



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 1, 2022 REPORT NO. HO-22-029

HEARING DATE: June 8, 2022

SUBJECT: REED AVENUE CDP/SDP/TM - Process Three Decision

PROJECT NUMBER: [659170](#)

OWNER/APPLICANT: DOLPHIN DEVELOPMENT COMPANY, INC., Owner/Applicant

### SUMMARY

Issue: Should the Hearing Officer approve Coastal Development Permit No. 2408570, Site Development Permit No. 2408571, and Tentative Map No. 2408572 for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities at 1743 Reed Avenue within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area?

#### Staff Recommendation:

1. Approve Coastal Development Permit No. 2408570
2. Approve Site Development Permit No. 2408571
3. Approve Tentative Map No. 2408572

Community Planning Group Recommendation: On January 7, 2021 the Pacific Beach Development Subcommittee voted 5-0 to recommend approval. On January 13, 2021, the Pacific Beach Community Planning Group voted 12-0-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on February 25, 2022, and the opportunity to appeal that determination ended March 11, 2022 (Attachment 8).

BACKGROUND

The 0.155-acre (6,735 square-foot) site is located at 1743 Reed Avenue (Attachments 1 & 2) in the RM-1-1 Zone, the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, the Coastal Parking Impact Overlay Zone, the Transit Priority Area, and Parking Standards Transit Priority Overlay Zone, and is designated Low-Medium Density Residential (9-15 dwelling units/acre) per Figure 13 in the [Pacific Beach Community Plan and Local Coastal Program Land Use Plan](#) (Attachment 3).

The project is located in an established residential neighborhood surrounded by both single family and multi-family residential development. The site is located a little over a mile east from the Pacific Ocean and a little over a mile north of Mission Bay. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) Section [113.0103](#).

The proposed project is a map action only for the subdivision of an existing lot into two lots. This project is not for the construction of any new units and no other physical improvements are proposed as part of this mapping action. The project site contains two existing dwelling units that were built in 1941. The front dwelling unit closest to Reed Avenue (known as 1743 Reed Avenue) has three bedrooms and the rear dwelling unit closest to the alley (known as 1745 Reed Avenue) has two bedrooms consistent with the Supplemental Site Development Permit Regulations for Small Lot Subdivisions SDMC Section [143.0365](#), [Table 143-C](#).

DISCUSSION

Pursuant to the San Diego Municipal Code (SDMC), the proposed Project requires the following three discretionary permits as shown in Table 1.

Table 1 – Required Permits		
Permit	Required per	Reason
Coastal Development Permit (CDP) – Process Three	<a href="#">SDMC 126.0702</a>	Required for the proposed subdivision on a site that lies within the Coastal Overlay Zone (Non-Appealable 2).
Site Development Permit (SDP) – Process Three	<a href="#">SDMC 126.0502(b)</a>	Required for a small lot subdivision in accordance with SDMC Section <a href="#">143.0365</a> and <a href="#">Table 143-03C</a> .
Tentative Map (TM) – Process Three	<a href="#">SDMC 125.0410</a>	Required for each subdivision of land when additional lots are created.

The project proposes a Small Lot Subdivision in accordance with SDMC Section [143.0365](#), which would create two lots with one residential dwelling unit on each lot addressed as 1743 Reed Avenue and 1745 Reed Avenue. The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with neighborhood character.

*Deviations:*

The Supplemental Site Development Permit regulations for Small Lot Subdivision (SDMC Section [143.0365](#) and Table [143-03C](#)) contains specific development regulations for development of single dwelling units in a small lot subdivision. Pursuant to SDMC Section [143.0365\(j\)](#), an existing development may be subdivided into a small lot subdivision that deviates from the supplemental regulations in the same section, only when it is consistent with the permitted density and when it complies with the requirement for a Mutual Maintenance and Access Agreement for all facilities used in common as outlined in SDMC Section [143.0365\(f\)](#). The requested deviations for the project are detailed in the following parcel summary Table 2:

<b>Table 2 – Requested Deviations</b>			
<b>Regulation</b>	<b>Required</b>	<b>Parcel 1 Proposed</b>	<b>Parcel 2 Proposed</b>
Lot Area	6,000 square feet	4,224 square feet	2,509 square feet
Lot Depth	90 feet	84.58 feet	50.25 feet
Front Yard Setback	15 minimum feet / 20 feet standard	No deviation	3.1 feet
Side Yard Setback	4 feet	3.7 feet	3.9 feet

*Mutual Maintenance and Access Agreement:*

In order to comply with the requirements of SDMC Section [143.0365\(f\)](#), City Staff has conditioned the project to record a Mutual Maintenance and Access Agreement in favor of all parcels within the project site at the time of ministerial permits.

*Community Plan and Permitted Density:*

The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. With a total lot area of 0.155 acres (6,735 square feet) and a recommended density of between 1 DU/3,111 - 4,840 square feet, the proposed development is consistent with the permitted density of the Community Plan. The subdivision of this site, which is surrounded by existing residential development, for single unit residential development is also consistent with the residential policies of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan including the goal to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone (p. 52).

*Underground Waiver:*

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section [144.0242\(c\)\(1\)\(B\)](#). The Applicant has requested the undergrounding waiver which City staff supports because 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.

**CONCLUSION**

Staff has reviewed the proposed Project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, Land Development Code regulations, Small Lot Subdivision Regulations, and the Pacific Beach Community Plan and Local

Coastal Program Land Use Plan. Therefore, draft findings and permit conditions and tentative map conditions (Attachments 4 -7) to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2408570, Site Development Permit No. 2408571, and Tentative Map No. 2408572, with modifications.
2. Deny Coastal Development Permit No. 2408570, Site Development Permit No. 2408571, and Tentative Map No. 2408572, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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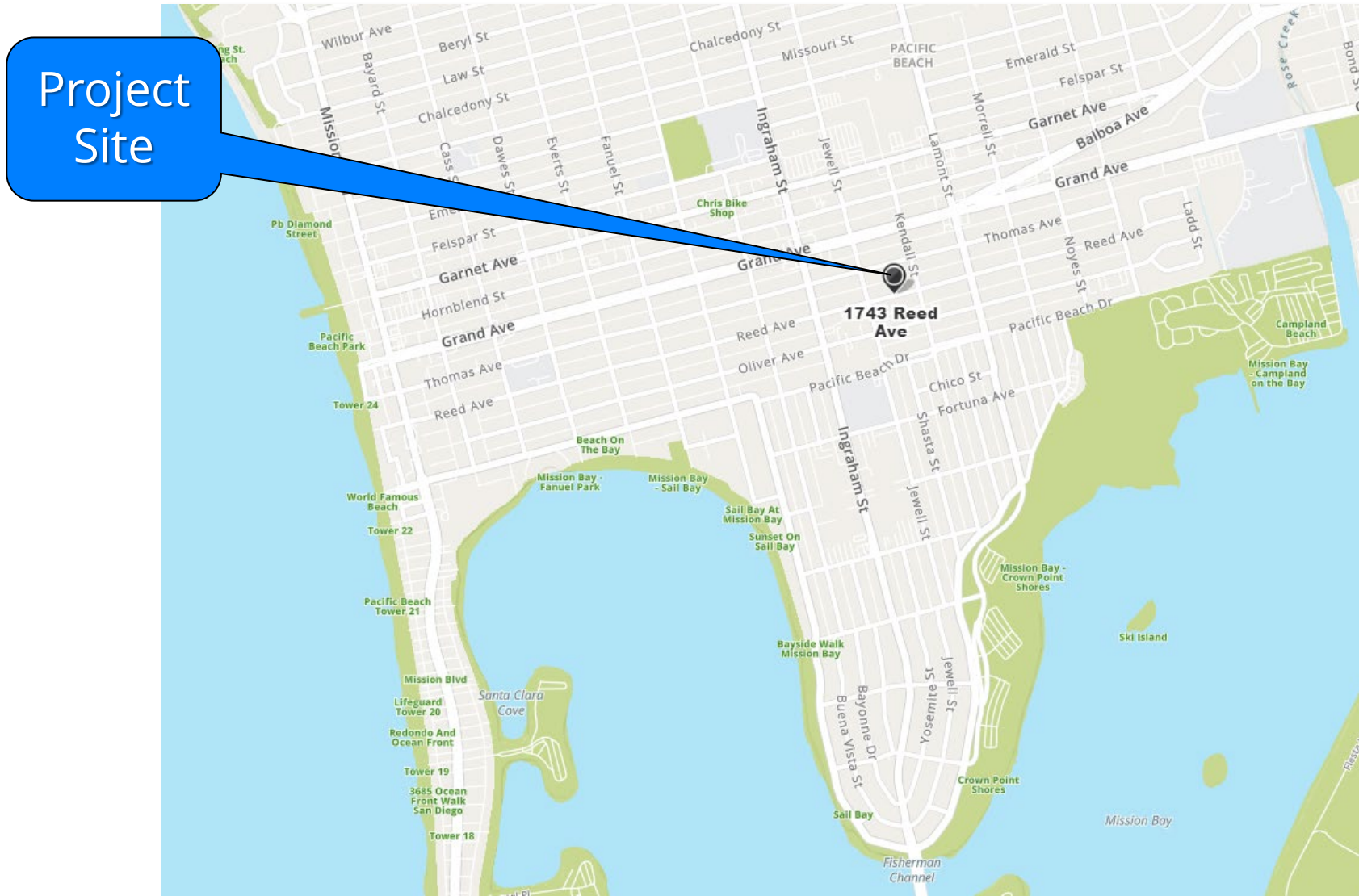
Carrie Lindsay, Development Project Manager

Attachments:

