



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 28, 2018 REPORT NO. HO-18-012

HEARING DATE: March 7, 2018

SUBJECT: CREIGHTON SUBDIVISION TM – Process Three Decision

PROJECT NUMBER: [534539](#)

OWNER/APPLICANT: Asset Sentry UTA 810-150818 Trust dated 8/1/2015/Tim Seaman, Champion Permits

SUMMARY

Issue Should the Hearing Officer approve a Tentative Map for the subdivision of a 0.55-acre site into four parcels for future single-dwelling unit development, with a remainder parcel that contains an under-construction single dwelling unit?

Staff Recommendation: Approve Tentative Map No. 1879730.

Community Planning Group Recommendation: On September 18, 2017, the Encanto Neighborhoods Community Planning Group voted unanimously to recommend approval of the project with no conditions (Attachment 5).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (In Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 29, 2018, and the opportunity to appeal that determination ended February 12, 2018.

BACKGROUND

The 0.55-acre parcel is located at 6047 Creighton Way within the Encanto Community Plan area, which designates the site for Low Density Residential (5-9 dwelling units per acre) or 3-5 dwelling units allowed on site. The site is zoned RS-1-7, which allows single-unit residential development. A single dwelling unit is under construction on the property, which was approved via ministerial building permit in 2016 under Project No. 457578. The site topography is generally level, with elevations ranging from approximately 288 feet above mean sea level at the east to approximately 263 feet above mean sea level at the west. The surrounding neighborhood consists predominantly of single dwelling unit development, with Nye Elementary School to the south.

DISCUSSION

The applicant is requesting the approval of a Tentative Map per San Diego Municipal Code (SDMC) Section [125.0410](#) which requires a Process Three, Hearing Officer decision. The Tentative Map would allow for the subdivision of the existing 0.55-acre lot into four lots with one remainder parcel. Therefore, the project results in five, 5,950-square-foot lots measuring 119 feet long by 50 feet wide, which complies with the 5,000-square-foot minimum lot size and the lot dimension requirements of the RS-1-7 zone. All lots would front on and take access from the existing, developed Creighton Way right-of-way.

The under-construction dwelling unit permitted by Project No. 457578 will occupy the remainder parcel. No development is proposed on the four parcels to be created. The future single dwelling units would be required to comply with all Land Development Code Regulations and construction permit requirements. The project is located adjacent to existing single dwelling unit development and is not within or adjacent to Multiple Habitat Planning Area (MHPA) lands and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in by SDMC section [113.0103](#).

CONCLUSION

Staff has determined that the project complies with applicable sections of the San Diego Municipal Code, including the RS-1-7 zone development regulations and all City and State subdivision requirements, and that the required findings can be made. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1879730, with modifications.
2. Deny Tentative Map No. 1879730, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



