



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 17, 2021 REPORT NO. HO-21-007

HEARING DATE: February 24, 2021

SUBJECT: GRISAFI TENTATIVE MAP - Process Three Decision

PROJECT NUMBER: [657681](#)

OWNER/APPLICANT: Joseph Grisafi

SUMMARY

Issue: Should the Hearing Officer approve an application to subdivide an existing lot into two new lots, located at 5502 Laramie Way, within the Navajo Community Plan area?

Staff Recommendation:

1. Approve Tentative Map No. 2397974.

Community Planning Group Recommendation: On April 15, 2020 the Navajo Community Planners, Inc voted 9-0-0 without conditions to approve the project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15305, Minor Alterations in Land Use Limitations and Section 15315, Minor Land Divisions. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 7, 2021 and the opportunity to appeal that determination ended January 22, 2021.

BACKGROUND

The 0.32-acre site is located at 5502 Laramie Way in the RS-1-7 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Review Area 2) and FAA Part 77 Noticing Area, within the Navajo Community Plan. The site is currently improved with a single-family residence which will remain. No residential construction is proposed with this project. The property is zoned RS-1-7 and the Navajo Community Plan designates the use of the project site as Single Family Residential (0-4 dwelling unit/acre (du/ac)) Very Low, and (5-9 du/ac) Low. The project is in an established residential neighborhood of the Navajo Community Plan.

The property is surrounded by single family residential developments. The site is not within, or adjacent to the Multiple Species Conservation Program Multi-Habitat Planning Area and does not contain any other types of environmental sensitive lands.

Pursuant to San Diego Municipal Code (SDMC) section [125.0430](#), the proposed mapping action requires approval of Tentative Map, Process Three, for the subdivision of a 0.32-acre lot into two separate lots. The project may be approved or conditionally approved only if the Decision Maker makes all the required findings in SDMC [125.0440](#).

DISCUSSION

The proposed project is a mapping action only to subdivide an existing lot into two new lots consisting of Parcel 1 (6,689 square feet (sf)) and Parcel 2 (7,330 sf). No new residential construction is proposed with approval of the Tentative Map. The previously approved and constructed single family dwelling unit complies with all SDMC Regulations and will remain on Parcel 1.

The project site is subject to the recommendations of the citywide General Plan. Community-specific recommendations are provided by the Navajo Community Plan (Community Plan), the City's adopted land use plan for this area. The subdivision complies with all development regulations and no deviations are proposed. The Community Plan designates the use of the project site as Single Family Residential (0-4 du/ac) Very Low, and (5-9 du/ac) Low as described in [Figure 4: Community Land Use on Page. 9 in the Community Plan](#). The 0.32-acre site can accommodate between one and three single-family dwellings within the allocated density range, a maximum of one dwelling unit on each subdivided parcel, which would be within the density range allocated by the Navajo Community Plan. The proposal to subdivide the site into two residential parcels would allow for future development of another single-family dwelling unit.

The two proposed parcels meet the zone requirements for minimum lot area, lot depth and lot width. The proposed lot sizes and configurations would not create panhandle lots. The proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan, by increasing the opportunity to create one additional residential dwelling unit. Any future residential development on Parcel 2 will be required to obtain all required permits upon submittal of an application.

CONCLUSION

The project complies with the requirements of the RS 1-7 Zone, and all applicable sections of the State Map Act, SDMC and the Community Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Tentative Map No. 2397974.

ALTERNATIVES

1. Approve Tentative Map No. 2397974, with modifications.
2. Deny Tentative Map No. 2397974, if the findings required to approve the project cannot be affirmed.

TENTATIVE MAP NO. 2397974

LEGEND:

- PROJECT BOUNDARY
PROPOSED LOT LINE
EXISTING AC PAVEMENT
EXISTING PCC
EXISTING POWER POLE AND ANCHOR POLE TO REMAIN

- ① EXISTING SDG&E PUBLIC UTILITY EASEMENT PER DOC#1963-183339 REC. 10-14-63 TO BE VACATED BY SEPERATE INSTRUMENT BY OWNER AS PART OF UPCOMING UNDERGROUNDING PROJECT
② FOUND LEAD AND DISC STAMPED "RCE 9490" PER MAP 5221 TO REMAIN
③ FOUND 1/2" PIPE WITH DISC STAMPED "RCE 9490" PER MAP 5221 TO REMAIN
④ FOUND 2" PIPE WITH DISC STAMPED "RCE 9490" PER MAP 5221 TO REMAIN
⑤ FOUND 3/4" PIPE WITH NO DISC, ACCEPTED AS MONUMENT SET PER PM 18669 TO REMAIN
⑥ EXISTING WATER LATERAL TO REMAIN
⑦ EXISTING SEWER LATERAL TO REMAIN
⑧ PROPOSED 16" PCC TYPE-A DRIVEWAY APRON PER SDG-159
⑨ REMOVE EXISTING DRIVEWAY APRON AND REPLACE WITH PROPOSED 16" PCC TYPE-A DRIVEWAY APRON PER SDG-159
⑩ VISIBILITY TRIANGLE
NOTE: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 2 FEET IN HEIGHT. PER SDMC SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT
⑪ TWO 9'X18' DESIGNATED OFF-STREET PARKING SPACES IN EXISTING GARAGE ON PARCEL 1 AND FUTURE GARAGE ON PARCEL 2
⑫ EXISTING WALL TO REMAIN. EMRA TO BE PROVIDED AS A CONDITION OF FINAL MAP APPROVAL
⑬ FUTURE 16' WIDE PCC DRIVEWAY TO ACCESS 2 FUTURE OFF-STREET PARKING SPACES TO BE PROVIDED IN FUTURE GARAGE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, COS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 01-09-19 AND WERE ESTABLISHED FROM G.P.S. STATION "CITYGRID" AND G.P.S. STATION "MVE-4" PER R.O.S. 15888 (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK. THE BEARING BETWEEN STATIONS "CITYGRID" AND "MVE 4" IS N 52°10'55" E

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

THE COMBINED SCALE FACTOR AT STATION "MVE 4" IS 1.000002171
GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

ELEVATION AT STATION "MVE 4" IS 78.49 (NVGD 29)

MAPPING NOTE

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

UTILITY TABLE		
PARCEL	SEWER	WATER
1	UNDERGROUND (EXISTING)	UNDERGROUND (EXISTING)
2	UNDERGROUND (PROPOSED)	UNDERGROUND (PROPOSED)

PARKING TABLE		
PARCEL	OFF-STREET SPACES REQUIRED	OFF-STREET SPACES PROVIDED
1	2	2
2	2	2

NOTES:
NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' OR GREATER AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLES FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPD'S ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.

