residential development. The lots require retaining walls over three feet in height that extend into the public right-of-way of Illion Street, where the applicant is the underlying fee owner. No zoning deviations are proposed.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for parking, landscaping, and all other requirements of the development criteria for its zoning, except where retaining walls over three feet in height are proposed in the public-right-of-way, which is allowed with a Neighborhood Development Permit. The retaining walls, which are separately permitted by Neighborhood Development Permit No. 2496087, otherwise meet the requirements of the Municipal Code.

The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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

The infill project site is in a developed area. The existing house would continue to front on and take access from Orten Street, and the two new lots would front on and take access from Illion Street. Future operations at the site would be required to comply with Land Development Code Regulations and construction permit requirements. The site is in a developed, urban 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 three single-dwelling residential lots 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.

There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Sections 15305 (Minor Alterations to Land Use Limitations) and 15332 (In-Fill Development). Therefore, 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 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.

This project is in a developed, urban neighborhood and does not propose or facilitate any additional development. The Tentative Map was reviewed and determined to comply with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval, including installation of public improvements, and payment of applicable taxes to achieve compliance with the regulations of the San Diego Municipal Code.

The developed project site is served by existing utilities and access to the site is provided via existing streets. The frontage is developed with existing curb, gutter, and sidewalk that would remain and/or be improved by conditions as outlined above. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements. 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 site will continue to be accessed from existing public streets. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements and there are no existing access easements through the property. Therefore, the design of the subdivision and proposed improvements 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 proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The project proposes no additional development, and future development would be required to comply with Land Development Code Regulations and Building Permit requirements, which includes setback and height limitations to ensure adequate natural light and air movement between the 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 project is the subdivision of a 0.48-acre parcel into three lots for residential development. The project complies with the RS-1-7 zone and with the density requirements of the Clairemont Mesa Community Plan. The applicant has chosen the option of paying an in-lieu fee to meet their affordable housing requirement rather than provide the dwelling units. Balanced needs for public facilities were taken into consideration with the development of the Clairemont Mesa Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into three residential lots is consistent with what was anticipated in the community plan. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the addition of three residential lots for private development is consistent with the housing needs anticipated for 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. 2496088, including the waiver of the requirement to underground

existing offsite overhead utilities, is hereby granted to Jeanne McAlindin, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Carrie Lindsay
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008743

DRAFT

ATTACHMENT 7

HEARING OFFICER CONDITIONS FOR TENTATIVE MAP NO. 2496088,
ORTEN TM/NDP, PROJECT NO. 655705
ADOPTED BY RESOLUTION NO. HO-_____ ON DECEMBER 1, 2021

GENERAL

1. This Tentative Map will expire _____.
2. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.48 acres property into 3 parcels shall be recorded with the 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 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. 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 Parcel Map shall conform to the provisions of Neighborhood Development Permit No. 2496087.
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 Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. 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.

9. The Subdivider shall record a covenant for drainage easement for cross lot drainage.
10. 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

11. 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.

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.
12. 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.
13. "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].
14. "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."
15. 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.

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. 24008743

NOTICE OF EXEMPTION

(Check one or both)

TO: 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: Orten Tentative Map / 655705

SCH No.: N/A

Project Location-Specific: 7484 Mesa College Drive, San Diego, CA 92111

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

Description of nature and purpose of the Project: Map Waiver (MW) to create three lots: Lot No. 1 proposed to be 0.25-acre of lot area with an existing single-story residence to remain, Lot No. 2 proposed to be 0.12-acre of lot area for a future single family residence, and Lot No. 3 proposed to be 0.11-acre of lot area for a future single family residence. The 0.48-acre-site is located at 4275 Orten Street, in the RS-1-7 zone within the Clairemont Mesa Community Plan area and Council District 2. The proposal is in conformance with the distinctive feature of low-density residential development adjacent to canyons and parks, and local streets with a parkway setting of Clairemont Mesa's neighborhoods. Proposal of three units per 0.48 acres is in conformance with the land use designation of single-family residential with 5 to 10 units per net acre.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jeanne Mcalinin, 4725 Orten Street, San Diego, CA 92110, 619-541-2131

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: Section 15305, Minor Alterations in Land Use Limitations and Section 15332, In-fill Development
 Statutory Exemptions:
 Other:

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 15305, Minor Alterations in Land Use Limitations, and section 15332, In-fill Development; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney Holowach

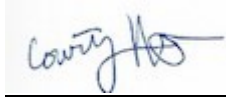
Telephone: 619-446-5187

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

ATTACHMENT 8

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



for Jeff Szymanski, Senior Planner

Signature/Title

10/14/21

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Clairemont Community Planning Group

Minutes of the Meeting of
 July 21st, 2020
 Zoom Meeting 6:00 pm

P Naveen Waney - Chair P Nicholas Reed – Vice Chair P Gary Christensen - Secretary P Cecelia Frank- Treasurer	A Harry Backer P Kevin Carpenter A Briar Belair P Chad Gardner	A Richard Jensen P Marc Gould P Lisa Johnson P Carol Schleisman	P Susan Mournian P Billy Paul A Erin Cullen P Glen Schmidt
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

- Chair Naveen Waney called the meeting to order at 6:01 p.m. Roll call was taken and a quorum present.
- Marc Gould is taking minutes this meeting. Gary is stepping down as secretary. The roll of secretary is vacant. Please email the chair/vice chair if interested
- Richard handed in his resignation this past week due to other commitments. There is a seat open and will need to be filled. The Bylaws state that vacant seat can be filled immediately. Please email in your name to the CCPG if you are interested.
- Chair thanked Richard for his service as well as the rest of their board for their participation.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

Public:

- Joe- Would like to get an update on the Closing down of the streets in our neighborhood for walking/biking.
- Michael Dwyer -Seniors 70 and above will automatically get a one year extension on their expired license. This is due to covid to keep them out of the public.
- Chad- Is concerned about the “complete community” that is being proposed.
- Billy – Wants to encourage everyone to wear a mask.
- Erin Cullen- Wanted to second Chad’s concerned about the complete communities and the lack of ability to voice our input
- Lisa Nordquist- The district decided to leave Marston Middle School’s start time at the same time. D6 Small Business is having a Free business summit

Item 3. Modifications to the Agenda – Requires 2/3 approval. None.

Item 4. Approval of Minutes-

- Will approve meeting minutes from the June meeting at the September meeting.

Item 5. Council Representative Reports

District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov

- A memorandum of understanding (MOU) was signed between Expedia and United Here on a compromise proposal for Short Term Rentals (STR). This MOU was forwarded to the City Attorney to write an ordinance to go to City Council for a vote.

- Councilmember Campbell attended a forum with all planning groups in District 2 to understand concerns regarding the Complete Communities proposal by the planning department. Please send your concerns or comments to our office about this.
- The Environmental Committee voted on a proposal for Franchise Fees for gas and electric suppliers based on the expiration of the 50 year deal with SDGE that expires this year.
- Today City Council approved moving a ballot measure to remove the 30 ft height limit to the Midway area for redevelopment.
- De Anza Cove updates included an update that will come to the Environmental Committee on 9/24 on removing the RVs still on the property. The planning department is looking at a second proposal that addresses more marshland than the first proposal. Both will be presented to City Council for a vote for the long term plan for De Anza Cove.

- Glen Commented on Carrie Munson's update- Glen – Is there an update on the campland location? Why was that not put out to a public bid?
- Response from Carrie - campland will turn into camping for the next five years while the city asses what needs to happen next and then puts out a public bid.

District 6 Council Report, Madison Garrett, Community Liaison, mgarrett@sandiego.gov

- Nick- There was a fatality accident along ***** . Other concern about businesses using parks and outdoor spaces to run businesses and who will maintain those areas?
- Michael – Any info about weed abatement along Clairmont mesa?
- Glen – Concerned about business using public open space to run business.

SANDAG Mid-Coast Trolley Monthly Update (Frank, SANDAG)

- – Gave a photo presentation of the future trolley stations

- Billy- Was told that there needed to be a retaining wall put in to complete the sidewalk between Moraga and balboa. Who is going to be reasonable for that?

- Response- I believe there was a retaining wall put in for sidewalk to the bus stop. Will look at that again and bring the info to the next meeting.

Item 6. N/A

Item 7. Action Items

201. Matt Winter From LPA architects Gave a presentation on a proposed lot split-tentative map on Ilion St.

- Kevin Carpenter –Project Review Subcommittee recommended approval by the board.
- Susan & Lisa – Concerned with parking

Harry Backer joined the meeting at 7pm*

- Chad – I am in support of this project
- Billy could not hear what the presenter is proposing so he cannot give his approval at this time

- Naveen – Would like to give praises to the project and how well they did with going through the system and taking all of the comments and concerns into consideration.

Glen made a Motion to approve the project as presented, Chad seconds

VOTE: 9-1-3

Cece – No

Erin – Abstain – could not see the project to make an informed decision

Susan – Abstain – It is the right thing for me to do

Billy – Abstain – Could not hear the presentation

202. 7-11 24hr. PDP

- A new 24hr 7-11 is being proposed \
- This store does not sell alcohol
- They would like to have this store be 24hr so they may open early to catch the early morning coffee and breakfast rush
- For any questions please email – slaub@landsolutionsinc.net

PRS Recommendations –

- Subcommittee recommends that the project be approved as presented

Board questions and comments

- Erin – will you be selling e-cigarettes or Tabaco products? Response- Not sure if they will, if this is a concern, they will look into it.
- Billy – Is concerned that the 24hr operation will bother the residence

*****Susan Made a motion to approve the project as presented, Kevin Seconded.**

Public questions and comments

- Mary- Lives n a house across the street. Mary is opposed to this project being open 24hrs
- Claudia Martinez- Is opposed to the new project because it could hurt the local businesses.

Susan Made a motion to approve the project as presented, Kevin Seconded.