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



# Project Location Map



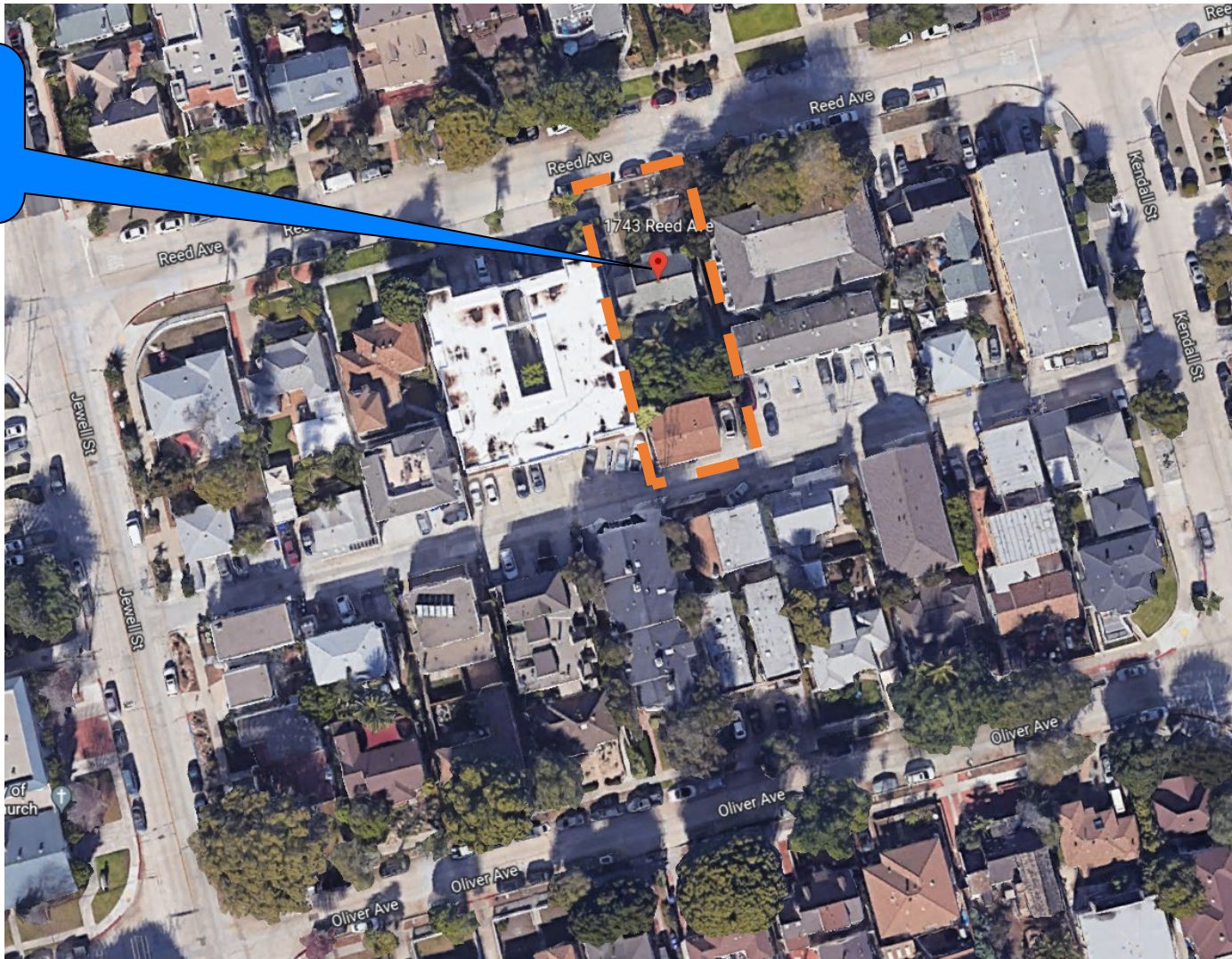
**Reed Avenue CDP/SDP/TM, Project Number 659170**  
**1743 and 1745 Reed Avenue**





# Aerial Photo

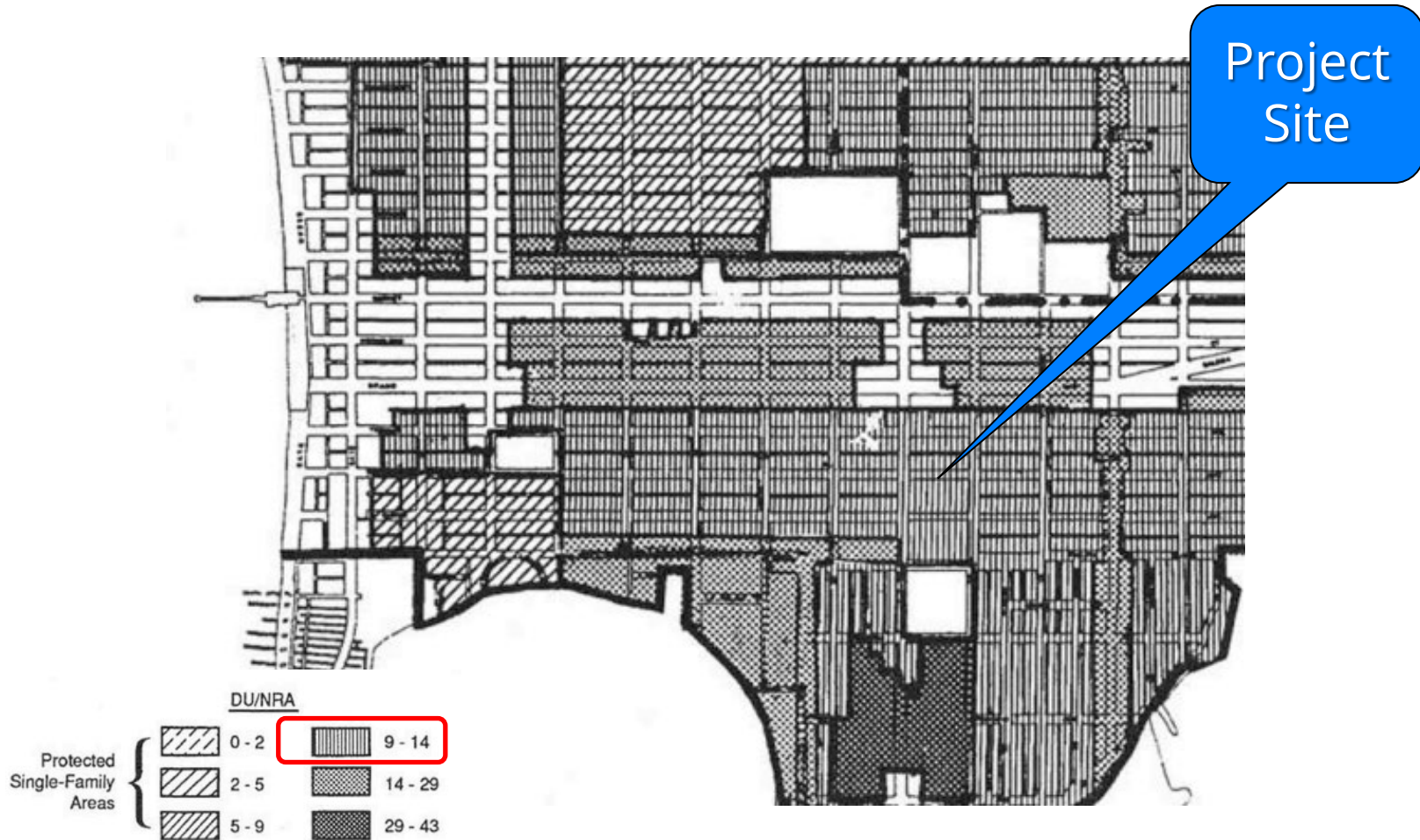
Project Site



**Reed Avenue CDP/SDP/TM, Project Number 659170**  
**1743 and 1745 Reed Avenue**



# Pacific Beach Community Plan



**Reed Avenue CDP/SDP/TM, Project Number 659170**  
1743 and 1745 Reed Avenue



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2408570  
SITE DEVELOPMENT PERMIT NO. 2408571  
**REED AVENUE CDP/SDP/TM - PROJECT NO. 659170**

WHEREAS, DOLPHIN DEVELOPMENT COMPANY, INC., A California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2408570 and Site Development Permit No. 2408571, on portions of a 0.155-acre site;

WHEREAS, the project site is located at 1743 Reed Avenue in the RM-1-1 Zone the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, the Coastal Parking Impact Overlay Zone, the Transit Priority Area, and Parking Standards Transit Priority Overlay Zone of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as LOT 5, IN BLOCK 2 OF PACIFIC PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEROF NO. 1917, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 9, 1926;

WHEREAS, on February 25, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15304 (Minor Alterations to Land); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;



WHEREAS, on June 8, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2408570 and Site Development Permit No. 2408571 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2408570 and Site Development Permit No. 2408571:

**A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The 0.155-acre (6,735 square foot) project site is located at 1743 Reed Avenue in the Pacific Beach Community Planning Area. The property is in the RM-1-1 Zone, the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, the Coastal Parking Impact Overlay Zone, the Transit Priority Area, and Parking Standards Transit Priority Overlay Zone, and is designated Low-Medium Density Residential (9-15 dwelling units/acre) in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.

The project is for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities. This project is not for the construction of any new units. The project site contains two existing dwelling units that were built in 1941 that will remain. These units were reviewed and approved under a separate approval.

The site is located a little over a mile east from the Pacific Ocean and a little over a mile north of Mission Bay. The project site is not within the first public roadway, the dwelling units on site do not encroach upon any existing or proposed physical access to the Pacific Ocean and approval of the subdivision will not change that condition. The project site is not located adjacent to any visual access corridors identified within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed two-lot subdivision will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Pacific Beach Local Coastal Program Land Use Plan; and

the proposed two-lot subdivision will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.

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

The 0.155-acre project site does not contain environmentally sensitive lands as defined in Land Development Code Section 113.0103 and the site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP). An environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. The proposed project is a subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities. No construction or intensification of use is requested. There is no proposed grading on any portion of the property. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The 0.155-acre (6,735 square foot) project site is located at 1743 Reed Avenue in the RM-1-1 Zone and within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan which designates the site as Low-Medium Density (9-15 du/ac). With a total lot area of 0.155 acres (6,735 square feet) and a recommended density of between 1 du/3,111-4,840 square feet, the proposed development is consistent with the permitted density of the Community Plan.

The proposed project is a map action only for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities subdivision of an existing lot into two lots. The two existing dwelling units on site that were reviewed and approved under prior permits. This project is not for the construction of any new units.