ALL FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE RS-1-7 ZONE, EXCEPT FOR ANY DEVIATIONS APPROVED AS PART OF THIS SUBDIVISION.

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE OF RIGHT-OF-WAY LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING, ADJACENT PROPERTY OWNER. THE LANDSCAPE SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

PER SAN DIEGO MUNICIPAL CODE SECTION 144.0240(b)(3), THE PROJECT IS A SINGLE-FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES WITHIN THE LARAMIE WAY AND CONESTOGA RIGHT OF WAY

THE EXISTING SINGLE FAMILY DWELLING UNIT ON PARCEL 1 IS NOT SPRINKLERED.

EASEMENTS

PUBLIC UTILITY EASEMENT GRANTED TO SDG&E PER DOC#1963-183339 REC. 10-14-63 PER TITLE REPORT ORDER NO. 00127212-992-SD1-KM4

PRIVATE ACCESS EASEMENT (NON-PLOTTABLE) GRANTED TO VIVANT SOLAR DEVELOPER, LLC PER DOC#2013-639203 REC. 10-25-2013 PER TITLE REPORT ORDER NO. 00127212-992-SD1-KM4

LEGAL DESCRIPTION

PARCEL 1 OF 18669, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, APRIL 4, 2001, AS FILE NO. 2001-202617 OF OFFICIAL RECORDS.

ZONING

RESIDENTIAL RS-1-7

COORDINATES

LAMBERT: (NAD 27) 232-1745
CCS' 83: 1872-6305

OVERLAY ZONES

AIRPORT LAND USE COMPATIBILITY (MONTGOMERY FIELD)
AIRPORT INFLUENCE AREAS (REVIEW AREA 2)
FAA PART 77 NOTICING AREA

ASSESSOR PARCEL NUMBER

456-110-23

SITE ADDRESS

5502 LARAMIE WAY
SAN DIEGO, CA 92120

BENCHMARK

DESCRIPTION: BRASS PLUG

LOCATION: SOUTHEAST CURB RETURN AT THE INTERSECTION OF LARAMIE WAY AND CONESTOGA WAY

ELEVATION: 188.679 (NGVD 29)

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

TOPOGRAPHY SOURCE

FIELD SURVEY PERFORMED BY CIREMELE SURVEYING, INC. ON 5/8/2019 WITH SUPPLEMENTAL TOPO SURVEY PROVIDED BY WALSH ENGINEERING & SURVEYING, INC. ON 01/09/2020.

ABBREVIATIONS:

OH OVERHEAD LINES
W WATER
PP POWER POLE
WM WATER METER
S SEWER
G GAS
PCC PORTLAND CEMENT CONCRETE
AC AC PAVEMENT
PP POWER POLE
CL CENTERLINE
R/W RIGHT OF WAY
APN ASSESSOR PARCEL NUMBER
TW TOP OF WALL
BW BOTTOM OF WALL
FL FLOW LINE
TG TOP OF GRATE
TB TOP OF BOX
FF FINISHED FLOOR
GFF GARAGE FINISHED FLOOR
SF SQUARE FEET
CY CUBIC YARDS

PROJECT AREA

14,019 SQ. FT. TOTAL
EXISTING LOTS/PARCELS = 1
PROPOSED LOTS/PARCELS = 2
2 SINGLE FAMILY HOMES (1 EXISTING, 1 PROPOSED)

REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 11-11-20
REVISION 1: 7-14-20
ORIGINAL DATE: 3-11-20