VOTE: 8-6-0

Nick – No

Harry – No

Erin – No

Billy- No

Carol- No

Cece- no

Item 7. Informational Items

301.

- **Pipeline – CDR Jim Alger – Navy Base Point Loma, Pipeline Presentation**
- **Libraries – Did an update and went through the draft**

Erin- I think that it would be important to put the update of new libraries into the plan update

Item 8. Workshop Items None

Item 9. Potential Action Items None

Item 10. Reports to Group

Chair Report – Naveen Waney – Thank you to Gary for a job well done as Secretary this past year

Vice-Chair/Parking & Transportation Report – Nicholas Reed – no report

Secretary Report, Gary Christensen – No report

MCAS Miramar – Cecelia Frank – No report

Treasurer – Delana Hardacre – No Update on Treasury


Community Plan Update – Susan Mournian – Concerned about infrastructure

Clairemont Town Council –

Project Review Subcommittee – Kevin Carpenter – no report, We do have a few projects on the horizon but nothing in August

By-Laws – – No report

Adjournment at 8:30 PM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	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: McAlindin Map Waiver

Project No. For City Use Only: 655705

Project Address: 4725 Orten 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: Jeanne McAlindin Owner Tenant/Lessee Successor Agency
 Street Address: 4725 Orten Street
 City: San Diego State: CA Zip: 92110
 Phone No.: (619) 541-2131 Fax No.: _____ Email: jmc4725@gmail.com
 Signature: Jeanne McAlindin Date: 11/01/19
 Additional pages Attached: Yes No

Applicant

Name of Individual: Jeanne McAlindin Owner Tenant/Lessee Successor Agency
 Street Address: 4725 Orten Street
 City: San Diego State: CA Zip: 92110
 Phone No.: (619) 541-2131 Fax No.: _____ Email: jmc4725@gmail.com
 Signature: Jeanne McAlindin Date: 11/01/19
 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

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.



REVISIONS	
07/01/19	PLAN CHECK SET
04/25/20	RESUBMITTAL SET
09/21/20	RESUBMITTAL SET
02/11/21	RESUBMITTAL SET
04/25/21	RESUBMITTAL SET