The site is located a little over a mile east from the Pacific Ocean coastline and a little over a mile north of Mission Bay. The project site is not within the first public roadway, the dwelling units on site do not encroach upon any existing or proposed physical access to the Pacific Ocean and approval of the subdivision will not change that condition. The project site is not located adjacent to any visual access corridors identified within the Pacific Beach Community Plan and Local Coastal Program Land

Use Plan. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.155-acre (6,735 square foot) site is located at 1743 Reed Avenue in the RM-1-1 Zone and the Coastal Overlay Zone (Non-Appealable). The proposed project is a map action only for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain within a well-established residential neighborhood surrounded by both single family and multi-family residential development. The project site is not located between the first public road and the sea or the shoreline of any water body located within the Coastal Overlay Zone. No public access or public recreation facilities exist on or adjacent to the site. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities or adversely affect any public access. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The 0.155-acre (6,735 square foot) site is located at 1743 Reed Avenue in the RM-1-1 Zone, the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, the Coastal Parking Impact Overlay Zone, the Transit Priority Area, and Parking Standards Transit Priority Overlay Zone, and is designated Low-Medium Density Residential (9-15 dwelling units/acre) in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The proposed project is a map action only for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities.

The project is located in an established residential neighborhood surrounded by both single family and multi-family residential development. The project proposes a Small Lot Subdivision in accordance with SDMC 143.0365, which would create two lots with one residential dwelling unit on each lot addressed as 1743 Reed Avenue and 1745 Reed Avenue. The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and

economical alternative to traditional single dwelling unit development, subdividing the lot into two lots with one residential dwelling unit on each lot would meet this goal.

The property is zoned RM-1-1 and designated Low-Medium Density (9-15 dwelling units (du)/acre (ac)) in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. With a total lot area of 0.155 acres (6,735 square feet) and a recommended density of between 1 du/3,111-4,840 square feet, the proposed development is consistent with the permitted density of the Community Plan. The subdivision of this site is also consistent with the residential policies of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan including the goal to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone (p. 52).

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section 144.0242(c)(1)(B). The Applicant has requested the undergrounding waiver which City staff supports because 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 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 project is a map action only for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain. The project was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The permit includes conditions of approval including public improvements to improve public safety, such as reconstruction of the existing driveway on Reed Avenue, provided off-street parking accessed from Reed Avenue and the rear alley, replacement of the damaged sidewalk adjacent to the site on Reed Avenue, construction of new water and sewer service(s), and installation of appropriate private back flow prevention device(s), and recordation of a Mutual Maintenance and Access Agreement in favor of all parcels. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, which would create two lots with one residential dwelling unit on each lot addressed as 1743 Reed Avenue and 1745 Reed Avenue. The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and economical alternative to traditional single dwelling unit development.



It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with neighborhood character.

The proposed project is a map action only for the subdivision of an existing lot into two lots. This project is not for the construction of any new units and no other physical improvements are proposed as part of this mapping action. The project site contains two existing dwelling units that were built in 1941. The front dwelling unit closest to Reed Avenue (known as 1743 Reed Avenue) has three bedrooms and the rear dwelling unit closest to the alley (known as 1745 Reed Avenue) has two bedrooms consistent with the Supplemental Site Development Permit Regulations for Small Lot Subdivisions SDMC Section 143.0365, Table 143-C.

The Supplemental Site Development Permit regulations for Small Lot Subdivision (SDMC Section 143.0365 and Table 143-03C) contains specific development regulations for development of single dwelling units in a small lot subdivision. Pursuant to SDMC Section 143.0365(j), an existing development may be subdivided into a small lot subdivision that deviates from the supplemental regulations in the same section, only when it is consistent with the permitted density and when it complies with the requirement for a Mutual Maintenance and Access Agreement for all facilities used in common as outlined in SDMC Section 143.0365(f). The requested deviations for the project are detailed in the following parcel summary Table 1:

<b>Table 1 – Requested Deviations</b>			
<b>Regulation</b>	<b>Required</b>	<b>Parcel 1 Proposed</b>	<b>Parcel 2 Proposed</b>
Lot Area	6,000 square feet	4,224 square feet	2,509 square feet
Lot Depth	90 feet	84.58 feet	50.25 feet
Front Yard Setback	15 minimum feet / 20 feet standard	No deviation	3.1 feet
Side Yard Setback	4 feet	3.7 feet	3.9 feet

In order to comply with the requirements of SDMC Section 143.0365(f), City Staff has conditioned the project to record a Mutual Maintenance and Access Agreement in favor of all parcels within the project site at the time of ministerial permits and the RM-1-1 Zone allows for small lot subdivisions and the proposed development is consistent with the permitted Low-Medium Density (9-15 dwelling units/acre) density of the Community Plan.

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section 144.0242(c)(1)(B). The Applicant has requested the undergrounding waiver which City staff supports because 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 regulations of the Land Development Code including any allowable deviations pursuant to 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, Coastal Development Permit No. 2408570 and Site Development Permit No. 2408571 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2408570 and Site Development Permit No. 2408571, a copy of which is attached hereto and made a part hereof.

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Carrie Lindsay  
Development Project Manager  
Development Services

Adopted on: June 8, 2022

IO#: 24008555

**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: 24008555

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2408570  
SITE DEVELOPMENT PERMIT NO. 2408571  
**REED AVENUE CDP/SDP/TM - PROJECT NO. 659170**  
HEARING OFFICER

This Coastal Development Permit 2408570 and Site Development Permit No. 2408571 is granted by the Hearing Officer of the City of San Diego to DOLPHIN DEVELOPMENT COMPANY, INC., A California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0701 and SDMC Section 126.0501. The 0.155-acre site is located at 1743 Reed Avenue in the RM-1-1 Zone of the Pacific Beach Community Plan area. The project site is legally described as: LOT 5, IN BLOCK 2 OF PACIFIC PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEROF NO. 1917, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 9, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide an existing lot into two lots utilizing the Small Lot Subdivision regulations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 8, 2022, on file in the Development Services Department.

The project shall include:

- a. The subdivision of an existing 0.155-acre lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations;
- b. The following deviations are requested utilizing the Small Lot Subdivision Supplemental Regulations SDMC Section 143.0365(j):
  - a. A proposed lot area of 4,224 square feet (sf) for Parcel 1 and 2,509 sf for Parcel 2 where 6,000 sf is required,
  - b. A proposed lot depth of 84.58 feet for Parcel 1 and 50.25 feet for Parcel 2 where 90 feet is required,
  - c. A proposed front yard setback of 3.1 feet for Parcel 2 where 15 minimum feet / 20 feet standard is required,
  - d. A proposed side yard setback of 3.7 feet for Parcel 1 and 3.9 feet for Parcel 2 where 4 feet is required.

- 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 June 22, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements



may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

12. The Coastal Development Permit and Site Development Permit shall comply with the conditions of Tentative Map Permit No. 2408572.
13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the driveway, walkway, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway, on Reed Avenue, with City standard driveway, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond replace the damaged sidewalk with City Standard sidewalk, adjacent to the site on Reed Avenue, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

16. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
17. 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.
18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for private sewer lateral located within the public Alley, satisfactory to the City Engineer.
22. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (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.
23. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
24. 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.

**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 June 8, 2022 and Resolution No.

\_\_\_\_\_.

**ATTACHMENT 5**

Coastal Development Permit No. 2408570  
Site Development Permit No. 2408571  
Date of Approval: June 8, 2022

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

**DOLPHIN DEVELOPMENT COMPANY, INC**  
Owner/Permittee

By \_\_\_\_\_  
Kevin Dougherty  
President

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



HEARING OFFICER RESOLUTION NUMBER R-\_\_\_\_\_  
TENTATIVE MAP NO. 2408572  
REED AVENUE CDP/SDP/TM - PROJECT NO. 659170

WHEREAS, DOLPHIN DEVELOPMENT COMPANY, INC., A California Corporation, Subdivider, and Polaris Development Consultants, Inc, Joel A. Waymire, Surveyor, submitted an application to the City of San Diego for a Tentative Map No. 2408572 for the subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1743 Reed Avenue in the RM-1-1 Zone the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, the Coastal Parking Impact Overlay Zone, the Transit Priority Area, and Parking Standards Transit Priority Overlay Zone of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The property is legally described as LOT 5, IN BLOCK 2 OF PACIFIC PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEROF NO. 1917, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 9, 1926; and

WHEREAS, the Tentative Map proposes the Subdivision of a 0.155-acre site into two lots; and

WHEREAS, on February 25, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15304 (Minor Alterations to Land); 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, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on June 8, 2022 the Hearing Officer of the City of San Diego considered Tentative Map No. 2408572, including the waiver of the requirement to underground existing offsite overhead utilities, 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. 2408572:

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

The proposed project is a subdivision of an existing lot into two lots, each with an existing residential dwelling unit to remain, utilizing the Small Lot Subdivision regulations, and to waive the requirement to underground existing off-site overhead utilities. The 0.155-acre project site is located at 1743 Reed Avenue in the Pacific Beach Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 dwelling units (du)/acre (ac)) in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. With a total lot area of 0.155 acres (6,735 square feet) and a recommended density of between 1 du/3,111-4,840 square feet, the proposed development is consistent with the permitted density of the Community Plan. The subdivision of this site, (which is in an established residential neighborhood surrounded by both single family and multi-family residential development) for single unit residential development is also consistent with the residential policies of the Pacific Beach Community Plan and Local Coastal Program Land Use

Plan including the goal to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone (p. 52).

The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and economical alternative to traditional single dwelling unit development, subdividing the lot into two lots with one residential dwelling unit on each lot would meet this goal. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, which would create two lots with one residential dwelling unit on each lot addressed as 1743 Reed Avenue and 1745 Reed Avenue. The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with neighborhood character.

The proposed project is a map action only for the subdivision of an existing lot into two lots. This project is not for the construction of any new units and no other physical improvements are proposed as part of this mapping action. The project site contains two existing dwelling units that were built in 1941. The front dwelling unit closest to Reed Avenue (known as 1743 Reed Avenue) has three bedrooms and the rear dwelling unit closest to the alley (known as 1745 Reed Avenue) has two bedrooms consistent with the Supplemental Site Development Permit Regulations for Small Lot Subdivisions SDMC Section 143.0365, Table 143-C.