SHEET 1 OF 1

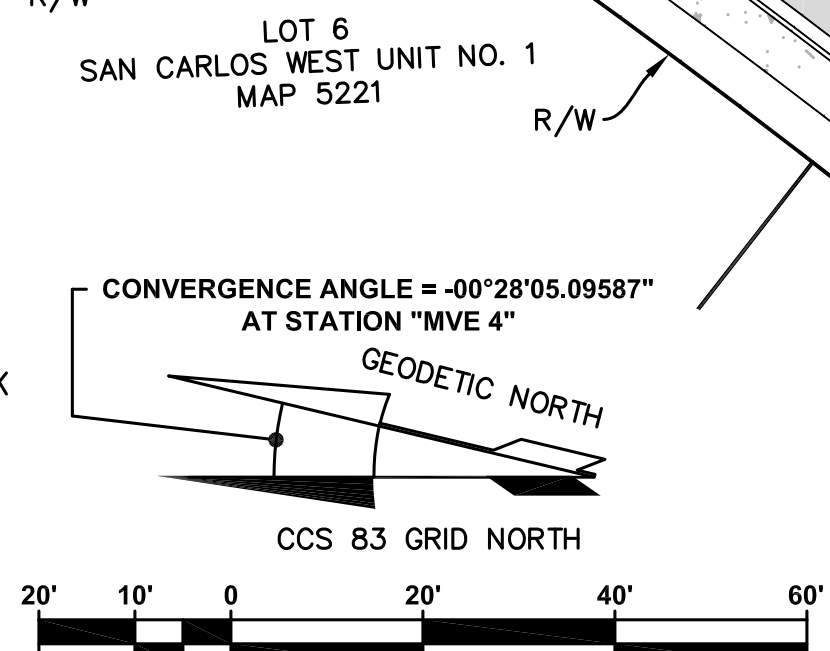
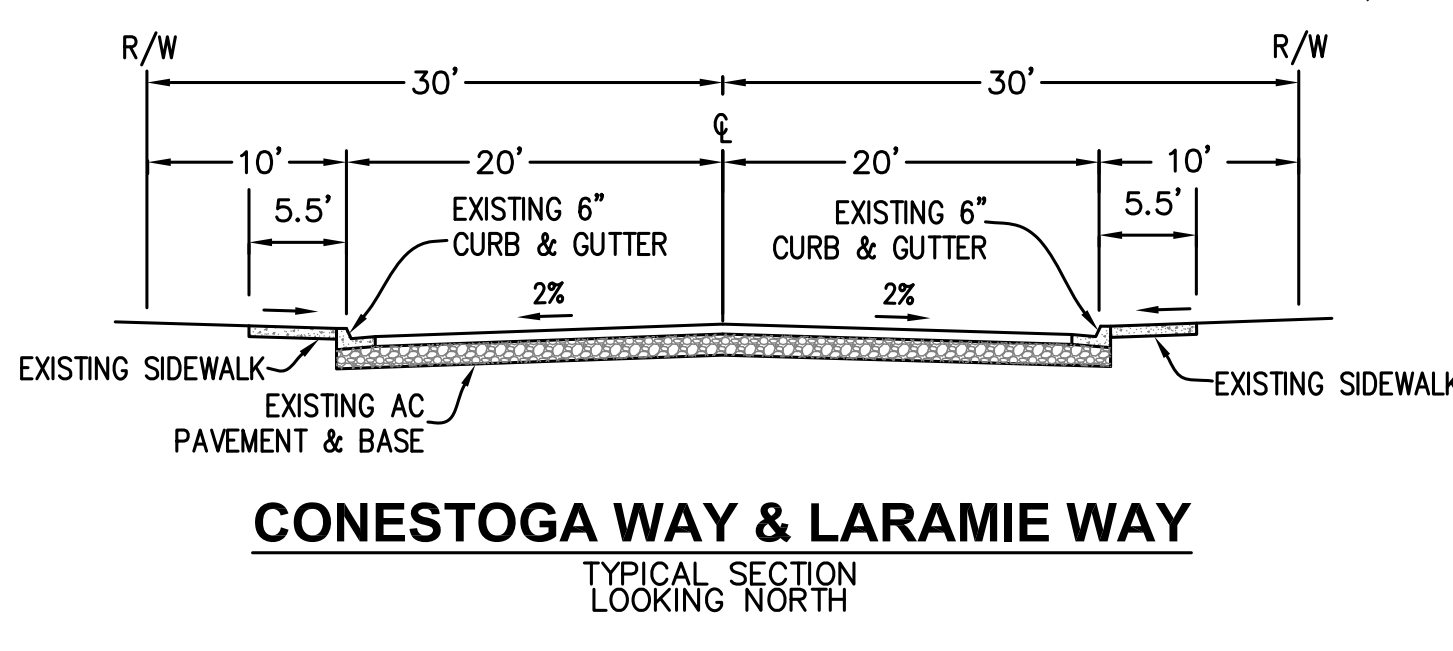
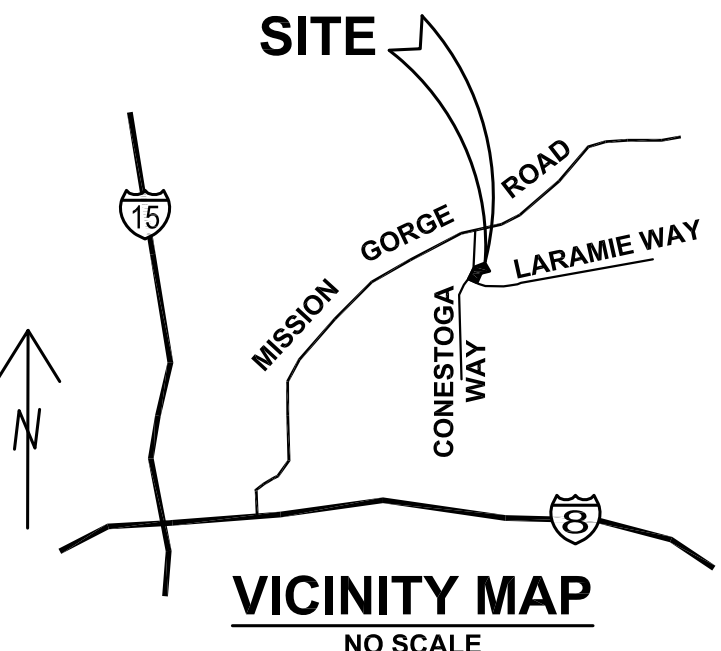
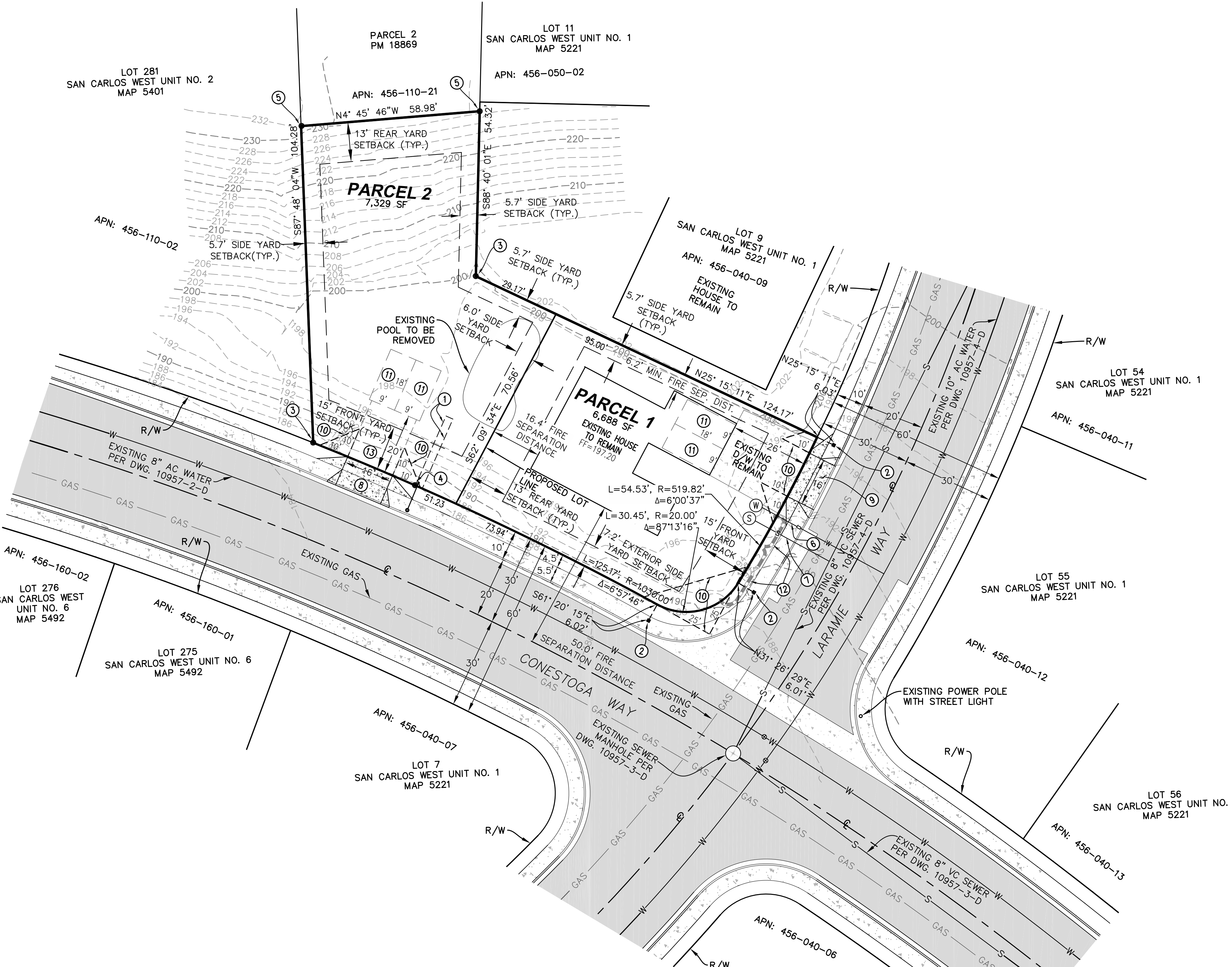
DEPT.: DEVELOPMENT SERVICES