PROJECT NAME
ORTEN TENTATIVE MAP

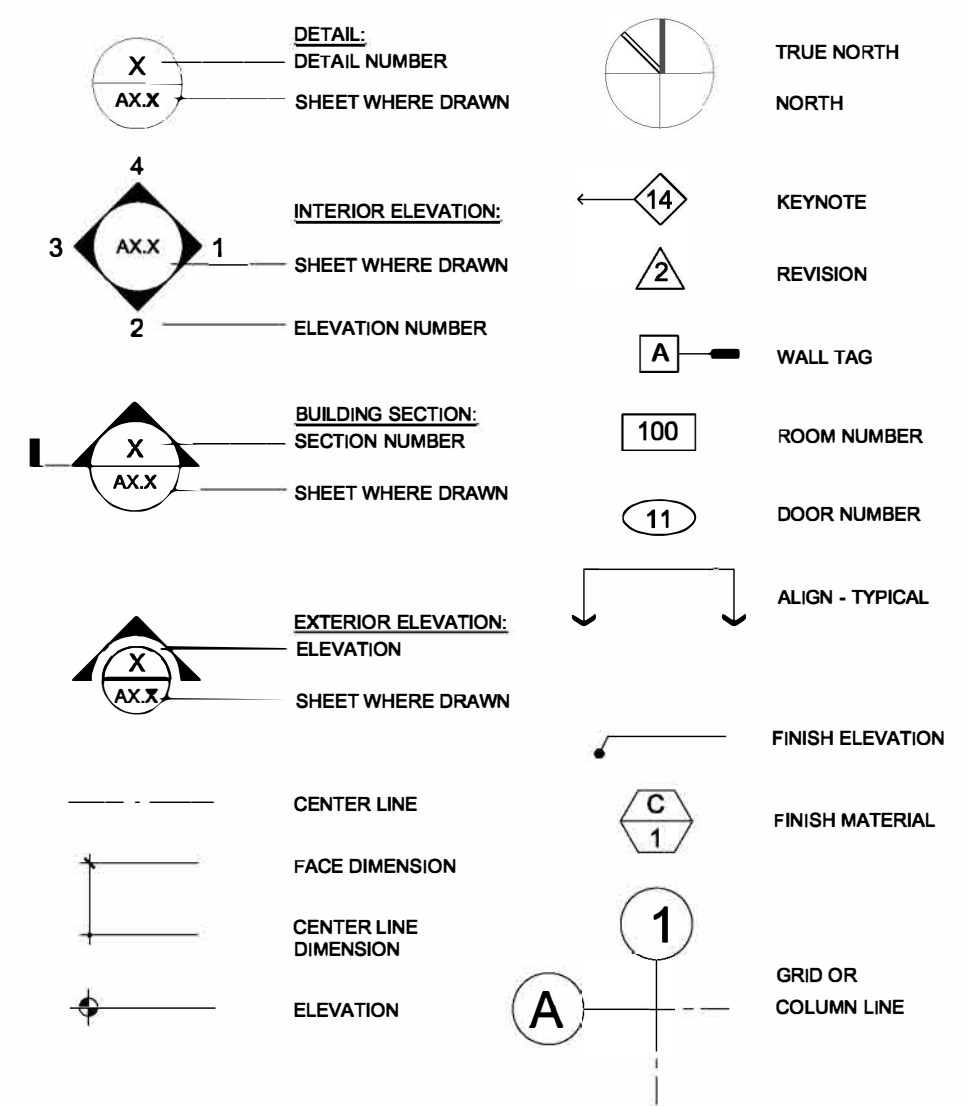
PROJECT ADDRESS
4725 ORTEN STREET
SAN DIEGO, CA

SHEET TITLE
**PROJECT DATA
SITE PLAN
ROOF PLAN**

SHEET NUMBER
A1.0

PLOT SCALE
1:1 @ 24x36

REFERENCE SYMBOLS

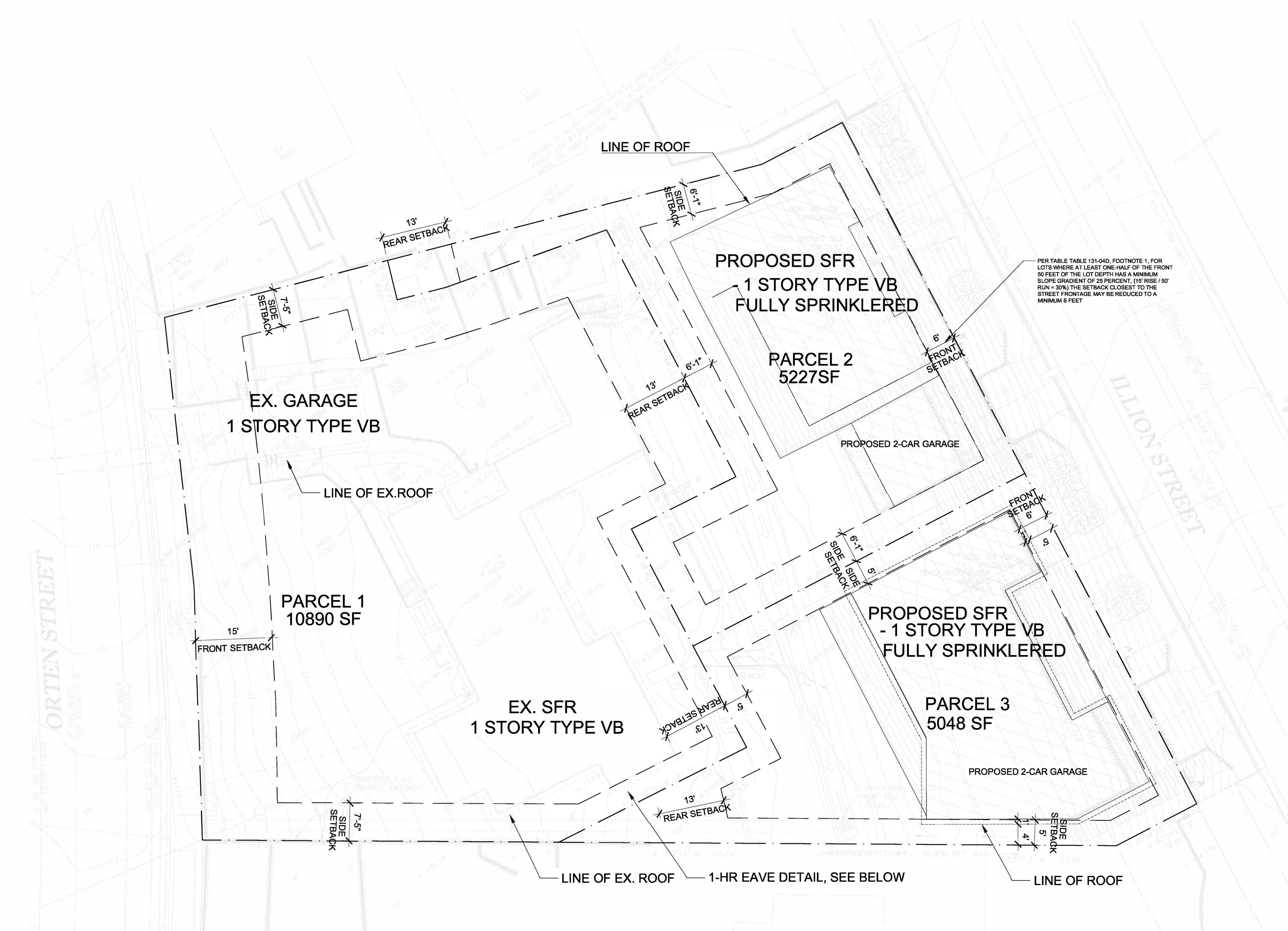


ABBREVIATIONS

A/C	AIR CONDITIONING	MAX	MAXIMUM
ADJ.	ADJUSTABLE	MECH	MECHANICAL
AFF.	ABOVE FINISH FLOOR	MTL	METAL
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MGR	MANAGER
AWG	AMERICAN WIRE GAUGE	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
BLDG.	BUILDING	N	NORTH
BLK.	BLOCK	NA	NOT APPLICABLE
B/S	BUILDING STANDARD	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	OD	OUTSIDE DIAMETER
CONC.	CONCRETE	OPG.	OPENING
CONST.	CONSTRUCTION	OPP.	OPPOSITE
CONT.	CONTINUOUS		
CO.	COMPANY	PLYWD.	PLYWOOD
DBL.	DOUBLE	PR	PAIR
DIA. Ø	DIAMETER	PROJ	PROJECT
DIAG.	DIAGONAL	PROP	PROPERTY
DIM.	DIMENSION	PT	PRESSURE TREATED
DWN	DOWN		
DTL. DETL	DETAIL	REQ'D	REQUIRED
DWG.	DRAWING	RM	ROOM
		R.O.	ROUGH OPENING
E	EAST	S	SOUTH
EA	EACH	SCHED	SCHEDULE
EL. ELEV	ELEVATION	SHT	SHEET
ELECT.	ELECTRICAL	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SO	SQUARE
EW/D.	EACH WAY	SS	STAINLESS STEEL
HORIZ.	EXISTING	STL.	STEEL
HR		STRUC	STRUCTURAL
HT.		SUSP.	SUSPENDED
FINC.	FINISH	S.V.	SHEET VINYL
FLUOR.	FLUORESCENT		
FLR	FLOOR		
FOOT	FOOT		
GAUGE		THRU	THROUGH
GALVANIZE(D)		TIND	TINNED
GENERAL CONTRACTOR		T.O.C.	TOP OF CONCRETE
GROUND		T.O.M.	TOP OF MASONRY
GYP.	GYP.	TS	TUBE STEEL
GYP.	GYP.	TYP	TYPICAL
HARDWOOD		UBC	UNIFORM BUILDING CODE
HORIZONTAL		UL	UNDERWRITERS LAB
HOUR		UNO	UNLESS NOTED OTHERWISE
HEIGHT			
HEATING, VENTING AND AIR CONDITIONING		VERT.	VERTICAL
		VIF	VERIFY IN FIELD
		VT	VINYL TILE
INSIDE DIA.		W	WEST
INCH		W/	WITH
INFORMATION		WDW	WINDOW
INSULATION		W/O	WITHOUT
INTERIOR		W.P.	WORKING POINT
POUND(S)			

PROJECT INFO

PROJECT ADDRESS: 4725 ORTEN ST, SAN DIEGO 92110
 ASSESSOR'S PARCEL NO: 430-370-27-00
 LEGAL DESCRIPTION: WESTON HIGHLANDS, LEGAL LOT 9
 EXISTING DESCRIPTION: SINGLE FAMILY RESIDENCE
 COMMUNITY PLAN: CLAIREMONT MESA
 ZONE: RS-1-7
 SETBACKS, FRONT: 15', OR 6' FOR >25% SLOPE OR PARCEL 1 92.25' * .08 = 7.38' (7'5") PARCEL 2 76.29' * .08 = 6.10' (6'1") PARCEL 3 62.38' * .08 = 4.99' (5'0") 13'
 REAR:
 CODE: 2019 CA RESIDENTIAL CODE
 2019 CGBC AS AMENDED BY THE SAN DIEGO MUNICIPAL CODE, THE 2019 CEC, CGBC, CEC, CRC, CGBC, CMC, CPC, CBEE, CBC, CFC
 OCCUPANCY: RESIDENTIAL R-3
 SCOPE OF WORK: TENTATIVE MAP, DIVISION OF PROPERTY INTO THREE SEPARATE PARCELS



SITE PLAN

1" = 10'

EROSION CONTROL LEGEND

SC-1	SILT FENCE	++++	AREA OF SOIL DISTURBANCE
WM-8	CONCRETE WASHOUT		
WM-1	MATERIAL DELIVERY AND STORAGE		
TC-1	STABILIZED CONSTRUCTION ENTRANCE		
WM-5	SOLID WASTE MANAGEMENT		
WM-9	SANITARY WASTE MANAGEMENT		

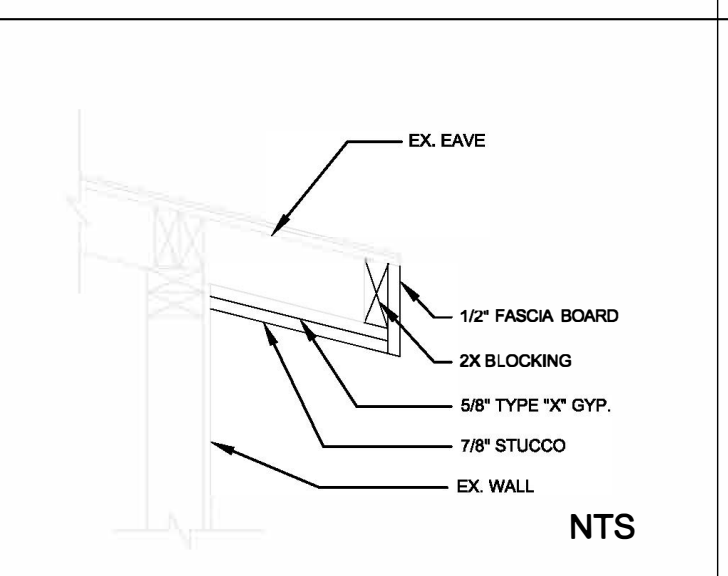
GRADING QUANTITIES

TOTAL DISTURBANCE AREA:	
EXISTING/PROPOSED IMPERVIOUS AREA	
PROPOSED CUT/FILL	
PROPOSED EXPORT/IMPORT	

DRAWING INDEX

SHEET	SHEET TITLE
A1.0	PROJECT DATA, SITE PLAN
TM.1	TENTATIVE MAP EXHIBIT (SHEET 1 OF 3)
TM.2	TENTATIVE MAP EXHIBIT (SHEET 2 OF 3)
TM.3	TENTATIVE MAP EXHIBIT (SHEET 3 OF 3)

1-HR EX. EAVE DET.



GENERAL NOTES - SITE

- A. NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF HIS BUILDING PERMIT.
- B. NO PART OF RETAINING WALLS AND FOOTING SHALL ENCRUCH INTO ADJACENT PROPERTIES OR EASEMENTS.
- C. THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND SHALL BE RESPONSIBLE TO PREVENT ANY DAMAGE TO THE DOWN STREAM PROPERTIES. THE CITY OF SAN DIEGO SHALL NOT BE LIABLE FOR ANY DAMAGES AND/OR CLAIMS DUE TO NEGLIGENCE OF THE PROPERTY OWNER.
- D. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES AND CONFORM TO SET BACK REQUIREMENTS.
- E. PRIOR TO GARAGE FOUNDATION INSPECTION, DRIVEWAY SLOPES ARE TO BE INSPECTED FOR COMPLIANCE WITH CITY OF SAN DIEGO PARKING STANDARDS.

PROJECT TEAM

ARCHITECT -
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 858.232.4870
 858.274.8031 FAX
 CIVIL ENGINEER -
COFFEY ENGINEERING
 9666 BUSINESS PARK AVENUE
 SUITE 210
 SAN DIEGO, CA 92131
 858.831.0111

TENTATIVE MAP EXHIBIT

PROJECT NO. 655705
4725 Orten Street,
San Diego, CA. 92110
Tentative Map No. 2383332

OWNER:
JEANIE MCALINDIN
4725 ORTEN STREET
SAN DIEGO, CA 92110

JEANIE MCALINDIN, OWNER DATE

PROJECT DATA:
SITE ADDRESS: 4725 Orten Street,
San Diego, CA 92110

APN: 430-370-27-00
EXISTING BUILDING: ONE SINGLE FAMILY RESIDENCE
CONSTRUCTION DATE: 1945
CALIFORNIA/LAMBERT COORDINATES: 204-1699
NAD83 COORDINATES: 1844-6259

SITE DATA:
SITE AREA (SINGLE PARCEL) = 20,900 SF (0.48 ACRES)

PROPOSED USE:
3 SINGLE FAMILY RESIDENCES (3 NEW LOTS)

EASEMENTS:
THIS MAP WAS PREPARED UTILIZING THE PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. DIV-5854780, DATED JANUARY 11, 2019. THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY:

1. AN EASEMENT FOR PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, DEDICATED PER BOOK 1183, PAGE 281 OF OFFICIAL RECORDS, RECORDED MAY 23, 1943. EASEMENT IS NOT PLOTTABLE.

STREETLIGHTS:
THERE IS A STREETLIGHT AT THE MOST NORTHWEST CORNER OF PROPOSED PARCEL 1 AND ANOTHER STREET LIGHT ACROSS THE STREET FROM PROPOSED PARCEL 3.

PARKING:
TOTAL NUMBER OF PARKING SPACES PROVIDED = 6
TOTAL NUMBER OF UNITS = 3
2.0 (EX. RESIDENCE) + 4.0 (PR. RESIDENCES) = 6.0 PARKING SPACES REQUIRED.

LEGAL DESCRIPTION:
LOT 10 OF WESTON HIGHLANDS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2247, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, JANUARY 21, 1941.

ALL THAT PORTION OF LOT 9 OF WESTON HIGHLANDS, ACCORDING TO SAID MAP THEREOF NO. 2247, FILED IN THE OFFICE OF THE COUNTY RECORDER AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTH 61°31'00" WEST ALONG TO THE SOUTHWESTERLY LINE OF SAID LOT 4 A DISTANCE OF 130 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 10 FEET; SAID WESTERLY LINE BEING ON A CURVE HAVING A RADIUS OF 350 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE EASTERLY LINE OF SAID LOT 4, DISTANT THEREON NORTH 08°55'00" EAST, 25 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 08°55'00" WEST ALONG SAID EASTERLY LINE 25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF ILLION STREET VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 187483, RECORDED APRIL 28, 1966, AS FILE NO. 698794 OF OFFICIAL RECORDS.