The Supplemental Site Development Permit regulations for Small Lot Subdivision (SDMC Section 143.0365 and Table 143-03C) contains specific development regulations for development of single dwelling units in a small lot subdivision. Pursuant to SDMC Section 143.0365(j), an existing development may be subdivided into a small lot subdivision that deviates from the supplemental regulations in the same section, only when it is consistent with the permitted density and when it complies with the requirement for a Mutual Maintenance and Access Agreement for all facilities used in common as outlined in SDMC Section 143.0365(f). The requested deviations for the project are detailed in the following parcel summary Table 1:

<b>Table 1 – Requested Deviations</b>			
<b>Regulation</b>	<b>Required</b>	<b>Parcel 1 Proposed</b>	<b>Parcel 2 Proposed</b>
Lot Area	6,000 square feet	4,224 square feet	2,509 square feet
Lot Depth	90 feet	84.58 feet	50.25 feet
Front Yard Setback	15 minimum feet / 20 feet standard	No deviation	3.1 feet
Side Yard Setback	4 feet	3.7 feet	3.9 feet

In order to comply with the requirements of SDMC Section 143.0365(f), City Staff has conditioned the project to record a Mutual Maintenance and Access Agreement in favor of all parcels within the project site at the time of ministerial permits and the RM-1-1 Zone allows for small lot subdivisions and the proposed development is consistent with the permitted Low-Medium Density (9-15 dwelling units/acre) density of the Community Plan.

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section 144.0242(c)(1)(B). The Applicant has requested the undergrounding waiver which City staff supports because 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 subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

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

The project is located in an established residential neighborhood surrounded by both single family and multi-family residential development that is zoned RM-1-1 and designated for Low- Medium Density (9-15 du/ac) residential development in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The site size allows the proposed subdivision to meet the density requirements of the zone and designation. The project site contains two existing dwelling units that were built in 1941 that will remain. The front dwelling unit closest to Reed Avenue (known as 1743 Reed Avenue) has three bedrooms and will provide vehicular access via Reed Avenue and the rear dwelling unit closest to the alley (known as 1745 Reed Avenue) has two bedrooms and will provide vehicular access via the rear alley consistent with the Supplemental Site Development Permit Regulations for Small Lot Subdivisions SDMC Section 143.0365, Table 143-C.

The site is located a little over a mile east from the Pacific Ocean and a little over a mile north of Mission Bay. The project site is not within the first public roadway, the dwelling units on site do not encroach upon any existing or proposed physical access to the Pacific Ocean and approval of the subdivision will not change that condition. The project site is not located adjacent to any visual access corridors identified within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. Therefore, the site 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.**

This urban infill project is located in an established residential neighborhood surrounded by both single family and multi-family residential development on all sides. The project is a subdivision only and does not facilitate any additional development. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. The site is located a little over a mile east from the Pacific Ocean coastline and a little over a mile north of Mission Bay. The project site is not within the first public roadway, the dwelling units on site



do not encroach upon any existing or proposed physical access to the Pacific Ocean and approval of the subdivision will not change that condition. The project site is not located adjacent to any visual access corridors identified within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. 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 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 Tentative Map for the project was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions of approval and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The two detached dwelling units include public improvements to improve public safety, such as reconstruction of the existing driveway on Reed Avenue, provided off-street parking accessed from Reed Avenue and the rear alley, replacement of the damaged sidewalk adjacent to the site on Reed Avenue, construction of new water and sewer service(s), and installation of appropriate private back flow prevention device(s), and recordation of a Mutual Maintenance and Access Agreement in favor of all parcels. 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 project site does not contain any existing easements; therefore, the design of the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed project is a map action only for the subdivision of an existing lot into two lots. The project site contains two existing dwelling units that were built in 1941 that will remain and this project is not for the construction of any new units as part of this mapping action.

Pursuant to SDMC Section 143.0365(j), an existing development may be subdivided into a small lot subdivision that deviates from the supplemental regulations in the same section, only when it is consistent with the permitted density and when it complies with the requirement for a Mutual Maintenance and Access Agreement for all facilities used in common as outlined in SDMC Section 143.0365(f). Due to the existing residential units, deviations, as described in Table 1 above, incorporated herein by reference, have been requested. In order to comply with the requirements of SDMC Section 143.0365(f), City Staff has conditioned the project to record a Mutual Maintenance and Access Agreement in favor of all parcels and the and the proposed development is consistent with the permitted Low-Medium Density (9-15 dwelling units/acre) density of the Community Plan. The design of the subdivision and the existing placement of dwelling units on each lot has taken into account the best use of the land and ensures adequate natural light and air movement between the

structures under construction. 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.**

This urban infill project is located in an established residential neighborhood surrounded by both single family and multi-family residential development on all sides. The project is a subdivision only and does not facilitate any additional development. It is not anticipated to have employment or housing impacts beyond those which have already occurred. The site is served by existing public infrastructure including public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. Impacts to environmental resources would be avoided because the site is in a developed urban neighborhood and does not contain, nor is adjacent to such resources. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the creation of seven new condominium units.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2408572, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to DOLPHIN DEVELOPMENT COMPANY, INC, 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. 24008555

HEARING OFFICER CONDITIONS FOR TENTATIVE MAP NO. 2408572  
REED AVENUE CDP/SDP/TM - PROJECT NO. 659170  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON JUNE 8, 2022

**GENERAL**

1. This Tentative Map will expire June 22, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.155-acre properties into two (2) Parcels shall be recorded with the County Recorder's office.
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 Tentative Map shall conform to the provisions of Coastal Development Permit No. 2408570 and Site Development Permit No. 2408571.
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. 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.

8. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. The Subdivider shall ensure that all 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.

**MAPPING**

10. 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.
11. 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.
12. "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].
13. "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."
14. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

**TRANSPORTATION**

15. The Prior to recordation of the Parcel Map, the Subdivider shall record a Mutual Maintenance and Access agreement in favor of all parcels as shown on the Tentative Map Exhibit A, to the satisfaction of the City Engineer.

**PUBLIC UTILITIES – WATER AND SEWER**

16. The Subdivider shall grant private sewer easement for all cross-lot private sewer services from one lot to another as shown on the approved Exhibit "A".

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008555

**NOTICE OF EXEMPTION**

**ATTACHMENT 8**

(Check one or both)

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

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

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

Project No.: 659170

Project Title: Reed Avenue

PROJECT LOCATION-SPECIFIC: The project is located at 1743 Reed Avenue, San Diego, CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP), Site Development Permit (SDP), and Tentative Map (TM) for the subdivision of an existing small lot, splitting it into two lots, located at 1743 Reed Avenue. The existing lot is 6,732 square feet and the proposed lots would be 4,224 and 2,509 square feet. The 0.15-acre site is in the RM-1-1 and Coastal Overlay (Non-Appealable Area 2), Coastal Height Limit, and Parking Impact (Coastal) Overlay Zones, Parking Standards Transit Priority Area, and Transit Priority Area within the Pacific Beach Community Plan area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kevin Dougherty- 1714 Soledad Way, San Diego CA, 92109. (619) 977-7777

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: 15304 (Minor Alterations to Land)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that this project meets the criteria set forth in CEQA Section 15304, which consists of minor public or private alterations in the condition of land, water, and or vegetation which do not involve removal of healthy, mature, scenic trees. Since the project does not propose to remove healthy, mature, scenic trees the exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

**ATTACHMENT 8**


LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

 \_\_\_\_\_ /SENIOR PLANNER  
SIGNATURE/TITLE


5/23/2022  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>	
Project Name: 1743 and 1745 Reed Avenue			Project Number: 659170		
Community: Pacific Beach					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</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 12		# of Members No 0		# of Members Abstain 1	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Marcella Bothwell, MD, MBA					
TITLE: Development Chair, Pacific Beach Planning Group				DATE: January 08, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					



**Karl Rand**

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**Subject:** FW: [PBPG Board] Corrected DRAFT Minutes for PBPG Jan 13, 2021

From: **Carolyn Chase**>  
Date: Fri, Jan 15, 2021 at 2:13 PM  
Subject: [PBPG Board] Corrected DRAFT Minutes for PBPG Jan 13, 2021  
To: PBPG <>  
The Pacific Beach Planning Group met via Zoom  
on Wednesday, January 13, 2021 (2nd Wednesday)

PBPG MINUTES  
JAN 13, 2021 MTG

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Item 1 - 6:30 Call to Order, Quorum Count (9 is a quorum) at 6:29pm  
Call to order at 6:32pm

Attending

- 1 Steve Pruett
- 2 Karl Rand, Chair
- 3 Paula Gandolfo
- 4 Jason Legros, Vice-Chair
- 5 Ed Gallagher left around 9:25pm
- Maggie Roland
- Philip Tannenbaum
- Dave Schwab
- 6 Carolyn Chase, Secretary
- 7 Joe Bettles
- 8 Brian Delon
- Kevin Dougherty
- 9 Adrienne Gallo left around 9:25pm
- 10 Scott Chipman
- 11 Jessie Beckman
- Karen Ruggels
- 12 Jonathan Cole
- 13 Marcella Bothwell
- John Thickstun
- Barbara Bailey
- Ron Walker
- 14 Grant LeBeau
- Kathy Archibald
- Gordon?
- Cathie Jolley
- Eve Anderson
- Jim Marshall
- Michael Herndon
- Bridger Langfur
- Monique Tello, D2 rep to PBPG
- Karin Zirk
- Chris Brewster
- John Terell
- Acacia Clarke

Kevin Hastings  
Linda ?  
Denise Friedman  
Cathy Ives  
Jim Gottlieb  
15 Jim Morrison noticed at 7:10pm  
Greg Daunoras  
"Team RecallJen"  
Susan Hopkins  
Linda McAndrew  
Venus Molina, D2 Chief of Staff  
Charlie Nieto - added at 7:55pm  
"Save San Diego Neighborhoods"  
Connie Rand

Absent: Brian White, Junior Leoso

24 people online at 6:34pm

The PBPG is recognized as an Advisory Board to the City of San Diego and we operate under the Brown Act and applicable Council Policies. We are community volunteers not experts.

#### Item 2 Non-Agenda Public Comments

Issues not on the Agenda and within the jurisdiction of PBPG.

Ron Walker - On behalf of the Town Council giving you a heads up that they are considering changing their name to the PB Community Association.