PREPARED BY:

Lawrence W. Walsh 11/11/20
PLS 7006, RCE 46316 DATE

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

NAD 83:1872-6305 LC:232-1745 TM NO. 2397974 PTS NO. 657681



OWNER

Joseph A. Grisafi, Trustee
Grisafi Family Trust Dated 9-20-06
5502 Laramie Way
San Diego, CA 92120
(619) 708-0667



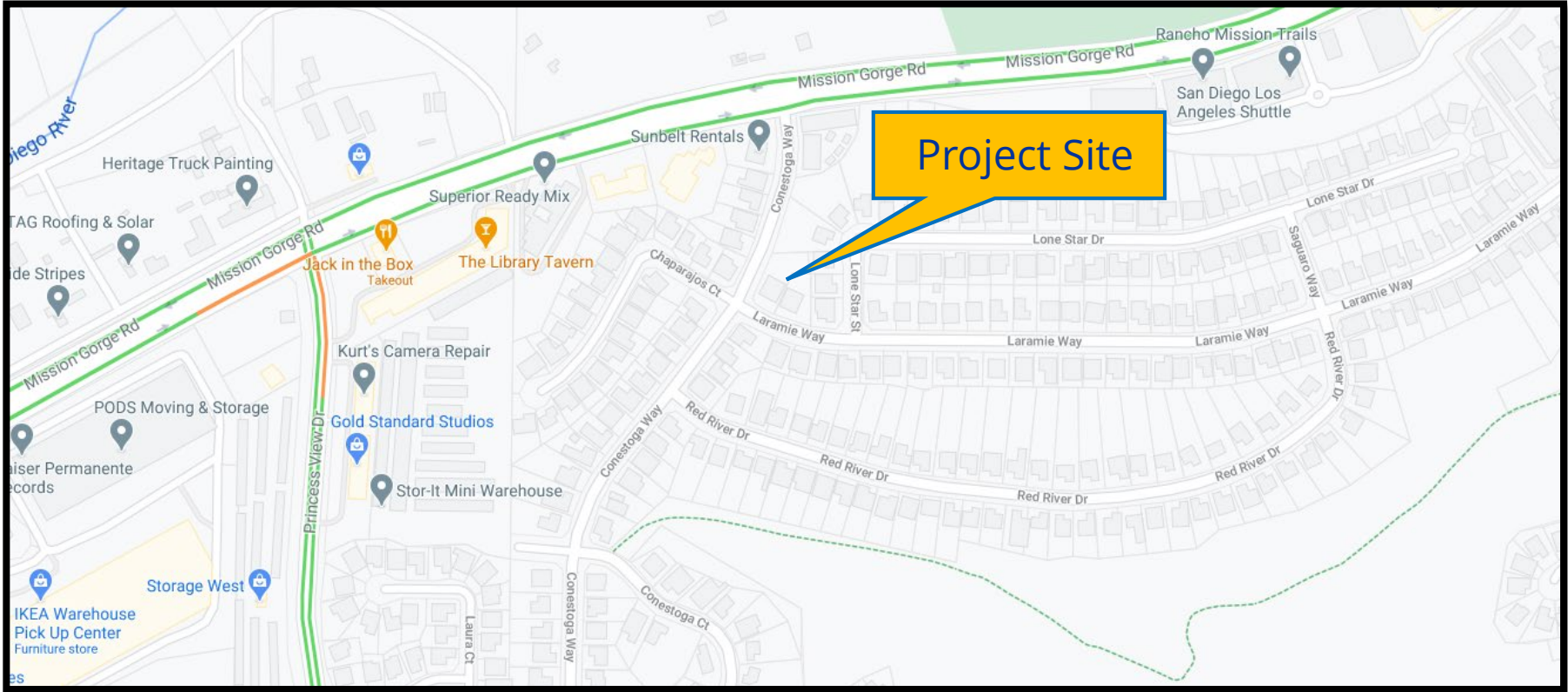
Respectfully submitted,

Derrick Johnson (D.J.)