BENCHMARK:
SMPR ORTEN STREET AND ILLION STREET PER CITY BENCH BOOK ELEVATION: 150.291 DATUM: MEAN SEA LEVEL (NGVD 29)

BASIS OF BEARING:
CCS83, ZONE 6, EPOCH 1991.35, GRID BEARING BETWEEN STATION 234 AND STATION 207 (BOTH HAVING A CALIFORNIA VALUE OF FIRST ORDER ACCURACY OR BETTER) PER RECORD OF SURVEY 14492, TO POINTS "A" AND "B"

BEARING "A" TO "B": N09° 00' 37"E

ZONING:
DESIGNATION: RS-77
NUMBER OF PROPOSED LOTS: 1 DU PER 5,000 SQ' OF LOT AREA
TOTAL LOT AREA = 20,900 S.F./ 0.48 ACRES

OVERLAY ZONES:
ENVIRONMENTALLY SENSITIVE LANDS: NO
HISTORIC DISTRICT --- NO
DESIGNATED HISTORIC --- NO
GEO. HAZARD CATEGORIES --- TBD
EARTHQUAKE FAULT BUFFER --- NO
SDMA AIRPORT INFLUENCE AREA --- YES (REVIEW AREA 2)
FMA PART 77 NOTIFICATION AREA --- YES (SDIA LINDBERGH FIELD 175-180 FT. ABOVE SEA LEVEL)

LANDSCAPE NOTES:
1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE ELEMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC-RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. MINIMUM TREE SEPARATION DISTANCE:
• TRAFFIC SIGNALS / STOP SIGNS= 20FT.
• UNDERGROUND UTILITY LINES= 5FT (10FT. FOR SEWER)
• ABOVE GROUND UTILITY STRUCTURES= 10FT.
• DRIVEWAY (ENTRIES)= 10FT.
• INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)= 25FT.

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 DETAIL PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

DEVELOPMENT DATA:
SUBDIVISION OF 1 LOT INTO 3

LOT DIMENSIONS PARCEL 1
LOT WIDTH: 92.25'
STREET FRONTAGE: 72.21'
LOT DEPTH: 104.11'
TOTAL LOT AREA: 10,945 SF (0.251 AC)

LOT DIMENSIONS PARCEL 2
LOT WIDTH: 76.29'
STREET FRONTAGE: 78.52'
LOT DEPTH: 107.48'
TOTAL LOT AREA: 5,049 SF (0.116 AC)

LOT DIMENSIONS PARCEL 3
LOT WIDTH: 62.38'
STREET FRONTAGE: 73.91'
LOT DEPTH: 96.22'
TOTAL LOT AREA: 5,095 SF (0.117 AC)

AREAS:
EX. ONE-STORY RESIDENCE (3 BEDROOMS)
FIRST FLOOR = 2,420 SQFT
TOTAL EXISTING USE = 2,420 SQFT

PR. BUILDING #1 ONE-STORY RESIDENCE (2 BEDROOMS)
FIRST FLOOR = 1,336 SQFT
TOTAL EXISTING USE = 1,336 SQFT

PR. BUILDING #2 ONE-STORY RESIDENCE (2 BEDROOMS)
FIRST FLOOR = 1,907 SQFT
TOTAL EXISTING USE = 1,907 SQFT

PR. EXTERNAL GARAGE
FIRST FLOOR = 358 SQFT
TOTAL EXISTING USE = 358 SQFT

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 0.08 ACRES
AMOUNT OF CUT: 55 CUBIC YARDS
AMOUNT OF FILL: 50 CUBIC YARDS
MAXIMUM HEIGHT OF CUT SLOPE(S): N/A FEET
MAXIMUM HEIGHT OF FILL SLOPE(S): N/A FEET
AMOUNT OF IMPORT/EXPORT SOIL: 5 CUBIC YARDS
RETAINING/ CRIB WALLS: LENGTH 220 FEET
% OF TOTAL SITE: 17%
MAXIMUM DEPTH OF CUT: 3.9 FEET
MAXIMUM DEPTH OF FILL: 4.9 FEET
SLOPE RATIO: N/A
SLOPE RATIO: N/A
MAXIMUM HEIGHT: 5 FEET

UTILITY TABLE		
UTILITY	PRE- DEVELOPMENT STATUS	POST DEVELOPMENT STATUS
ELECTRIC SERVICE	UNDERGROUND	UNDERGROUND
TELEPHONE	OVERHEAD	OVERHEAD
GAS	UNDERGROUND	UNDERGROUND
WATER	UNDERGROUND	UNDERGROUND
SEWER	UNDERGROUND	UNDERGROUND

LEGEND

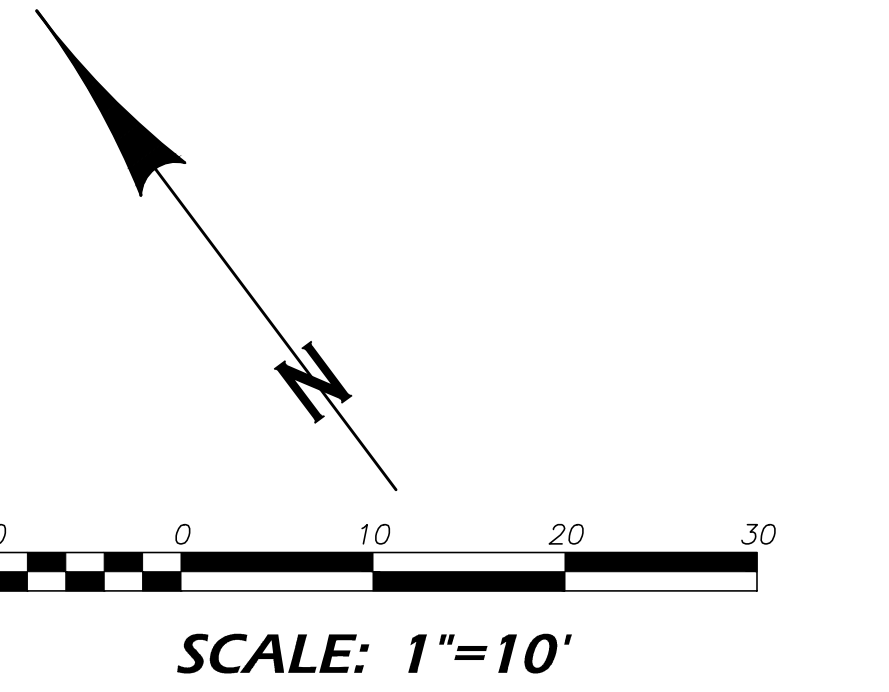
DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE / TMW BOUNDARY		---
LOT LINE		---
CENTERLINE		---
EASEMENT LINE		---
EX. CONTOUR		---
PROPOSED CONTOUR		---
EX. SPOT ELEVATION		---
PR SPOT ELEVATION		---
DRAINAGE SWALE OR DIRECTION OF FLOW		---
EX. WATER MAIN		---
EX. SEWER MAIN		---
EX. GAS LINE		---
DOWNSPOUT/ ROOF DRAIN OUTLET		---
CMU RETAINING WALL		---
WALL		---
EXISTING BUILDING FOOTPRINT		---
PROPOSED BUILDING FOOTPRINT		---
(P) 12x12 BROOK BOX INLET		---
(P) CONC. BROW DITCH		---
(P) EXTERIOR WOOD DECK		---
(P) CONCRETE DRIVEWAY		---

ABBREVIATIONS:

APPR	APPROVED (GRADE AT) BOTTOM OF WALL	H	HIGH PLANTER
BW	CENTER LINE	PLTR	POWER POLE
CL	CONCRETE	PR (P)	PROPOSED
EQ	EQUAL	PWMT	PAVEMENT
EQ (E)	EXISTING	SCO	SEWER CLEANOUT
FF	FINISH FLOOR	TRW	(GRADE AT) TOP OF WALL
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOWLINE	WM	WATER METER

EASEMENT NOTE:
PRIVATE DRAINAGE EASEMENT(S) MAY BE REQUIRED AS PART OF THIS SUBDIVISION FOR PRIVATE DRAINAGE STRUCTURES CONSTRUCTED WITHIN THE PROPOSED ENCUMBERED PROPERTY.