There's a lot of confusion about what the group does and a different name could help. With 70-year history, it's a big decision and not being taken lightly and we'd like as much feedback as possible. Please email and I can send a .pdf that says more about the change. Website is: [pbtowncouncil.org](http://pbtowncouncil.org) and it's good time to renew or join. Email feedback to: [rw@pbtowncouncil.org](mailto:rw@pbtowncouncil.org)

26 online

Scott Chipman - I heard it was mentioned at recent Town Council that one usage of parking meter income could be new staff for Discover PB...awhile ago we issued support for EcoDistrict principles but this could be interpreted to support things such as the elimination of the Mission Bay golf course...take care that our support is not misused and if we're going to vote for general ideas that it not be used later as support for other issues without review.

#### Item 3 Current Agenda - Modifications and Approval

6:39pm SP wants to add an Action Item to #8 - amendment to PB By-laws relating to voting procedure - it's an admin change related to our meeting dates.

MOTION by SP/MP to approve Agenda with Change to amend the by-laws as an Action under Item 8 and Agenda is Approved without objection

#### Item 4 December 9, 2020 Minutes - Modifications and Approval

6:42pm Correct typo saying December 29th Motion to approve SP/GL Approved without Objection

Item 5 – 6:44pm Development Project Reviews (Action Item) Development Subcommittee Chair Marcella Bothwell #659170: 1743 and 1745 Reed Avenue Presenter: Maggie Roland, Kevin Daugherty  
Description: Process 3 Coastal Development Permit and Tentative Map for a small lot subdivision of a lot previously improved with two single dwelling units into two small lots with a single dwelling on each lot. Rm-1-1 Zone in Coastal

Overlay and Transit Priority zone. The Development Subcommittee recommended approval 5-0 at the January 7 meeting. No plan at time for any change to the units. Shared the Tentative Map. Driveway access will be improved. Entry to back unit is via the alley and there is a parking space off of the alley, next to the dwelling. There are several 2-on-1s in the area.

Showed photos. The advantage of splitting the lots is an increased value and it could be owned by two home-owners. MOTION by JB/SP to approve 12-0-1 with J Cole abstaining due to he lives next door Chair not voting.

Item 6 — 6:52pm PBPG Chair's Report by Karl Rand

35 people online

Representation vs Leadership; We are both reps and leaders....We are very fortunate not to have civility problems in our meetings. Thanks for your courtesies and civility.

Oysters coming to Mission Bay - I sent an article about whether they can bring oysters back into Mission Bay - they clean water; they disappeared because they were over-harvested. Cultivating oysters clean water and support the shoreline. Had a presentation by Audubon ReWild proposal and the funding came from a settlement over a sewage spill. The proposal to bring oysters is another result from the settlement to research this. Bad news: the Mayor State of City tonight should be available on replay - and my guess is his main point is we won't have money for things, but will face significant cuts.

Item 7 – Streets & Sidewalks Subcommittee (Informational)

Chair's Report: Jessie Beckman will provide an update on roundabouts, the paid parking pilot program, and other pending S&S items.

6:57pm First meeting of the year on 1/27; Rose Creek Bikeway expected to connect Rose Canyon and Rose Creek bike paths. Crown Point and Morland and Crown Point and Massima Dr. roundabouts on schedule to review design and environmental in 2021 and construction in summer of 2022.

Street vending concerns - Mayor Gloria is in the process of creating an ordinance and they are accepting input/suggestions. No updates for paid parking program. Their next meeting is Feb 9th at 5:30pm see: [pbparking.org](http://pbparking.org) for info.

Item 8 – 7:01 Elections Subcommittee: (Informational)

Adrienne Gallo reported on the upcoming Election for PBPG board members.

First noted that she was very glad to see crosswalk added at Wilbur and Mission. I wish there was also a flashing light, but at least the crosswalk is there.

The PBPG Board has 11 members with terms ending and 3 vacancies

Trying to fill: 10 residential and 4 business seats; first committee is on meeting on Tuesday Jan 19 at 5pm; Still waiting on voting procedures from the city.

Applications are Due Feb 24th at 5pm request an application via email to Adrienne: [adriennegallo@me.com](mailto:adriennegallo@me.com)

7:04pm Action added to Amend PBPG By-laws to change meeting time and related timing for voting  
SP displayed a strike-out/underline and new text making administration changes to the PBPG By-laws

MOTION by CDC/PG to amend by-laws related to time/date of meeting and voting timing; Passed without objection

ADD NON-AGENDA Public Comment by Jim Marshall

Jim Marshall: An area in Crown Point Shores Park has been taken over for construction and they have ruined that area and didn't consider the dirt area to the north. They were supposed to have contacted the PG, the Town Council and to discuss and those were conditions for use of this area. It is a 3 to 5 year confiscation of the park. I can send the conditions.

Item 9 – 7:15pm Parks Master Plan: (Informational)

Carolyn Chase provided a presentation "Parks for All" on behalf of the volunteer group PARC (Park and Recreation Coalition) recommending improvements to the Parks Master Plan.

Completed presentat at 7:30pm

MOTION to change to an Action Item - passed above 2/3 required by: 13-1-0 MB voting no, Chair not voting  
MOTION: Support the improvements to the Parks Master Plan and Recreation Element recommended by PARC and send letter of support to the Mayor and City Council requesting they work with PARC, Community Planning Groups and Recreational Advisory Groups for input. Passed: 13-0-1 MB Abstained due to wanting to review further. Chair not voting

Item 10 – 7:35 Government Representatives’ Reports:

Kohta Zaiser new rep for Mayor Gloria, busy with State of the City tonight

Monique Tello for Councilmember Campbell, Very concerned about protest incidents in PB and please provide any witness info you have 858-552-1770 to report info. Three have been charged: 2 adults with failure to disperse and 1 juvenile was accused of assaulting a police officer. 5 officers were assaulted and a business window was smashed. There may be another protest this weeked and SDPD has been notified. ... Some traffic concerns on Beryl/Lamont...encourage use of Get It Done app. ... will be working on Street Vending Ordinance. 911 is now available via text throughout the county. No photos, emojis or slang or group threads. Budget priority list for 2022 memo issued. Will email us a copy. 7:43pm

Q by MB - do you know about Reverse 911 - for providing emergency alerts to the public?

A - no; we’re looking for ways to improve and we only found out about the riots due to a call from a town council members and it was spread first on social media, so we’d like to find better ways to communicate with the public

Aaron Burgess for Supervisor Fletcher, and Miller Saltzman for State Senator Atkins not in attendance

40 people online

Item11 –7:45pm Short Term Vacation Rentals Proposed Ordinance (Action Item)

Chair Karl Rand reviewed the draft ordinance currently proposed by Councilmember Campbell (The Four Tier Proposal) and the changes proposed by the San Diego Planning Commission, and the positions of other organizations. Almost all STVR are in Districts 1, 2 and 3.

Tier 1 “Part Time” is rented for 20 days or less; owner doesn’t need to reside on-site

Tier 2 is "Home Sharing" - owner on site for at least 275 days; owner may be absent up to 90 days

Tier 3 is “Whole Home” Rentals for more than 20-days/year where owner is not on site and licenses will not exceed 0.75% of total housing units citywide

Tier 3 is the “investor class” set of rentals.

Tier 4 is “Mission Beach Whole House” applies to Mission Beach only not to exceed 30% of total housing units for a current total of 1,081 units/ 2-night min.

8:07pm

Admin note: SP asked “Save San Diego Neighborhoods” and “Team RecallJen” to identify themselves. They did not so they were moved into the waiting room until they inserted their names. They then left the waiting room.

Chair displayed history of STVR beginning in 2007 noting that STVR are illegal under the current code. Mayor declared he wouldn’t enforce it and asked Council members to do an ordinance. Mayor’s proposal amounted to unlimited investor vacation rentals. Council voted against Mayor’s proposal and it was defeated 6-3 and passed amendments by Bry. VRBO collected signatures to challenge it on the ballot. Issues remained related to Mission Beach wanting a carve-out. In July 2020 Campbell presented an MOU with Expedia with four tiers. In September there was an ordinance with a cap on Tier 3 Whole Home rentals. In October Planning Commission reviewed and continued to December 3rd and endorsed the draft ordinance 7-0 with two specific changes: increased the Tier 3 cap to 1% and said the cap should be calculated by council district.

Want to focus on the one issue - that the cap should apply by district and not citywide.

Planning Commissioner expressed interest in having it done by Community Planning group and inquired about how to distribute lottery chances equitably around the city and not just in those fortunate enough to own coastal properties.

## ATTACHMENT 9

Displayed the chart of Housing Units by district and calculating how many rentals would be in D1, 2 and 3 and also total housing and units citywide and showing the existing "plausible" numbers that would fit in to each Tier. Numbers are low now due to the pandemic. Currently in the neighborhood of 2,000 in D2 - and PB has about half of those in D2. If the cap is applied by District we would end up with about 300 Tier 3 rentals. If applied citywide, we would end up with close to 2,000 in the District and maybe 1,000 or more more in PB. If the cap is applied by Council District it would be about 600 Tier 3 in all of District 2. So this would significantly lower the number of rentals in PB. End presentation at 8:36pm

Proposed Motion: That the PBPG adopt the following position regarding Council member Campbell's STVR ordinance:

1. While we continue to believe there should be no investor-owned STVRs in PB and thus there should be no Tier 3 under the proposal
2. we could reluctantly support the proposed ordinance on the specific condition that it contain the changes the SD Planning Commission conditioned its support upon.
3. we will vehemently oppose the proposal if it fails to include the SD Planning Commission's specific changes made to the proposal at the Commission's specific changes made to the proposal at the Commission's Dec 3, 2020 meeting. ((this is to have the 1% cap be by district and not citywide)).

JB Made the Motion and SP seconds the motion at 8:40pm

JL - if Board members have a financial interest - they have to disclose it

Chair - this is a proposal that is public policy with general applicability that applies to everybody so there are no conflict issues at all

CDC - Can they do it by Community Planning Group? that would be more equitable.

Venus - I'm scheduled to meet with City Attorney and wanted to hear from you.

Scott C- How many exist now in PB?

Chair - this is really hard to pin down; Vice Chair of OB Planning Group has done alot work and the latest is that there may be about 2,000 and under the proposal with the district cap is could go down to 300. There's no reliable number and it's controversial. ... and there are fewer listings now due to the pandemic.

PG - about the Mission Beach carve-out? Will it remain the same if this passes or will it be reduced if it goes by Council District?