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

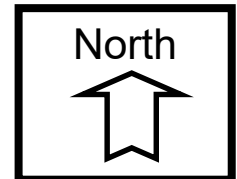
Attachments:

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



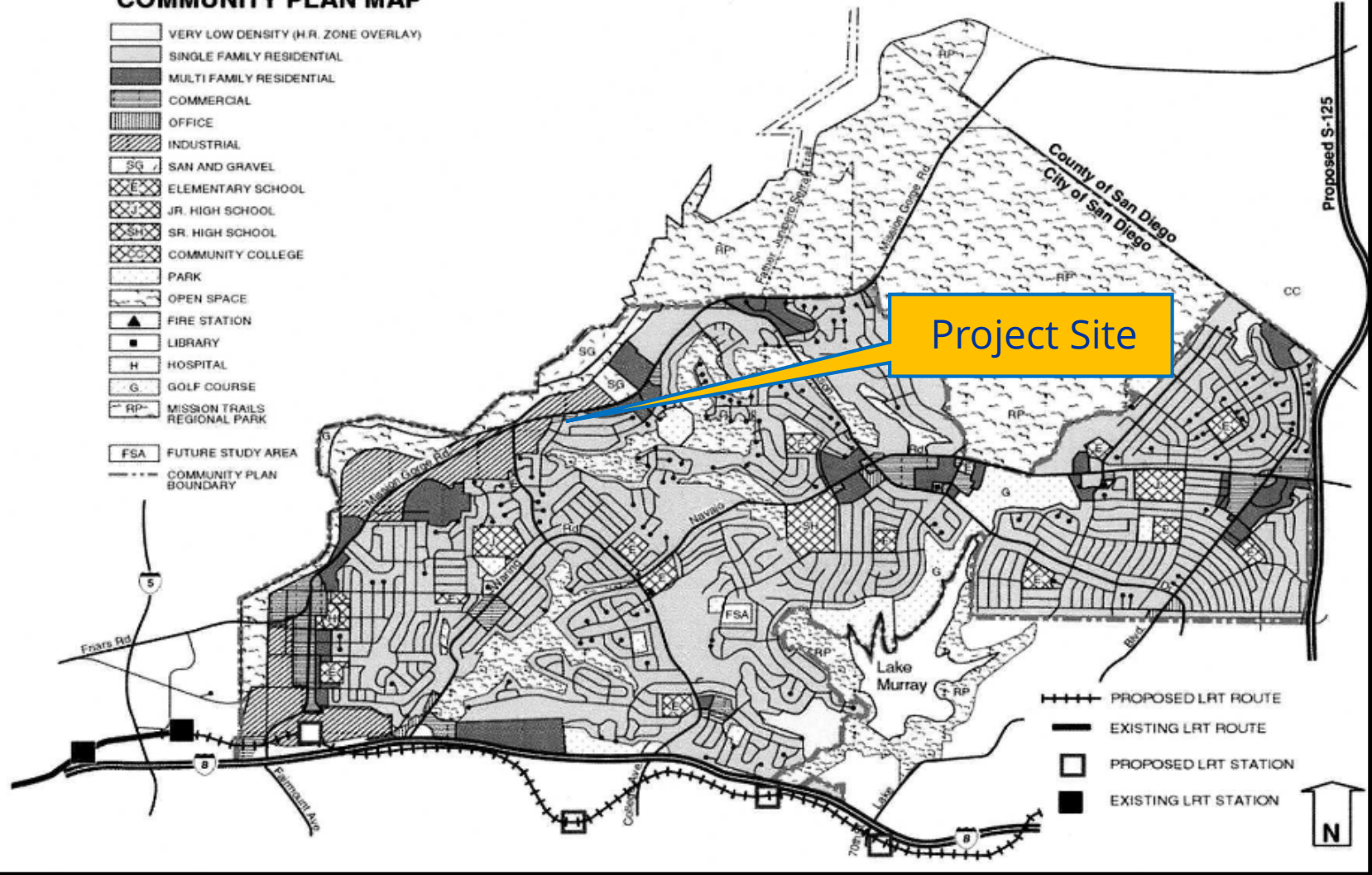
Project Location Map

Grisafi TM / 5502 Laramie Way
PROJECT NO. 657681



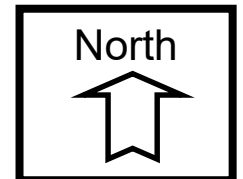
COMMUNITY PLAN MAP

- VERY LOW DENSITY (H.R. ZONE OVERLAY)
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- SAN AND GRAVEL
- ELEMENTARY SCHOOL
- JR. HIGH SCHOOL
- SR. HIGH SCHOOL
- COMMUNITY COLLEGE
- PARK
- OPEN SPACE
- FIRE STATION
- LIBRARY
- HOSPITAL
- GOLF COURSE
- MISSION TRAILS REGIONAL PARK
- FSA FUTURE STUDY AREA
- COMMUNITY PLAN BOUNDARY