SIGHT VISIBILITY TRIANGLES NOTE:
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB



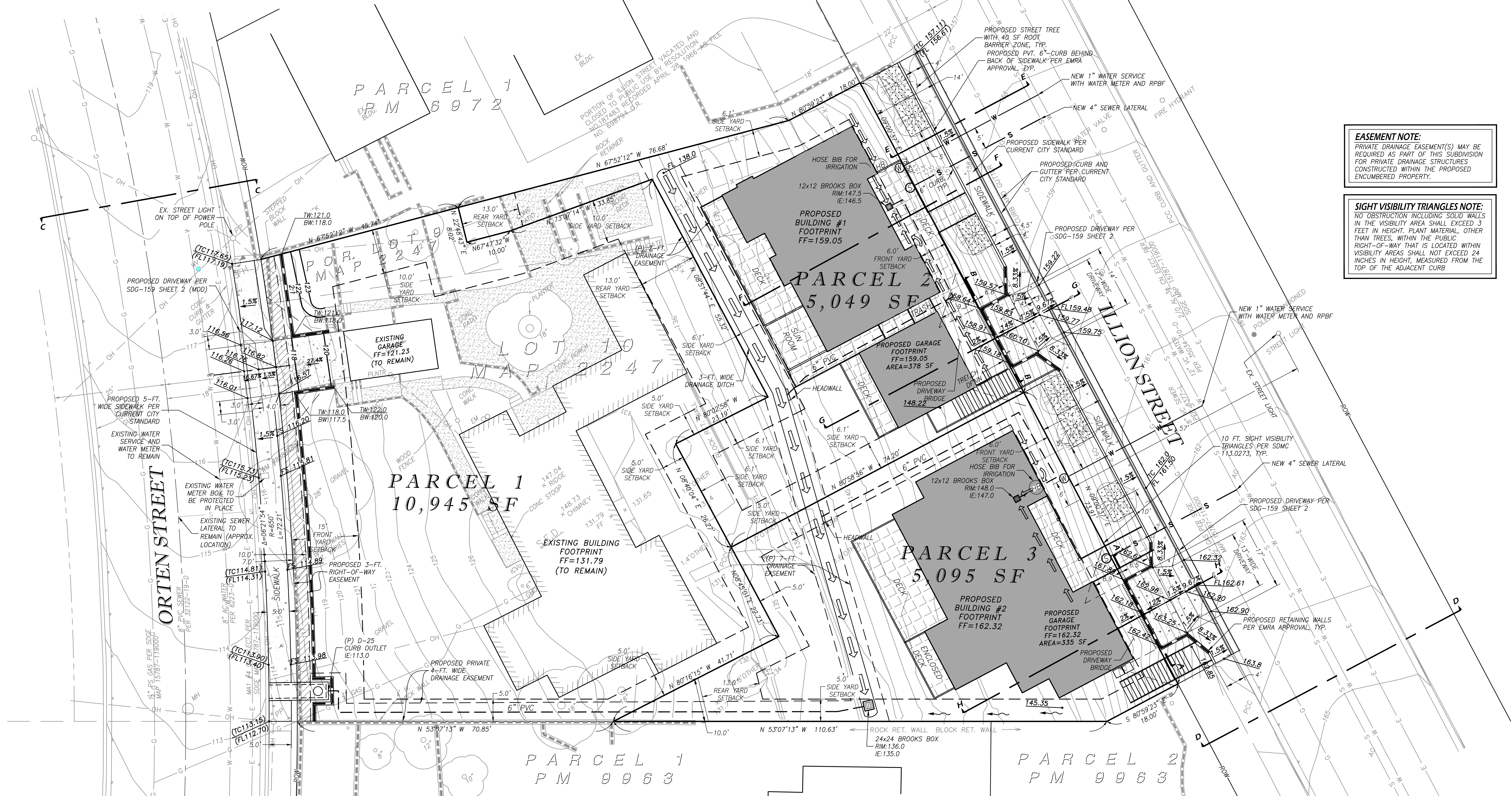
CIVIL ENGINEER / LAND SURVEYOR:
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JOHN S. COFFEY
PLS 8733
EXP. 12/31/2022
DATE: 06/16/2021