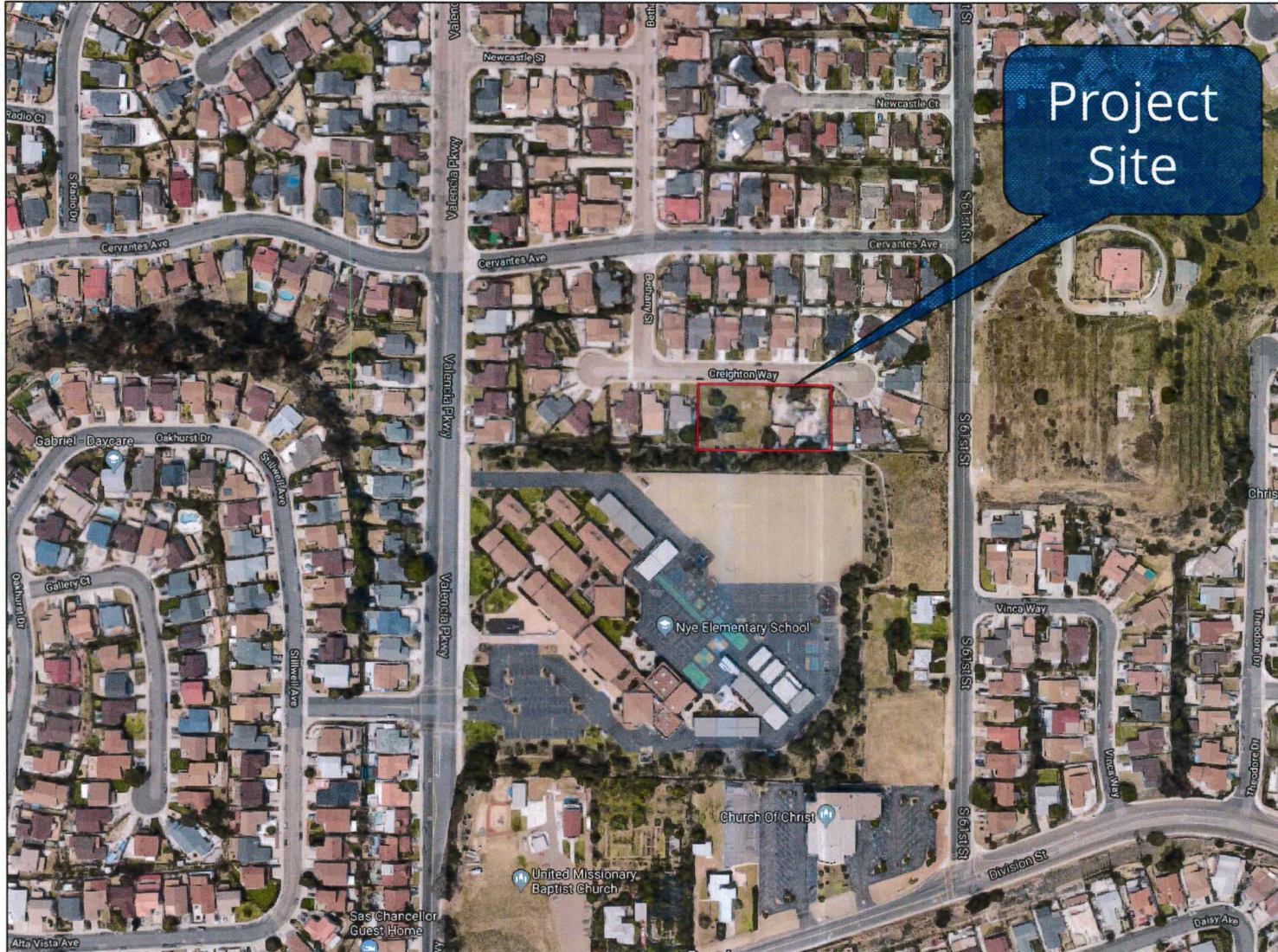
Paul Godwin
Development Project Manager

Attachments:

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



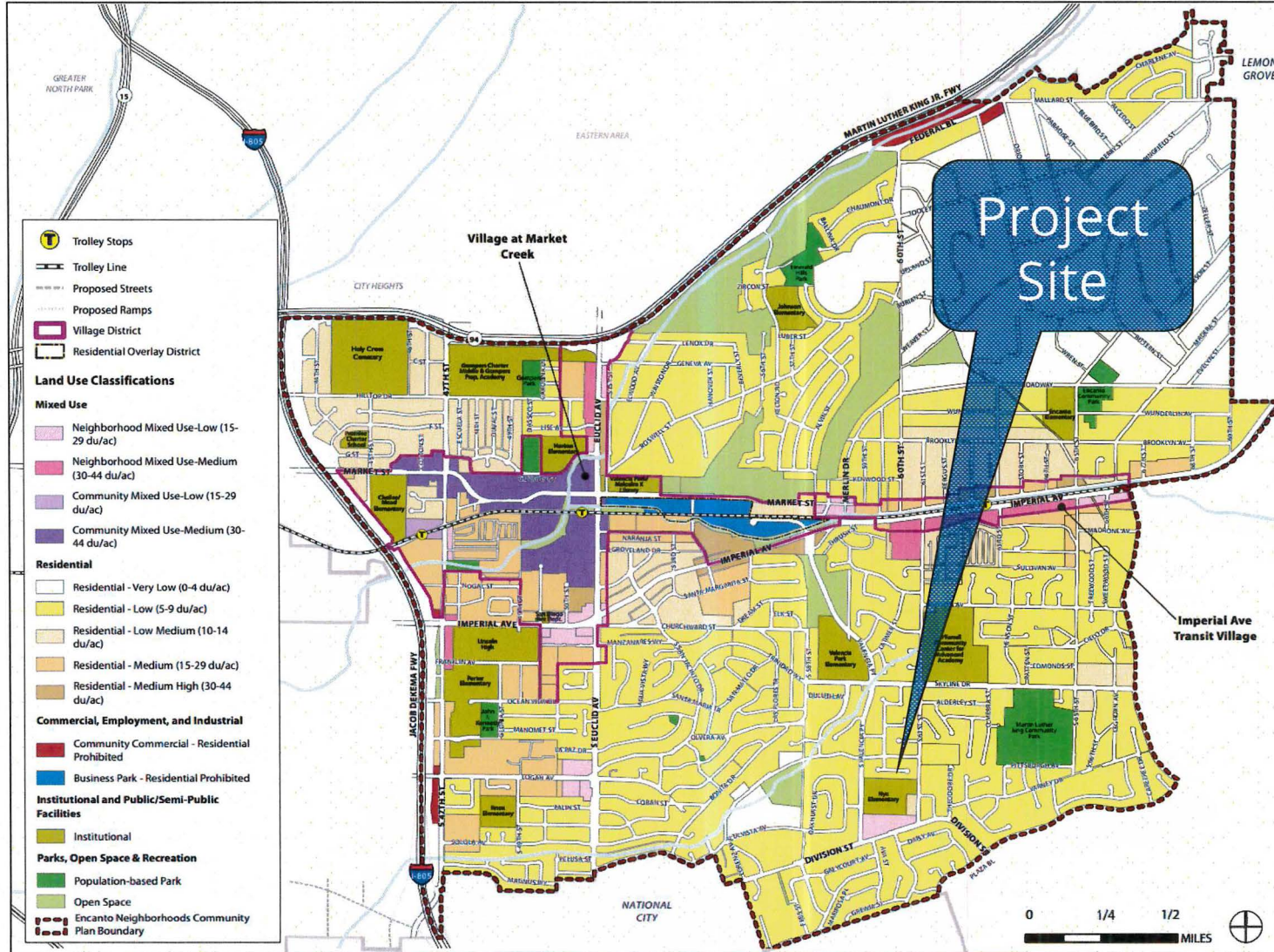
Aerial Photo



Creighton Subdivision TM, Project Number 534539
6047 Creighton Way



Community Plan



Project Site



ATTACHMENT 2

Creighton Subdivision TM, Project Number 534539
6047 Creighton Way

HEARING OFFICER
RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 1879730
CREIGHTON TENTATIVE MAP - PROJECT NO. 534539

WHEREAS, Asset Sentry UTA 810-150818 Trust dated 8/1/2015, Subdivider, and Macario Perez, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1879730, for the subdivision of a 0.55-acre site into four parcels and a remainder parcel which contains an under-construction dwelling unit. The project site is located at 6047 Creighton Way in the RS-1-7 zone within the Encanto Community Plan area. The property is legally described as portion of Lot 5 of Cave and Mc Hatton Subdivision of Lot 14 and a part of Lot 16, Ex-Mission partition, Map No. 159, filed March 30, 1887; and

WHEREAS, the Map proposes the subdivision of a 0.55-acre site into four parcels, with one remainder parcel; and

WHEREAS, on March 7, 2018, 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 15332, 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 March 7, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1879730, 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. 1879730:

Findings for a Tentative Map, SDMC Section 125.0440

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

The 0.55-acre parcel is located at 6047 Creighton Way, within the Encanto Community Plan area, which designates the site for Low Density Residential development (5-9 dwelling units per acre) or 3-5 dwelling units allowed on site. Therefore, the five single-unit lots proposed are consistent with 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 Encanto Community Plan, which encourage a diversity of housing types, infill within existing neighborhoods, and balancing new development with existing development. 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 subdivision would result in five, 5,950-square-foot lots measuring 119 feet long by 50 feet wide, which complies with the 5,000-square-foot minimum lot size and the lot dimension requirements of the RS-1-7 zone, which is a single-family zone that allows on unit per lot. All lots would front on and take access from the existing, developed Creighton Way right-of-way. The subdivision complies with all development regulations and no deviations are proposed. No development is proposed with this subdivision and the future construction of single dwelling units would be required to comply with Land Development Code Regulations and construction permit requirements. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The infill project site is located in a developed, residential area that is zoned RS-1-7 and designated for Low Density Residential development in the Encanto Community Plan.