NOTE from Secretary and put into the chat: The staff report says that in Mission Beach a 30% rate would amount to 1,081 whole house STRO rentals - Kevin Hastings posted" that number appears to be slightly higher than the existing stock of full time STRs in MB

JL - is there a clear distinction between the different type of housing units - as we are seeing more high density housing....

Chair - No

JL - as the number of housing units go up, the number of STVRs will go up and many are deed restricted and this could mean more STVRs for single-family homes.

SP - The numbers are fuzzy how will we know how many and how many in each Tier

Venus - when will we know real numbers about licenses? Cap in Tier 3 is 4,050 and Cap in Tier 4 is 1081 (Mission Beach) we really don't know about the others. It would be evaluated every year so we can see how many licenses came in what Tiers

SP - how can the cap be changed in the future?

Venus - every year when it comes to Council they have an opportunity to change the ordinance.

SP - how will the licenses be determined?

Chair - by lottery

Venus - this is a proposal that we are still working on and we have to go to the departments who would do the lottery and discuss the details.

Item 12 – 9:00 Adjournment

9:04pm Motion PG/SP to extend the meeting for 30 minutes

Opposed: CDC and AG Motion Passes - extended to 9:35pm

PG - if Mission Beach has a special carve-out can PB have a carve-out?



## ATTACHMENT 9

Chair - The concept is the special to Mission Beach. If they do cap by Community Planning Group, ... you'd need to do it by actual housing numbers. The idea is that the Council districts are close by housing units. PB has 10x the units as Mission Beach for instance. A lottery by Planning Group area would be hard vs by Council district "would be a nightmare." I think the benefits to PB are so great, we shouldn't ask for too much.

Public Comment at 9:10pm for one minute each

Jim Marshall - <missed this>

Kevin Hastings - advocate for distance separation - some of us on the OB Board have been advocating for that and creates tolerability among neighbors and can be done; and is being done elsewhere; also for limits on guests/rental;

Venus - that's a state law - the number of guests/bedroom is state law.

End of public comment at 9:15pm

Board discussion -

Jessie B - would like them to go away and I support this compromise

Joe B - hearing the history show we need a compromise to get things done - a 70-80% reduction would be significant

MB - important - other council districts don't care and this is an opportunity to increase their economic potential... have heard nothing about enforcement

Venus - takes one year to come into effect - a "disentanglement period" for current STVRs and to allow city to design implementation. Those who don't get the licenses should be on a waiting list - those who qualify - and this is still going to be worked out.

SC - been working on this for 13 years - big issue is illegal construction and parking - should be some way of looking at these units. If they don't have parking they shouldn't get a license. I won't support anything without distance separation. Grandfather anyone with a permit already and no transfer of permits without analyzing distance separation and over time we would get the separation we need to maintain the community character.

GL - support compromise to make progress

JL - appreciate the complexity of the issue and how tired it is and need for compromise. The motion as presented I do not support. I would support the compromise of the 0.75% in the original plan and the by district distribution and a distance separation requirement

JM - When might this be implemented (go to city council)?

Chair - going to Council probably in second half of Feb

JM - I echo concern about distance separation

SP - I agree compromise is needed and distance separation is critical. With the Midway Plan proposed to add up to 30,000 and the Balboa Plan is up to about 5,000 units and the number of STVRs would go up and would have a significant impact. The 0.75% would be the number I'd be comfortable with.

9:28pm

Chair - one of the things I haven't mentioned - we're about to go through redistricting. They won't be adding a council district but it's anticipated that the coastal districts will stay about where they currently are and there may be changes in other areas of the city.

Re: distance separation - the more things you ask for sometimes, the less you get. The motion has the virtue - the approach we're taking - this is the Planning Commission and they did consider distance separation and they decided that they wouldn't demand that. The strategy is to use the power/strategy of the PC to get something useful. Tacking on additional things is a slippery slope. 9:33pm

CDC called the question at: 9:34pm The Chair reread the Motion.

SC - request friendly amendment that the PG supports the concept of distance separation

JB - declines to accept the amendment

Jesse B - yes Joe B yes MB yes CDC - yes Scott C no Jon C yes Brian D yes Ed - gone AG - gone PG - no GL - yes Jason - no

Jim M - yes

SP - no 8-4-0 motion passes at 9:37pm

Chair - if you'd like to speak with about whether you think we should have a Special Meeting or about the issues, please contact me.

27 people still online

Meeting adjourned at 9:39pm

Jason raised the issue about requiring people to identify themselves in the Zoom meeting and we need to check that this is something that we can do. We potentially shouldn't be excluding people.

Chair - we'll look into that.

Upcoming Meetings (via Zoom until further notice):

Elections - January 19th at 5:00

Streets & Sidewalks – January 27, 2021 at 6:30pm

Development Review – February 4, 2021 at 5:30pm

Full PBPG -- February 10, 2021 at 6:30pm

[www.pbplanning.org](http://www.pbplanning.org)

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** Reed Lot Split **Project No. For City Use Only:** 659170

**Project Address:** 1743 Reed Avenue  
San Diego, CA 92109

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General – What State? CA Corporate Identification No. 82-1049378  
 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: Dolphin Development Company, Inc. -  Owner  Tenant/Lessee  Successor Agency

Street Address: 1614 Soledad Way

City: San Diego State: CA Zip: 92109

Phone No.: 619-977-7777 Fax No.: 858-483-3733 Email: kevin@kevindougherty.com

Signature:  Date: 02/05/2020

Additional pages Attached:  Yes  No

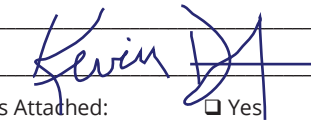
**Applicant**

Name of Individual: same as above  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: same as above  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

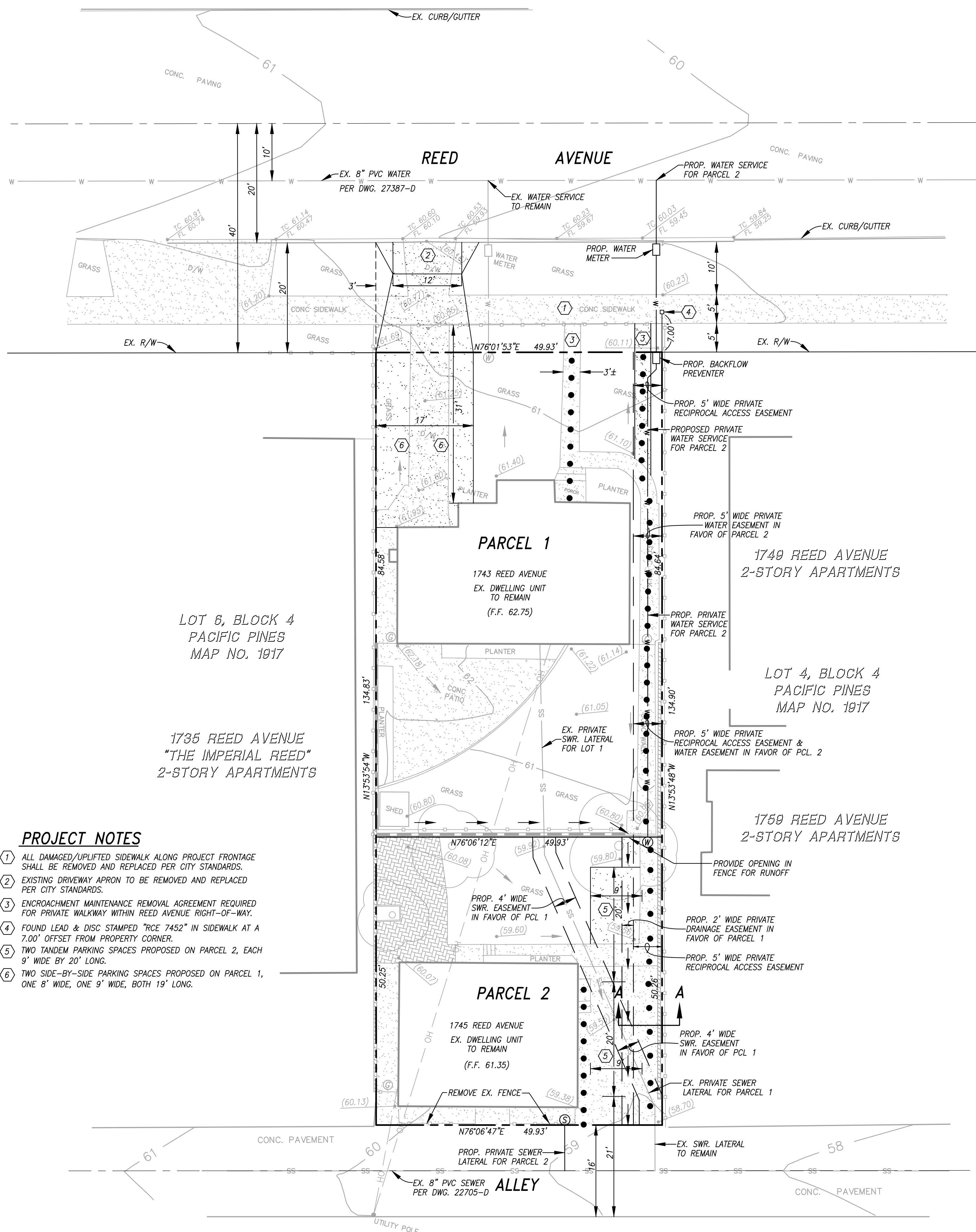
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

Additional pages Attached:  Yes  No





**PROJECT NOTES**

- 1 ALL DAMAGED/UNLIFTED SIDEWALK ALONG PROJECT FRONTAGE SHALL BE REMOVED AND REPLACED PER CITY STANDARDS.
- 2 EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACED PER CITY STANDARDS.
- 3 ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT REQUIRED FOR PRIVATE WALKWAY WITHIN REED AVENUE RIGHT-OF-WAY.
- 4 FOUND LEAD & DISC STAMPED "RCE 7452" IN SIDEWALK AT A 7.00' OFFSET FROM PROPERTY CORNER.
- 5 TWO TANDEM PARKING SPACES PROPOSED ON PARCEL 2, EACH 9' WIDE BY 20' LONG.
- 6 TWO SIDE-BY-SIDE PARKING SPACES PROPOSED ON PARCEL 1, ONE 8' WIDE, ONE 9' WIDE, BOTH 19' LONG.