TENTATIVE MAP NO. 2383332
I.O. 24008743
PTS 655705

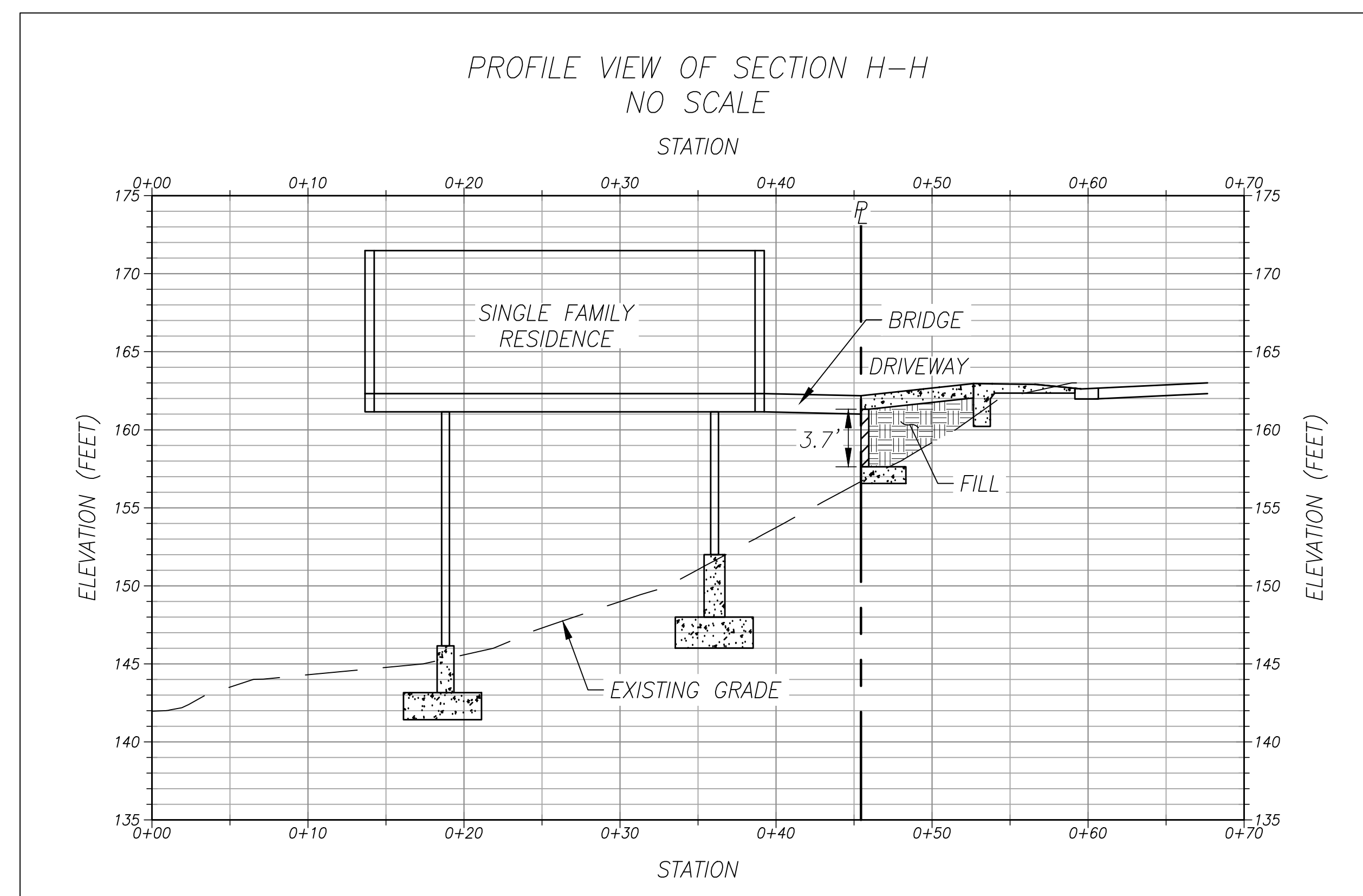
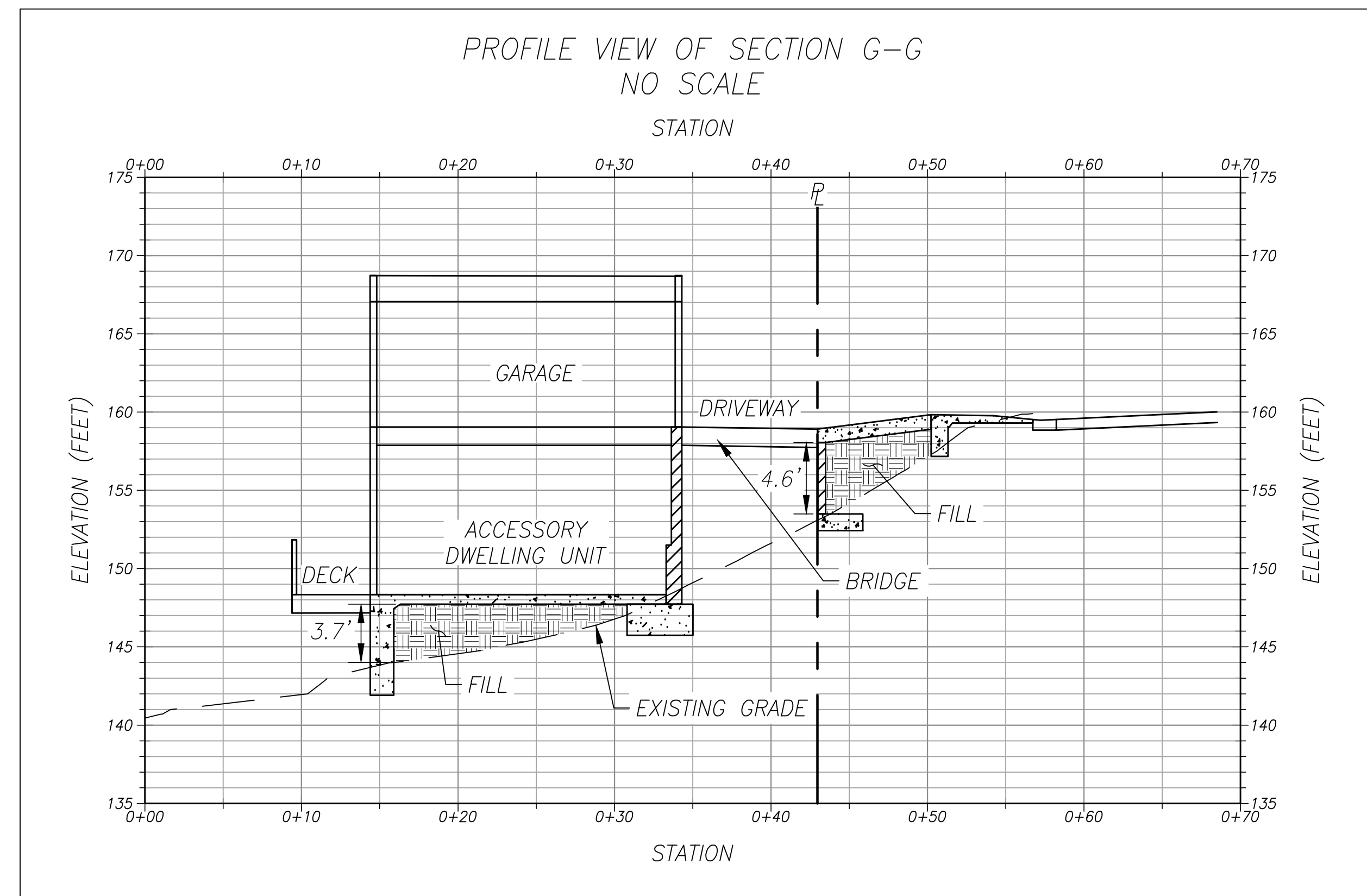
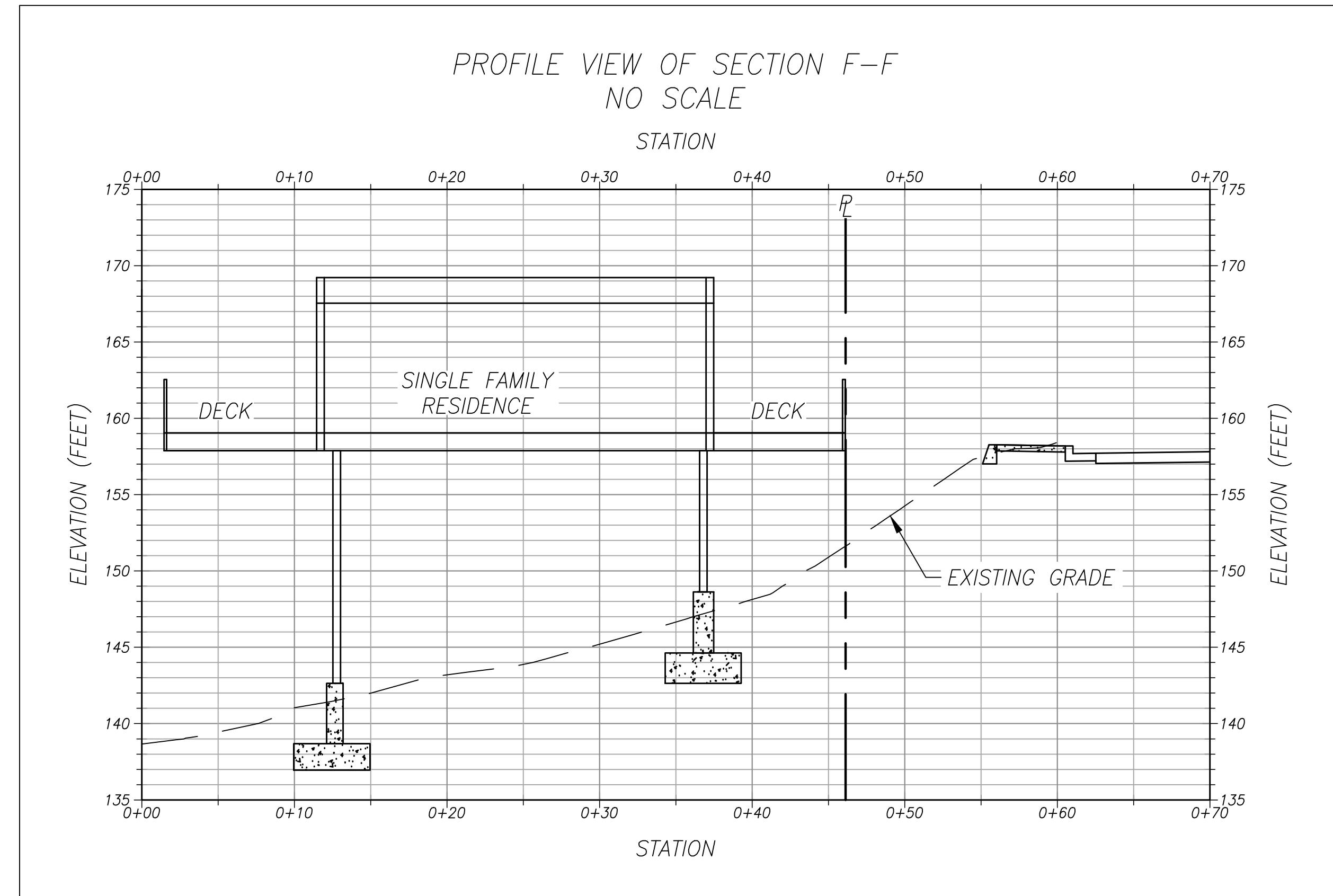
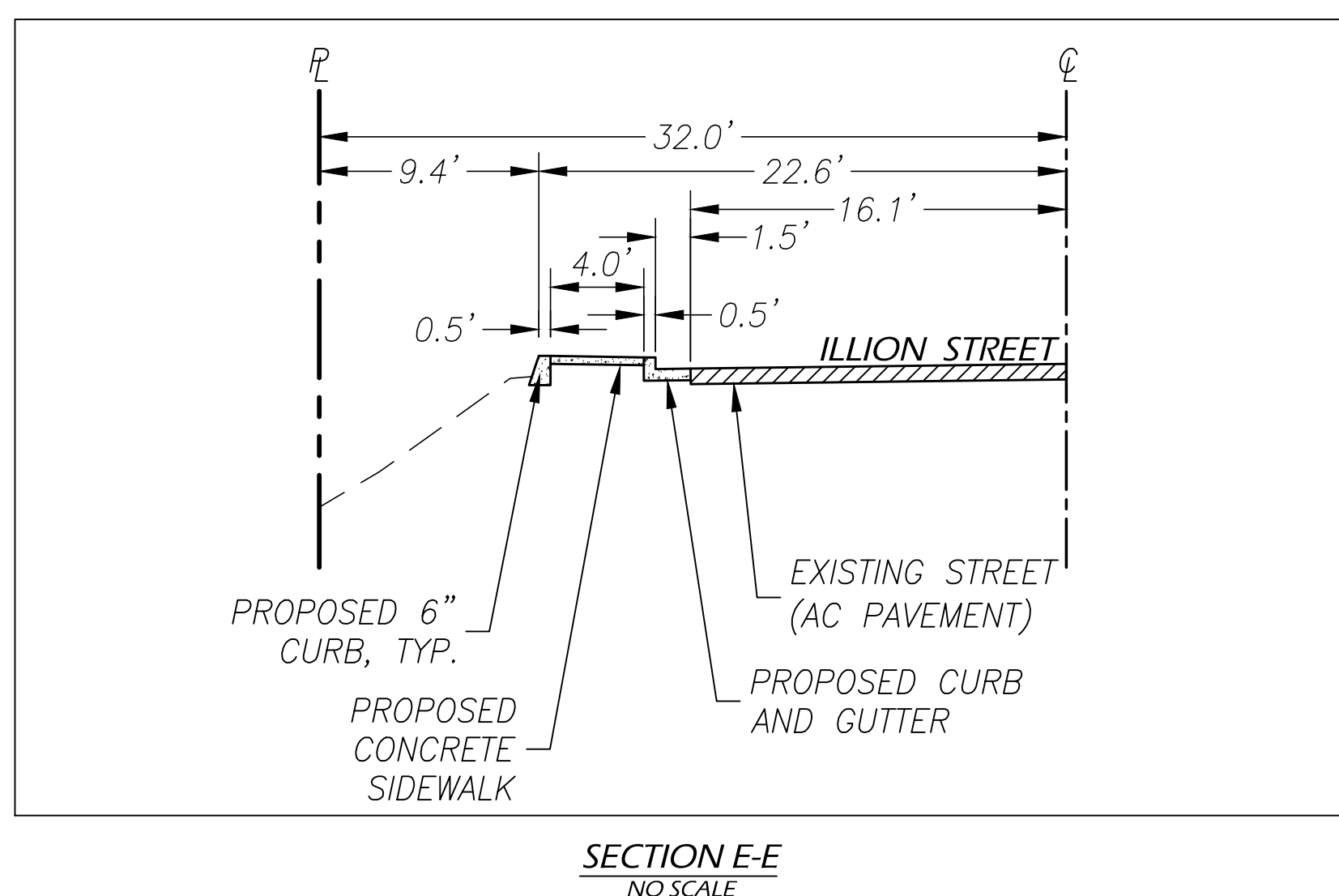
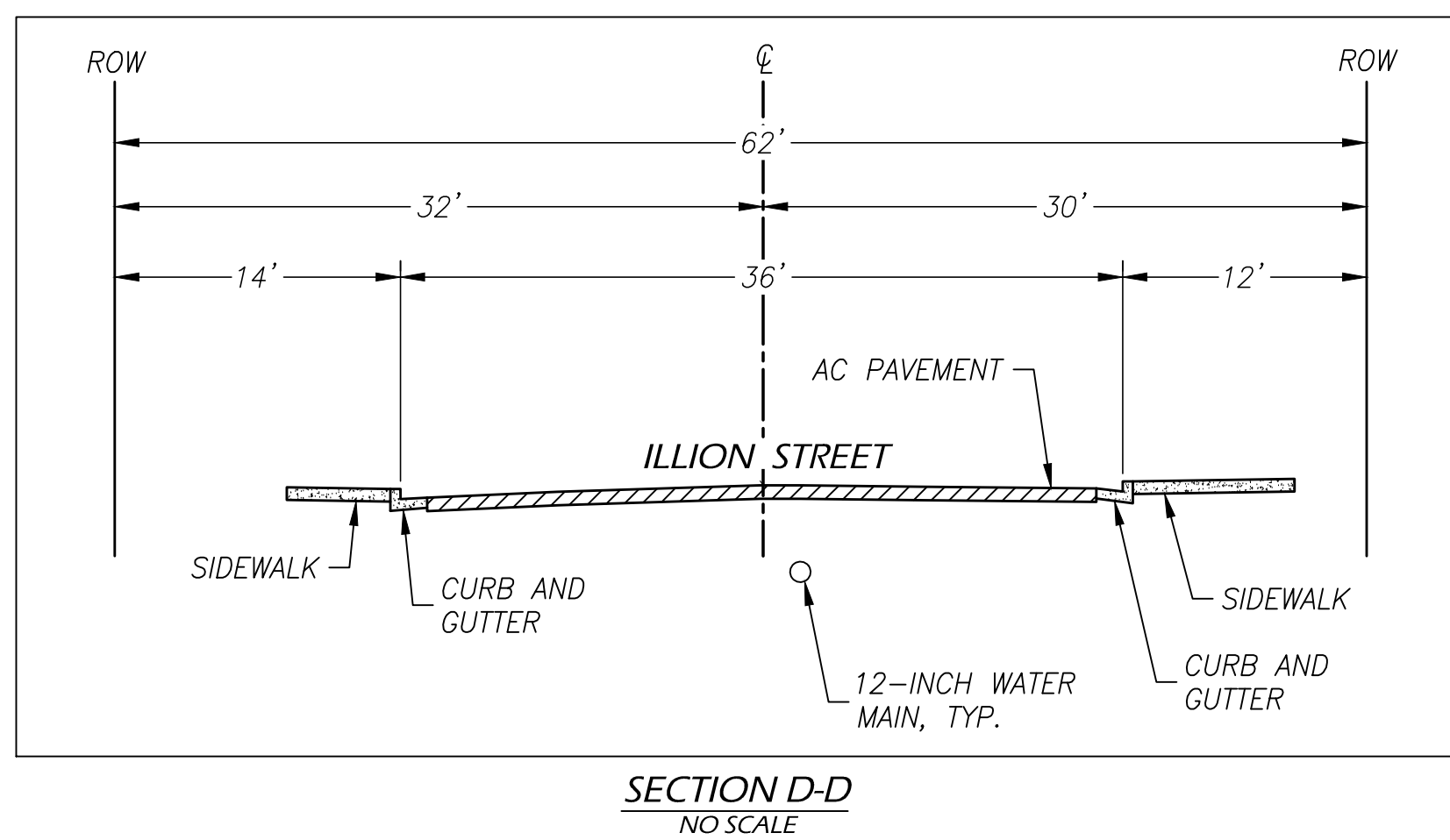
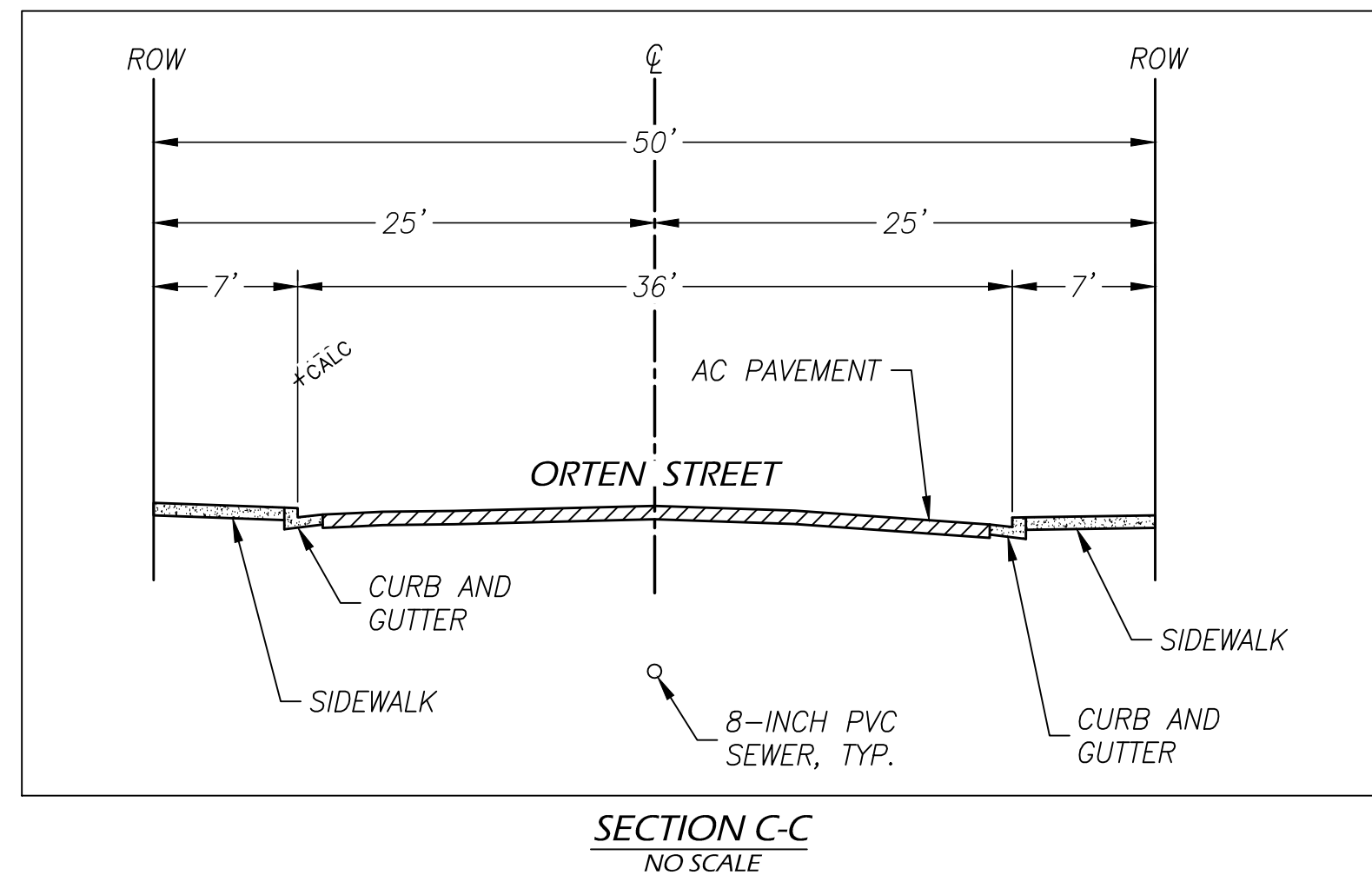