Land Use Map

Grisafi TM/ 5502 Laramie Way
PROJECT NO. 657681

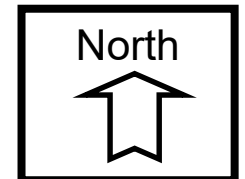




Aerial Photo

Grisafi TM/ 5502 Laramie Way

PROJECT NO. 657681



HEARING OFFICER
RESOLUTION NUMBER R-__
TENTATIVE MAP NO. 2397974
GRISAFI TENTATIVE MAP- PROJECT NO. 657681

WHEREAS, Joseph Grisafi, Owner/Subdivider, Walsh Engineering & Surveying, Engineer submitted an application to the City of San Diego for a Tentative Map No. 2397974, for the subdivision of a 0.32-acre site into two parcels. The project site is located at 5502 Laramie Way in the RS-1-7 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Review Area 2) and FAA Part 77 Noticing Area, within the Navajo Community Plan. The property is legally described as Parcel 1, Parcel Map No. 18669, City of San Diego City, County of San Diego, State of California, Recorded on April 4, 2001; and

WHEREAS, the Map proposes the Subdivision of a 0.32-acre site into two parcels; and

WHEREAS, on January 7, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305, Minor Alterations in Land Use Limitations and Section 15315, Minor Land Divisions; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on January 24, 2021, the Hearing Officer of the City of San Diego considered Tentative Map No. 2397974 and pursuant to San Diego Municipal Code section 125.0440, and

Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2397974:

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

The 0.32-acre site is located at 5502 Laramie Way in the RS-1-7 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Review Area 2) and FAA Part 77 Noticing Area, within the Navajo Community Plan. The property is zoned RS-1-7 and the Navajo Community Plan designates the use of the project site as Single Family Residential (0-4 du/ac) Very Low, and (5-9 du/ac) Low. The project is in an established residential neighborhood of the Navajo Community Plan. The 0.32-acre site can accommodate between one and three single-family dwellings within the allocated density range. Consistent with Objective A, of the General Plan Housing Element, "the City encourages the production of a diversity of new housing to ensure that an adequate supply is available to meet the existing and future needs of all residents". The subdivision achieves this goal by increasing the development opportunity to construct another residential dwelling unit on a site. The project site is currently developed with only one single family residence. The Community Plan also contains the following recommendation: "Maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range". The existing single-family residence will remain and maintain the existing residential quality in the neighborhood. The proposal to subdivide the site into two residential parcels would allow for future development of another single-family dwelling unit, in the low to low-medium density range, with a maximum of one dwelling unit on each subdivided parcel, which would be within the density range allocated by the Community Plan. The two proposed parcels meet the requirements for density, minimum lot area, lot depth and lot width. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan, by increasing the opportunity to create one additional residential dwelling unit.

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

The subdivision would result in two lots which complies with the requirements of the RS-1-7 Zone, which allow the subdivision of residential zoned land, consistent with the density of the zone. No new residential construction is proposed with this mapping action. Per SDMC Section 131.0403, the

RS-1-7 Zone requires a minimum lot size of 5,000 sf. and both parcels, Parcel 1 (6,689 square feet (sf)) and Parcel 2 (7,330 sf), meet this requirement. The two proposed parcels also meet the requirements for minimum, lot depth and lot width, within the RS-1-7 Zone.

The proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan. The two newly created parcels are consistent with the Minimum Lot size, the Floor Area Ratio, the required setbacks and all other development regulations of RS -1-7 Zone of the Land Development Code. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions to ensure the provision of adequate parking, project access and public improvements and compliance with the Land Development Code. No deviations are proposed, with this mapping action. 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 site is located in a developed, residential area that is zoned RS-1-7 and the Navajo Community Plan designates the use of the project site as Single Family Residential (0-4 du/ac) Very Low, and (5-9 du/ac) Low. The project is in an established residential neighborhood of the Navajo Community Plan. The RS-1-7 Zone is a single dwelling residential zone which requires a minimum of 5,000-square-foot per lot. The Community Plan designates the project site as Single Family Residential (0-4 du/ac) Very Low, and (5-9 du/ac) Low. The 0.32-acre site can accommodate between one and three single-family dwellings within the allocated density range. The site contains one existing dwelling unit, which will remain. The site is located in a developed, urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on, or adjacent to, the site that would limit the developable area of each lot under the SDMC regulations. Based on the geotechnical investigation submitted for the project and review of published geologic maps, including the City of San Diego Geologic Hazard and faults maps, there are no known geological hazard at the subject site. The report determined that the site is suitable for its intended use. Therefore, the subdivision to create two lots from one existing lot is physically suitable for the type and allowed density.

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 subdivision is located in a developed, residential neighborhood, which is surrounded by existing development. There are no watercourses, ESL or MHPA lands located on or adjacent to the site. The project was determined to be exempt from CEQA sections 15305, Minor Alterations in Land Use Limitations and Section 15315, Minor Land Divisions, and therefore, the project will not have a significant effect on the environment. 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 and corresponding exhibits of approvals, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed subdivision will be required to reconstruct the existing driveway to current City Standards, adjacent to the site on Laramie Way, and ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits, obtain an Encroachment Maintenance Removal Agreement for the block wall, landscape and irrigation located within the City's right-of-way. In addition, a new driveway adjacent to the site on Conestoga Way will be constructed. These required public improvements will ensure that the project is not detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no access easements through the property. The site will continue to have pedestrian access along Laramie Way which is developed with curb, gutter, and sidewalk and Parcel 2 would have access on Conestoga Way once developed. As there are no easements, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The design of the subdivision has taken into account the best use of the land. The proposed subdivision complies with Land Development Code Regulations and will have to comply with any future Building Permit requirements, including setbacks and height limitations ensuring adequate natural light and air movement between any new construction and the existing residence. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The subdivision creates two lots for single dwelling unit residential development on a site that is designated Residential and zoned RS-1-7. The project does not propose any new construction and the existing single-family residence will remain. The site is served by existing public infrastructure, including the developed road rights-of-way and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources. The subdivision would not place a significant impact on public resources such as police, fire, parks and library resources. As stated in the Community Plan, the goal is to preserve the single-family neighborhood character, but also provide housing for the growing population. The proposed development would allow for the preservation of the single-family character while aiding in the

ATTACHMENT 4

(R-[Reso Code])

housing needs of the growing population by providing the opportunity to accommodate the future development of a single-family dwelling unit on a currently developed lot. The decision maker has reviewed the administrative record including the project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and available fiscal and environmental resources and found that the proposed subdivision will contribute to alleviating the housing needs of the Navajo Community Plan area.