**LEGAL DESCRIPTION**

LOT 5, IN BLOCK 2 OF PACIFIC PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1917, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 9, 1926.

**PROJECT BENCHMARK**

SEBP JEWELL STREET AND THOMAS AVENUE PER CITY OF SAN DIEGO BENCH BOOK  
ELEVATION: 54.403 MEAN SEA LEVEL (NGVD 29)  
PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK

**BASIS OF BEARINGS**

CCS83, ZONE 6, EPOCH 1991.35, GRID BEARING BETWEEN STATION 154 AND STATION 1906 (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': NORTH 76°01'53" EAST

**PROJECT DATA**

PROJECT ADDRESS: 1743 REED AVENUE, SAN DIEGO, CA 92109  
424-231-05  
TWO SINGLE FAMILY DWELLINGS  
EXISTING BUILDING: 1941  
CONSTRUCTION DATE: 230-1697  
CALIFORNIA/LAMBERT COORDINATES: 1870-6257  
NAD83 COORDINATES:

**SITE DATA**

LOT AREA: 6,732 sf (0.155 ac)  
COMMUNITY PLAN AREA: PACIFIC BEACH  
ZONING: RM-1-1  
OVERLAY ZONE: COASTAL, COASTAL HEIGHT LIMITATION, PARKING IMPACT, PARKING STANDARDS, TRANSIT PRIORITY AREA, TRANSIT PRIORITY AREA  
ENVIRONMENTALLY SENSITIVE LANDS: NO  
HISTORIC DISTRICT: NO  
DESIGNATED HISTORIC: NO  
GEOLOGIC HAZARD CATEGORY: 52  
EARTHQUAKE FAULT BUFFER: NO  
FAA PART 77 NOTIFICATION AREA: NO  
NO. OF EXISTING LOTS: 1  
NO. OF PROPOSED LOTS: 2  
NO. OF EXISTING UNITS: 2  
NO. OF PROPOSED UNITS: 2  
SETBACKS:  
FRONT = 15' MIN., 20' STANDARD  
REAR = 5' MIN., 15' STANDARD  
SIDE YARD = 4' MIN., 4' STANDARD (FOR BUILDING 25'-50' IN WIDTH)

**DEVELOPMENT DATA**

	PARCEL 1	PARCEL 2
LOT WIDTH	49.93'	49.93'
STREET FRONTAGE	49.93'	49.93'
LOT DEPTH	84.58'	50.25'
AREA	4,224sf	2,509sf

**PARKING**

MINIMUM PARKING REQUIREMENTS  
PARCEL 1: (3 BEDROOM) 1.75 SPACES PER UNIT = 2 SPACES  
PARCEL 2: (2 BEDROOM) 1.75 SPACES PER UNIT = 2 SPACES  
TOTAL: 2 + 2 = 4 SPACES  
PARKING PROVIDED:  
PARCEL 1: 2 SIDE-BY-SIDE SPACES (8' x 19' & 9' x 19')  
PARCEL 2: 2 TANDEM SPACES (9' x 20')

**EXISTING EASEMENTS**

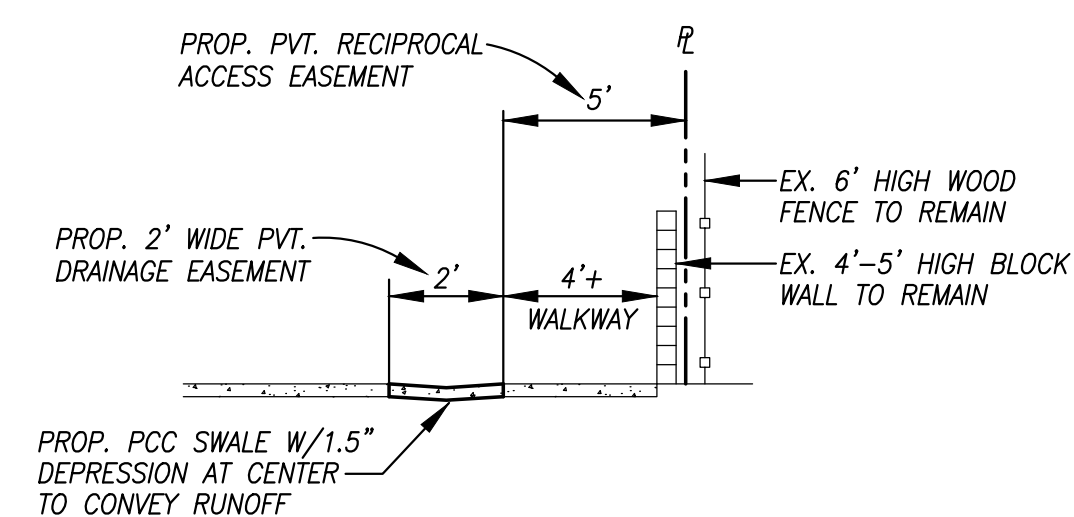
THERE IS NO EXISTING EASEMENTS ON THE SUBJECT PROPERTY ACCORDING TO CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00148895-996-SD1-R14, DATED MARCH 26, 2021.

**STREETLIGHTS**

THERE IS AN EXISTING STREETLIGHT APPROXIMATELY 370 FEET FROM THE SITE ON THE SOUTHWEST CORNER OF REED AVENUE AND JEWELL STREET, AND ANOTHER APPROXIMATELY 280 FEET FROM THE SITE ON THE NORTHWEST CORNER OF REED AVENUE AND KENDALL STREET.

**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.



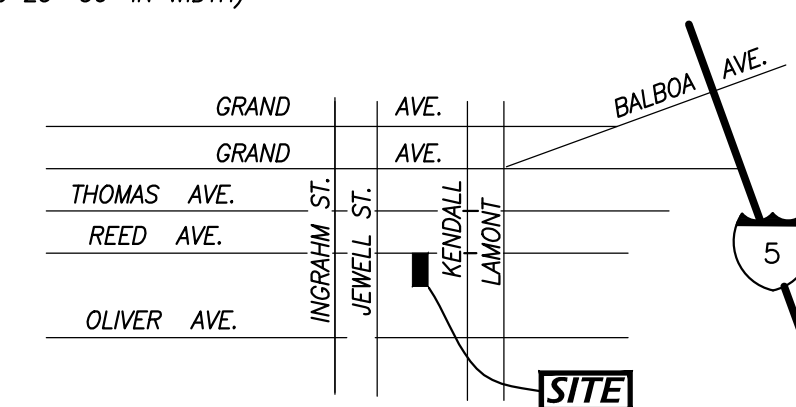
**SECTION A-A**  
NO SCALE

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE / TM BOUNDARY
---	EXISTING RIGHT OF WAY
---	EXISTING CENTERLINE
---	EXISTING CURB
---	EXISTING CONTOUR
---	EXISTING BUILDING
---	EXISTING FENCE
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING FREE STANDING WALL
---	EXISTING RETAINING WALL
---	EXISTING CONCRETE PAVING
---	EXISTING SPOT ELEVATION
---	EXISTING FLOW DIRECTION
---	EXISTING WOOD GATE
---	PROPOSED FLOW DIRECTION
---	PROPOSED CONTOUR
---	PROPOSED LOT LINE
---	PROPOSED PRIVATE EASEMENT
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER LATERAL
---	PROPOSED PEDESTRIAN ACCESS
---	PROPOSED CONCRETE PAVING

**ABBREVIATIONS**

D/W	DRIVEWAY
EX	EXISTING
F.F.	FINISH FLOOR ELEVATION
FL	FLOW LINE
PROP	PROPOSED
R/W	RIGHT OF WAY
TC	TOP OF CURB



THOMAS BROS. MAP 1248-A6  
**VICINITY MAP**  
NO SCALE

**PROJECT OWNER**

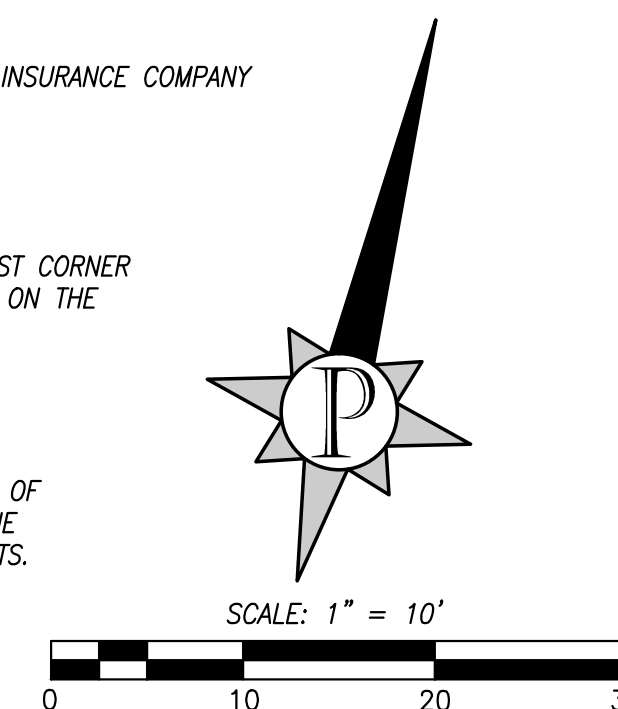
KEVIN DOUGHERTY  
DOLPHIN DEVELOPMENT COMPANY, INC.  
A CALIFORNIA CORPORATION  
1714 SOLEDAD WAY  
SAN DIEGO, CA 92109  
(658) 483-0187

*Kevin Dougherty* 4-11-22  
DATE

**ENGINEER OF WORK**

Planning + Engineering + Mapping  
**POLARIS**  
Development Consultants, Inc.  
2514 Jamacha Road, Suite 502-31 • El Cajon, CA 92019 • 619-248-2922