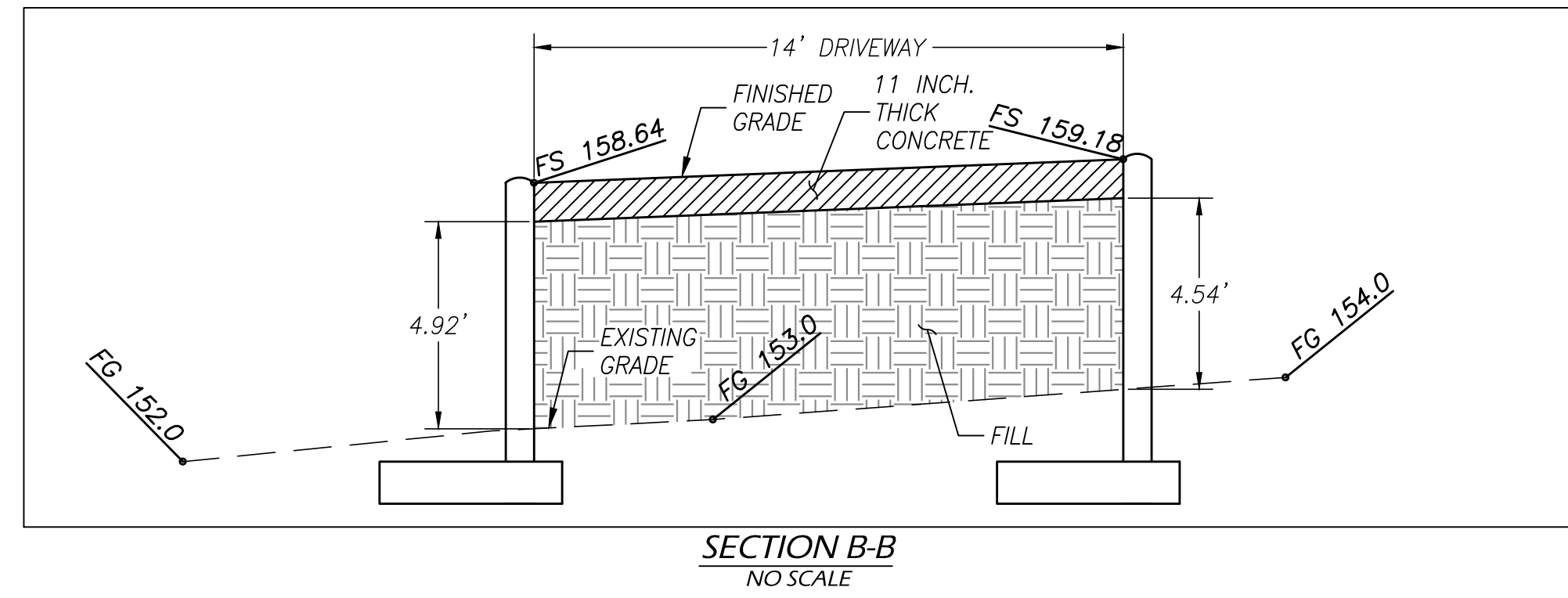
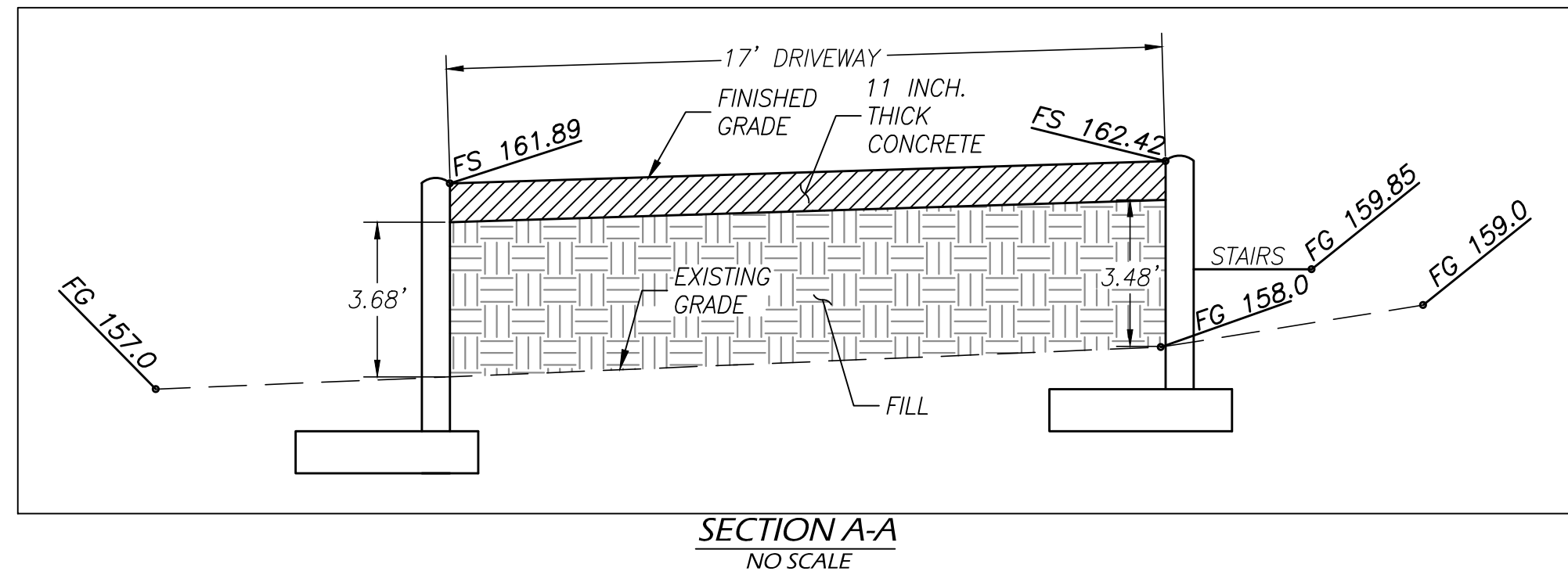
CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP	
Mcalindin Lot Split	ORIGINAL 02/11/21 05/27/21
4725 Orten Street San Diego, CA 92110	REVISIONS
TENTATIVE MAP DRAWING	TM.1
DRAWN BY: MARY CHECKED BY: KINNEAR	SHEET 1 OF 3