The proposed subdivision meets the density requirements of the zone and designation. The site topography is generally level, with onsite elevations ranging from approximately 288 feet above mean sea level at the east to approximately 263 feet above mean sea level at the west. All lots would front on and take access from the existing, developed Creighton Way right-of-way with all required public utilities and services located adjacent to the site. No development is proposed on the four parcels to be created. The future single dwelling units would be required to comply with Land Development Code Regulations and construction permit requirements. 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. Therefore, the subdivision to create four lots and a remainder parcel 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 a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (Infill Development Projects). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The Tentative Map 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, including utility undergrounding, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements, which would 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.

No such adverse impacts were identified during project review. The site will continue to be accessed from the existing public street (Creighton Way) which is developed with curb, gutter, and sidewalk. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements and there are no existing access easements through the property. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 0.55-acre parcel into four lots and one remainder lot for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements, which includes setback and height limitations to ensure adequate natural light and air movement between the future structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The subdivision creates four lots and one remainder lot for single dwelling unit residential development on a site is designated and zoned for such. This project is a subdivision only and no development is proposed. Any future development would be subject to the underlying zone regulations at the time of the application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Developer Impact Fees (DIF). The site is served by existing public infrastructure, including the developed Creighton Way right-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.

That said 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 Parcel Map No. 1879730 is hereby granted to Asset Sentry UTA 810-150818 Trust dated 8/1/2015 subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007168

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1879730
CREIGHTON TENTATIVE MAP - PROJECT NO. 534539
ADOPTED BY RESOLUTION NO. R-_____ ON MARCH 7, 2018

GENERAL

1. This Tentative Map will expire March 21, 2021.
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 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. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
6. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
7. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
8. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), 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.

9. Prior to the issuance of any Certificate of Compliance or recordation of the Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

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

are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

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

Internal Order No. 24007168



THE CITY OF SAN DIEGO

Date of Notice: January 29, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007168

PROJECT NAME / NUMBER: Creighton Subdivision TM/534539
COMMUNITY PLAN AREA: Encanto Neighborhoods Community Plan
COUNCIL DISTRICT: 4
LOCATION: 6047 Creighton Way, San Diego, CA 92114

PROJECT DESCRIPTION: TENTATIVE MAP (TM) for the subdivision of 1 lot into 4 lots, plus 1 remainder lot with an existing single dwelling unit, on a 0.59 acre site. The project is located in the RS-1-7 (Residential-Single-Unit) zone of the Encanto Neighborhoods Community Plan.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for the subdivision of 1 lot into 4 lots, and 1 remainder lot would be consistent with the existing land use designation (Residential-low 5-9 du/ac), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Paul Godwin
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5190/ PGodwin@sandiego.gov

On January 29, 2018, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 12, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD
Posted JAN 26 2018 *ml*
Removed FEB 14 2018
Posted by *myralee*



ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

MINUTES OF MEETING

Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114

Monday, September 18, 2017 | 6:30p.m. – 8:30p.m.

Seat	Member	Present	Seat	Member	Present
Alta Vista	Marry Young	Y	At-Large	Brian Pollard	N
Chollas View	Ardelle Matthews	N	At-Large	Kwame Oates	Y
Emerald Hills	Vacant	N/A	At-Large	Khalada Salaam-Al	N
Encanto	Steve Ward	Y	At-Large	Karina Velazquez	Y
O'Farrell	Kenneth Malbrough	Y	At-Large	Henry Foster III	Y
Lincoln Park	Leslie Dudley	Y	At-Large	Shawn Glisson	Y
Valencia Park	Monte Jones	Y	At-Large	Vacant	
Broadway Heights	Andrea Hill	Y	At-Large	Vacant	
City Dept.	Name	Present	Office	Name	Present
Planning	Elizabeth Dickson	Y	Mayor's Office	Darnisha Hunter	N
Civic SD	Sherry Brooks	Y	Council District 4	Mathew Gordon	N
JCNI	Richard Seges	Y	Assembly 79 th	Denise Green	Y
			Senate 39 th	Chevelle Newell-Tate	Y

Number of Visitors: 19

Sign-in sheet on file: Yes

1. Call to Order & Introductions

Chair Ken Marlborough called the meeting to order at 6:40pm.
Quorum was present (8 out of 12 members).