*Wayne* 1/26/22  
DATE  
JOEL A. WAYMIRE  
P.L.S. 8011 EXP. 12-31-2022  
EXP. 12-31-2022



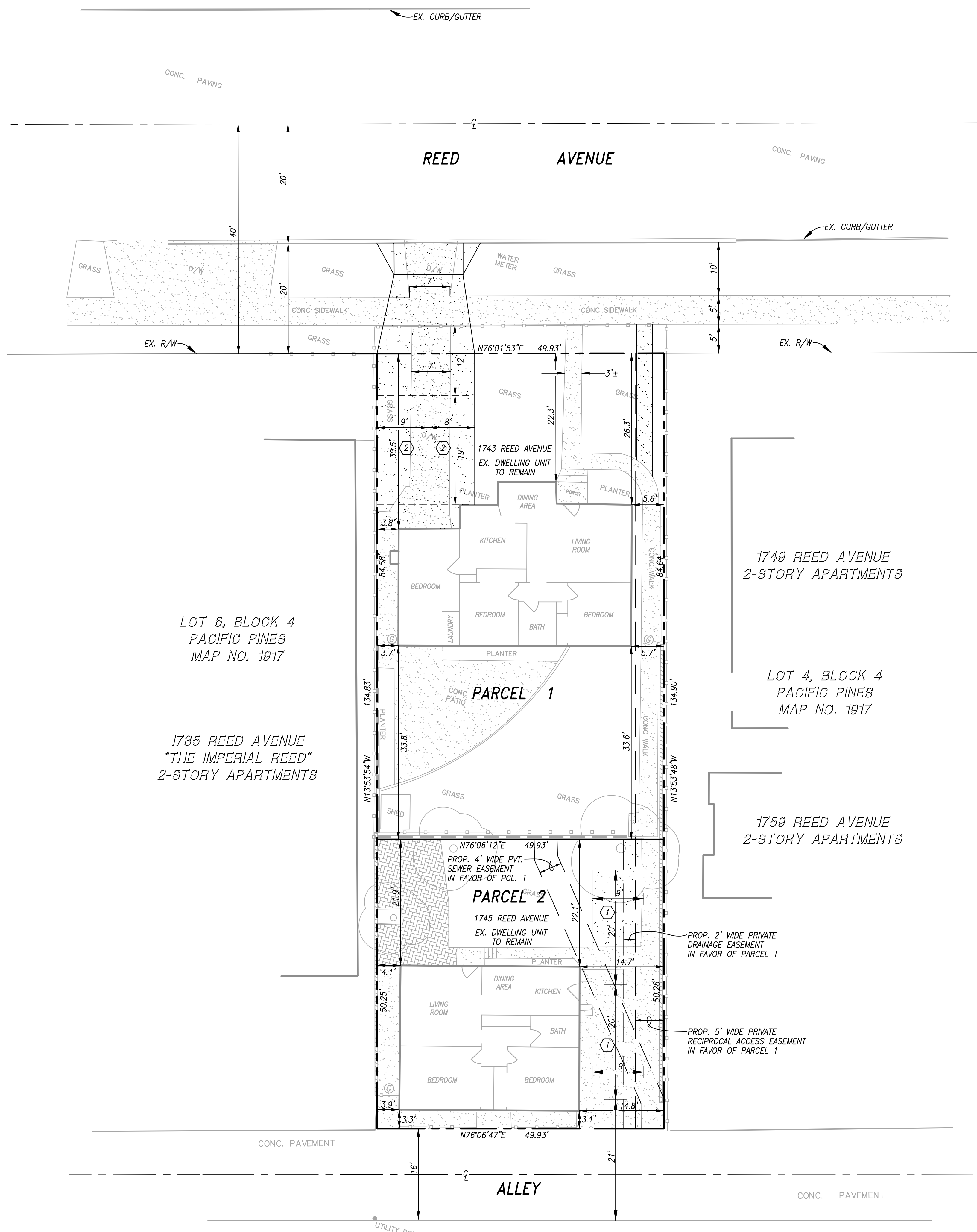
**1743 REED AVENUE TENTATIVE MAP**  
CDP #2408570; SDP #2408571; TM #2408572

**PREPARED BY:**  
NAME: POLARIS DEVELOPMENT CONSULTANTS  
ADDRESS: 2514 JAMACHA ROAD, SUITE 502-31  
EL CAJON, CA 92019  
PHONE: (619) 248-2932  
**PROJECT ADDRESS:**  
1743 REED AVENUE  
SAN DIEGO, CA 92109  
**PROJECT NAME:**  
1743 REED AVENUE

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	JANUARY 26, 2022
REVISION 5:	NOVEMBER 22, 2021
REVISION 4:	OCTOBER 26, 2021
REVISION 3:	JUNE 24, 2021
REVISION 2:	APRIL 7, 2021
REVISION 1:	

**SHEET TITLE:**  
TENTATIVE MAP  
ORIGINAL DATE: DECEMBER 18, 2019  
SHEET 1 OF 2  
DEP# PTS 659170





**LEGAL DESCRIPTION**

LOT 5, IN BLOCK 2 OF PACIFIC PINES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1917, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 9, 1926.

**PROJECT DATA**

PROJECT ADDRESS: 1743 REED AVENUE, SAN DIEGO, CA 92109  
 APN: 424-231-05  
 EXISTING BUILDING: TWO SINGLE FAMILY DWELLINGS  
 CONSTRUCTION DATE: 1941  
 CALIFORNIA/LAMBERT COORDINATES: 230-1697  
 NAD83 COORDINATES: 1870-6257

**SITE DATA**

LOT AREA: 6,732 sf (0.155 ac)  
 COMMUNITY PLAN AREA: PACIFIC BEACH  
 ZONING: RM-1-1  
 OVERLAY ZONE: COASTAL, COASTAL HEIGHT LIMITATION, PARKING IMPACT, PARKING STANDARDS, TRANSIT PRIORITY AREA, TRANSIT PRIORITY AREA

ENVIRONMENTALLY SENSITIVE LANDS: NO  
 HISTORIC DISTRICT: NO  
 DESIGNATED HISTORIC: NO  
 GEOLOGIC HAZARD CATEGORY: 52  
 EARTHQUAKE FAULT BUFFER: NO  
 FAA PART 77 NOTIFICATION AREA: NO

NO. OF EXISTING LOTS: 1  
 NO. OF PROPOSED LOTS: 2  
 NO. OF EXISTING UNITS: 2  
 NO. OF PROPOSED UNITS: 2  
 SETBACKS:  
 FRONT = 15' MIN., 20' STANDARD  
 REAR = 5' MIN., 15' STANDARD  
 SIDE YARD = 4' MIN., 4' STANDARD (FOR BUILDING 25'-50' IN WIDTH)

**DEVELOPMENT DATA**

	PARCEL 1	PARCEL 2
LOT WIDTH	49.93'	49.93'
STREET FRONTAGE	49.93'	49.93'
LOT DEPTH	84.58'	50.25'
AREA	4,224sf	2,509sf

**REQUESTED DEVIATIONS**

REGULATION	REQUIRED	PARCEL 1 PROPOSED	PARCEL 2 PROPOSED
LOT AREA	6,000 sf	4,224 sf	2,509 sf
LOT DEPTH	90'	84.58'	50.25'
FRONT YARD SETBACK	15' / 20'	(OKAY)	3.1'
SIDE YARD SETBACK	4'	3.7'	3.9'

**PARKING**

MINIMUM PARKING REQUIREMENTS  
 PARCEL 1: (3 BEDROOM) 1.75 SPACES PER UNIT = 2 SPACES  
 PARCEL 2: (2 BEDROOM) 1.75 SPACES PER UNIT = 2 SPACES  
 TOTAL: 2 + 2 = 4 SPACES

PARKING PROVIDED:  
 PARCEL 1: 2 SIDE-BY-SIDE SPACES (8' x 19' & 9' x 19')  
 PARCEL 2: 2 TANDEM SPACES (9' x 20')

**PROJECT NOTES**

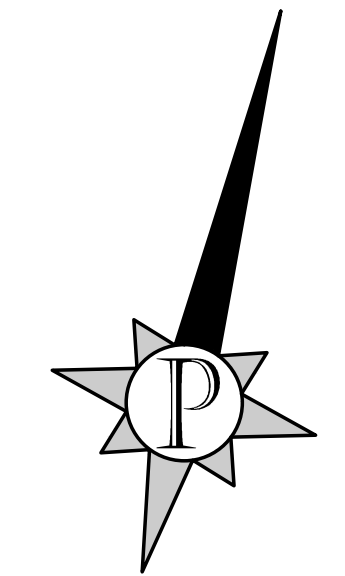
- ① TWO TANDEM PARKING SPACES PROPOSED ON PARCEL 2, EACH 9' WIDE BY 20' LONG.
- ② TWO SIDE-BY-SIDE PARKING SPACES PROPOSED ON PARCEL 1, ONE 8' WIDE, ONE 9' WIDE, BOTH 19' LONG.

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE / TM BOUNDARY
---	EXISTING RIGHT OF WAY
---	EXISTING CENTERLINE
---	EXISTING CURB
---	EXISTING BUILDING
---	EXISTING FENCE
---	EXISTING FREE STANDING WALL
---	EXISTING RETAINING WALL
---	EXISTING CONCRETE PAVING
---	EXISTING WOOD GATE
---	PROPOSED LOT LINE
---	PROPOSED PRIVATE EASEMENT

**ABBREVIATIONS**

D/W	DRIVEWAY
EX	EXISTING
PROP	PROPOSED
R/W	RIGHT OF WAY



SCALE: 1" = 10'

**ENGINEER OF WORK**

Planning + Engineering + Mapping  
**POLARIS**  
 Development Consultants, Inc.  
 2514 Jambacha Road, Suite 502-31 • El Cajon, CA 92019 • 619-248-2932

**1743 REED AVENUE TENTATIVE MAP**  
 CDP #2408570; SDP #2408571; TM #2408572

**PREPARED BY:**  
 NAME: POLARIS DEVELOPMENT CONSULTANTS  
 ADDRESS: 2514 JAMACHA ROAD, SUITE 502-31  
 EL CAJON, CA 92019  
 PHONE: (619) 248-2932

**PROJECT ADDRESS:**  
 1743 REED AVENUE  
 SAN DIEGO, CA 92109

**PROJECT NAME:**  
 1743 REED AVENUE

**SHEET TITLE:**  
 ARCHITECTURAL SITE PLAN

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	APRIL 11, 2022
REVISION 2:	NOVEMBER 22, 2021
REVISION 1:	_____

ORIGINAL DATE: APRIL 7, 2021

SHEET 2 OF 2

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