COFFEY ENGINEERING, INC.
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TENTATIVE MAP SECTIONS

PROJECT NO. 655705
 4725 Orten Street,
 San Diego, CA. 92110
 Tentative Map No. 2383332



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 PLS 8733
 EXP. 12/31/2022

TENTATIVE MAP NO. 2383332
 I.O. 24008743
 PTS 655705

CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP	
McAlindin Lot Split 4725 Orten Street San Diego, CA 92110	ORIGINAL 02/11/21 05/27/21
	REVISIONS
TENTATIVE MAP DRAWING	
DRAWN BY: AARY CHECKED BY: KINNEAR	SHEET 2 OF 3

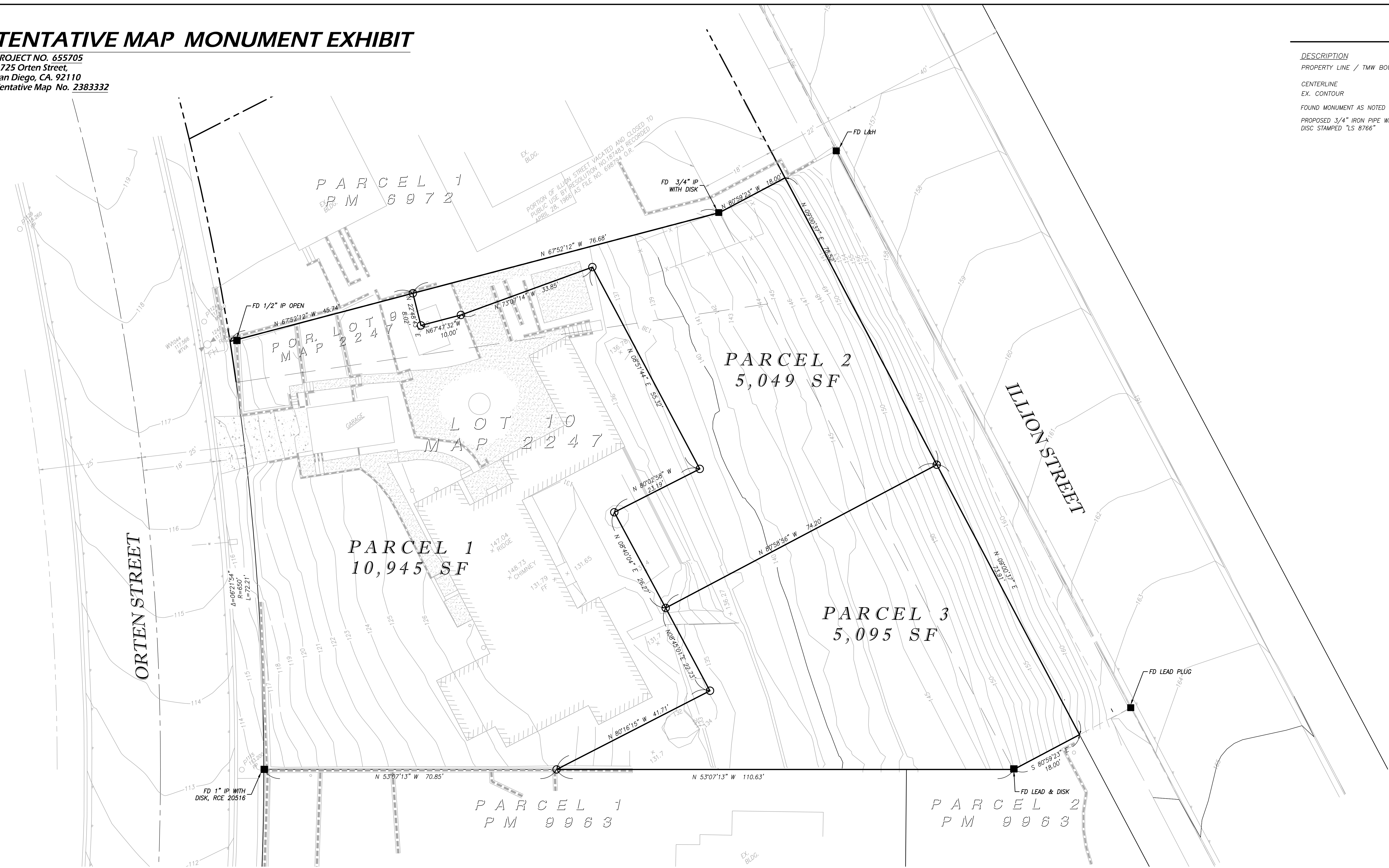
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TENTATIVE MAP MONUMENT EXHIBIT

PROJECT NO. 655705
 4725 Orten Street,
 San Diego, CA. 92110
 Tentative Map No. 2383332

LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE / TMW BOUNDARY		N45°45'45"W
CENTERLINE		C
EX. CONTOUR		90
FOUND MONUMENT AS NOTED		■
PROPOSED 3/4" IRON PIPE WITH DISC STAMPED "LS 8766"		○



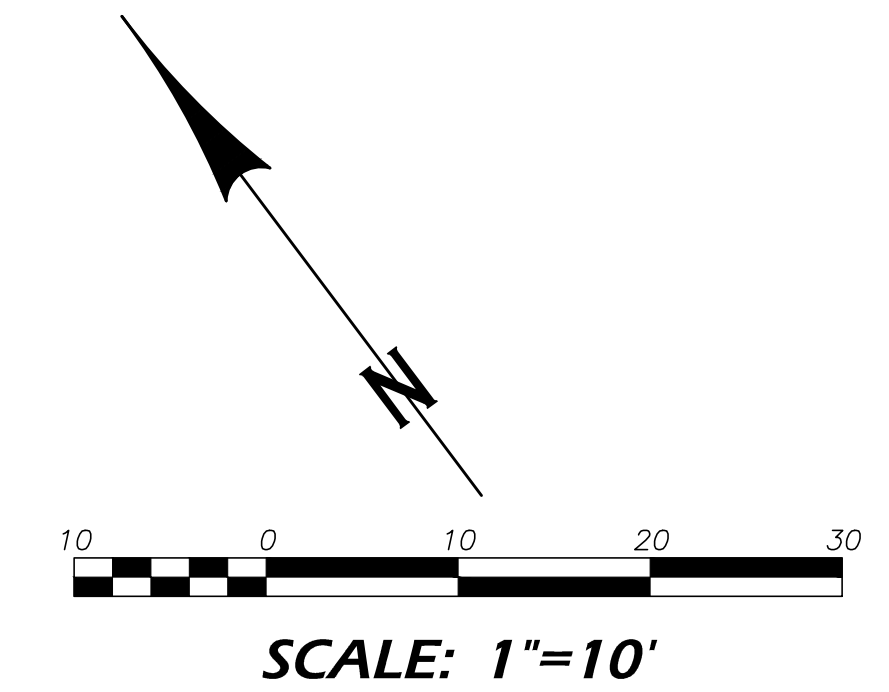
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[Signature] 06/16/2021

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CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP	
McAlindin Lot Split 4725 Orten Street San Diego, CA 92110	ORIGINAL
	02/11/21
TENTATIVE MAP DRAWING DRAWN BY: MARY CHECKED BY: KINNEAR	REVISIONS
	05/27/21
TENTATIVE MAP DRAWING	TM.3
SHEET 3 OF 3	

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