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. 2397974, hereby granted to Joseph Grisafi subject to the attached conditions which are made a part of this resolution by this reference.

By *Derrick Johnson (D.J.)*
Derrick Johnson (D.J.)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. Flat Fee No. 11004543

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 239797
GRISAFI TENTATIVE MAP - PROJECT NO. 657681
ADOPTED BY RESOLUTION NO. R- ON FEBRUARY 24, 2021

GENERAL

1. This Tentative Map will expire on March 10, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. 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

5. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
6. 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.
7. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the block wall, landscape and irrigation located within the City's right-of-way.
8. The Subdivider shall reconstruct the existing driveway to current City Standards, adjacent to the site on Laramie Way.
9. The Subdivider shall construct a new 16-foot wide City standard driveway, adjacent to the site on Conestoga Way.

10. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. The Subdivider shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

ATTACHMENT 5

- 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. Flat Fee No. 11004543

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 239797
GRISAFI TENTATIVE MAP - PROJECT NO. 657681
ADOPTED BY RESOLUTION NO. R- ON FEBRUARY 24, 2021

GENERAL

1. This Tentative Map will expire on March 10, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. 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

5. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
6. 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.
7. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the block wall, landscape and irrigation located within the City's right-of-way.
8. The Subdivider shall reconstruct the existing driveway to current City Standards, adjacent to the site on Laramie Way.
9. The Subdivider shall construct a new 16-foot wide City standard driveway, adjacent to the site on Conestoga Way.

10. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. The Subdivider shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

ATTACHMENT 5

- 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.
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- 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. Flat Fee No. 11004543

NOTICE OF EXEMPTION

(Check one or both)

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

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Grisafi TM / 657681

SCH No.: N.A.

Project Location-Specific: 5502 Laramie Way, San Diego, CA 92120

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

Description of nature and purpose of the Project: Tentative Map for a subdivision to create two lots from one existing lot, existing single-family residence to remain, located at 5502 Laramie Way. The 0.32-acre site is in RS-1-7 zone, within the Navajo Community Plan area, Council District 7.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joseph Grisafi, 5502 Laramie Way, San Diego, CA 92120, 619-780-0667

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: Section 15305, Minor Alterations in Land Use Limitations and Section 15315, Minor Land Divisions
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305 and Section 15315; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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



Associate Planner
Signature/Title

2/9/21

Date

Check One:

☒ Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: Grisafi TM		Project Number: 657681	Distribution Date: 4/15/2020
Project Scope/Location: NAVAJO (Process 3) Tentative Map for a subdivision to create two lots from one existing lot, existing single family residence to remain, located at 5502 Laramie Way. The 0.32-acre site is in RS-1-7 zone, within the Navajo Community Plan area. Council District 7.			
Applicant Name: Walsh, Larry		Applicant Phone Number: (619)588-6747	
Project Manager: Johnson, Derrick	Phone Number: 619-446-5237	Fax Number: (619) 321-3200	E-mail Address: JAPeterson@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 0	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: N/A			
NAME: David Smith		TITLE: Chair	
SIGNATURE:		DATE: 7/6/20	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Fourth Avenue Apartments

Project No. For City Use Only: 588751

Project Address: 2426 4th Avenue

San Diego, CA 92101

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 82-3614461

☐ 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: Fourth and Laurel LP

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego

State: CA Zip: 92106

Phone No.: 858-518-7372

Fax No.: _____

Email: Richard@nextspacedev.com

Signature: [Signature] Manager

Date: 10/31/18

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Richard Simis

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego

State: CA Zip: 92106

Phone No.: 858-518-7372

Fax No.: _____

Email: Richard@nextspacedev.com

Signature: [Signature]

Date: 10/31/18

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____

State: _____ Zip: _____

Phone No.: _____

Fax No.: _____

Email: _____

Signature: _____

Date: _____

Additional pages Attached: ☐ Yes ☐ No

Fourth and Laurel LP

2820 Shelter Island Drive
San Diego, CA 92106

ATTACHMENT 11

December 4, 2018

Manager

Richard Simis-PBS Real Estate Investments LLC

Investor Capital

Andrew French

Bill Foster

Brian Keel

Christopher Ross

CJ Stotts

Darren Magildt

Dave & Cindy Osborne

Deborah N. Klein

Dennis Alviso

Frank Vretenar

Fred Register

Gary Tanner & Denise Chamblee

Harry R Bigham

Howard Kurshenbaum

Israel N Furmansky

Jay W Richen

Joel Roos

John Falconer

Joseph R John

Joseph Siemienowski

Lance Degrazler

Linda Belzberg

Lisa Gordon Arbittier

Louis E Vener

Louis Knierim

Louis M Galper

Maria Pum

Mark McKinnon

Melissa Reinard

Paul Braun

Robert F. Bernstein

Robert Yohanan

Russell Cahoon

Saul Klein

Scott A Paul

Scott Carstens

Steven Kitay

Thomas A Krause

Thomas Duran

Timothy R Penkala

Victor Laruccia

Wenkwei Lou

William W Winternitz

TENTATIVE MAP NO. 2397974

LEGEND:

- PROJECT BOUNDARY
PROPOSED LOT LINE
EXISTING AC PAVEMENT
EXISTING PCC
EXISTING POWER POLE AND ANCHOR POLE TO REMAIN

- ① EXISTING SDG&E PUBLIC UTILITY EASEMENT PER DOC#1963-183339 REC. 10-14-63 TO BE VACATED BY SEPERATE INSTRUMENT BY OWNER AS PART OF UPCOMING UNDERGROUNDING PROJECT
② FOUND LEAD AND DISC STAMPED "RCE 9490" PER MAP 5221 TO REMAIN
③ FOUND 1/2" PIPE WITH DISC STAMPED "RCE 9490" PER MAP 5221 TO REMAIN
④ FOUND 2" PIPE WITH DISC STAMPED "RCE 9490" PER MAP 5221 TO REMAIN
⑤ FOUND 3/4" PIPE WITH NO DISC, ACCEPTED AS MONUMENT SET PER PM 18669 TO REMAIN
⑥ EXISTING WATER LATERAL TO REMAIN
⑦ EXISTING SEWER LATERAL TO REMAIN
⑧ PROPOSED 16" PCC TYPE-A DRIVEWAY APRON PER SDG-159
⑨ REMOVE EXISTING DRIVEWAY APRON AND REPLACE WITH PROPOSED 16" PCC TYPE-A DRIVEWAY APRON PER SDG-159
⑩ VISIBILITY TRIANGLE
NOTE: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 2 FEET IN HEIGHT. PER SDMC SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT
⑪ TWO 9'X18' DESIGNATED OFF-STREET PARKING SPACES IN EXISTING GARAGE ON PARCEL 1 AND FUTURE GARAGE ON PARCEL 2
⑫ EXISTING WALL TO REMAIN. EMRA TO BE PROVIDED AS A CONDITION OF FINAL MAP APPROVAL
⑬ FUTURE 16' WIDE PCC DRIVEWAY TO ACCESS 2 FUTURE OFF-STREET PARKING SPACES TO BE PROVIDED IN FUTURE GARAGE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, COS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 01-09-19 AND WERE ESTABLISHED FROM G.P.S. STATION "CITYGRID" AND G.P.S. STATION "MVE-4" PER R.O.S. 15888 (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK. THE BEARING BETWEEN STATIONS "CITYGRID" AND "MVE 4" IS N 52°10'55" E

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

THE COMBINED SCALE FACTOR AT STATION "MVE 4" IS 1.000002171
GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

ELEVATION AT STATION "MVE 4" IS 78.49 (NVGD 29)

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.

UTILITY TABLE		
PARCEL	SEWER	WATER
1	UNDERGROUND (EXISTING)	UNDERGROUND (EXISTING)
2	UNDERGROUND (PROPOSED)	UNDERGROUND (PROPOSED)

PARKING TABLE		
PARCEL	OFF-STREET SPACES REQUIRED	OFF-STREET SPACES PROVIDED
1	2	2
2	2	2

NOTES:

NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' OR GREATER AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLES FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPD'S ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.

ALL FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE RS-1-7 ZONE, EXCEPT FOR ANY DEVIATIONS APPROVED AS PART OF THIS SUBDIVISION.

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE OF RIGHT-OF-WAY LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING, ADJACENT PROPERTY OWNER. THE LANDSCAPE SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

PER SAN DIEGO MUNICIPAL CODE SECTION 144.0240(b)(3), THE PROJECT IS A SINGLE-FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES WITHIN THE LARAMIE WAY AND CONESTOGA RIGHT OF WAY

THE EXISTING SINGLE FAMILY DWELLING UNIT ON PARCEL 1 IS NOT SPRINKLERED.

EASEMENTS

PUBLIC UTILITY EASEMENT GRANTED TO SDG&E PER DOC#1963-183339 REC. 10-14-63 PER TITLE REPORT ORDER NO. 00127212-992-SD1-KM4

PRIVATE ACCESS EASEMENT (NON-PLOTTABLE) GRANTED TO VIVANT SOLAR DEVELOPER, LLC PER DOC#2013-639203 REC. 10-25-2013 PER TITLE REPORT ORDER NO. 00127212-992-SD1-KM4

LEGAL DESCRIPTION

PARCEL 1 OF 18669, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, APRIL 4, 2001, AS FILE NO. 2001-202617 OF OFFICIAL RECORDS.

ZONING

RESIDENTIAL RS-1-7

COORDINATES

LAMBERT: (NAD 27) 232-1745
CCS' 83: 1872-6305

OVERLAY ZONES

AIRPORT LAND USE COMPATIBILITY (MONTGOMERY FIELD)
AIRPORT INFLUENCE AREAS (REVIEW AREA 2)
FAA PART 77 NOTICING AREA

ASSESSOR PARCEL NUMBER

456-110-23

SITE ADDRESS

5502 LARAMIE WAY
SAN DIEGO, CA 92120

BENCHMARK

DESCRIPTION: BRASS PLUG

LOCATION: SOUTHEAST CURB RETURN AT THE INTERSECTION OF LARAMIE WAY AND CONESTOGA WAY

ELEVATION: 188.679 (NGVD 29)

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

TOPOGRAPHY SOURCE

FIELD SURVEY PERFORMED BY CIREMELE SURVEYING, INC. ON 5/8/2019 WITH SUPPLEMENTAL TOPO SURVEY PROVIDED BY WALSH ENGINEERING & SURVEYING, INC. ON 01/09/2020.

ABBREVIATIONS:

OH OVERHEAD LINES
W WATER
PP POWER POLE
WM WATER METER
S SEWER
G GAS
PCC PORTLAND CEMENT CONCRETE
AC AC PAVEMENT
PP POWER POLE
CL CENTERLINE
R/W RIGHT OF WAY
APN ASSESSOR PARCEL NUMBER
TW TOP OF WALL
BW BOTTOM OF WALL
FL FLOW LINE
TG TOP OF GRATE
TB TOP OF BOX
FF FINISHED FLOOR
GFF GARAGE FINISHED FLOOR
SF SQUARE FEET
CY CUBIC YARDS

PROJECT AREA

14,019 SQ. FT. TOTAL
EXISTING LOTS/PARCELS = 1
PROPOSED LOTS/PARCELS = 2
2 SINGLE FAMILY HOMES (1 EXISTING, 1 PROPOSED)

REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 11-11-20
REVISION 1: 7-14-20
ORIGINAL DATE: 3-11-20

SHEET 1 OF 1

DEPT.: DEVELOPMENT SERVICES

PREPARED BY:

Lawrence W. Walsh 11/11/20
PLS 7006, RCE 46316 DATE

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

NAD 83:1872-6305 LC:232-1745 TM NO. 2397974 PTS NO. 657681