2. Adoption of the Agenda

Leslie Dudley requested to add "New Business" to the beginning of the Agenda. Leslie made motion to move New Business to Item 6. No second. Motion failed.

Motion made by Anita Hill to adopt the agenda. Seconded by Steve Ward. Vote: 7-0-1. Motion Carried.

3. Review and Approval of Minutes

Motion made by Monte Jones to accept the July 2017 meeting minutes. Seconded by Anita Hill.

- a. Leslie Dudley had a few edits 1) 8E "Valencia and Lincoln park" should be added 2) Leslie asked Reginald Jones to donate land to become parks 3) 8F asked what type of liquor is Green Cat Liquor planning on stocking?

Motion made by Anita Hill to approve the minutes for the July Meeting 2017 with the proposed changes. Second by Monte Jones. Vote: 8-0-0. Motion Carried.

4. Communications from the Public: N/A

5. Chairs Report: N/A



Marry Young & Kwame Oates arrived. Quorum is now 10 out of 12 members.

6. **Staff Reports:**

- a. **Mayor's Office** (Darnisha Hunter): Not Present.
- b. **Council District 4:** Mathew Gordon was absent but submitted a report stating: We have made some progress on Euclid & Imperial intersection regarding code enforcement. They obtained a letter of agency from businesses in the area, which allows SDPD to go onto the property if there is an issue. For more information about the Hepatitis A outbreak please look at the e-newsletter and Council President Cole has called for more hand washing station on MTS property. The Mayor has announced three tents to be placed at the parking lot at Father Joe's Village, a vacant lot on Sports Arena Blvd, and a vacant street on 16th & Newton.
- c. **Assembly District 79:** Denise Green stated Assemblywoman Weber had nine bills send to the governor's desk including: AB1448 which establishes an Elderly Parole Program; AB1049 which focuses on school safety plans to implement more restorative justice practices; and AB1344 which was voting rights for former offenders.
- d. **Senate District 39:** Chevelle Newell-Tate stated Senator Atkins had twelve bills sent to the governor's desk including: SB230 which allow prosecutor to use previous crimes as evidence against sex traffickers; SB625 resets honorable discharge for juveniles that meet certain criteria; and SB2 creates a permanent source of funding for affordable housing.
- e. **City Planning:** Elizabeth Dickson introduced herself as the new Planner and point of contact from the City of San Diego.
- f. **Civic San Diego:** Sherry Brooks reported that Ouchi Courtyards opened a few months ago. The ground floor is retail and will include the Diamond BID offices and executive suites that are set to open in late October.
- g. **JCNI:** Richard Seges reported redevelopment of properties is in process but can't give details because of confidentiality. Richard stated most properties are in advanced stages so more announcements will come. Richard reported that from October 26th-28th JCNI is hosting a tiny home demonstration in Festival Park.


7. **Subcommittee Report:** N/A

8. **Action Items:**

- a. Creighton Subdivision Project #534539: Mike Ross Operations Manager of Whiz Builders stated the location in question is 6047 Creighton Way in Encanto. He stated the houses would be four bedrooms and two-car garage. All five lots would have the same floor plan, same look as other houses on the street, and elevation of the rest of the neighborhood. Mike stated they would make some storm water improvements.
- b. Elizabeth Dickson stated there were no comments from long-range planning.
- c. Mike Ross stated the next step is going to the Planning Commission and that they would start building as soon as they receive permits from the City.
**Motion made by Henry Foster to approve the subdivision of one (1) parcel to five (5).
Second by Kwame Oates. Vote: 10-0-0. Motion carried.**

9. **Informational Items:**

- a. **Woodman Pipe Line Replacement Project:** Not present.
- b. **Sempra Services Community Choice Aggregation:** Herman Collins stated that the City's Climate Action Plan calls for a 50% reduction in overall green house gasses by 2020 and that the largest source is from transportation/cars. Herman stated San Diego is a clean energy leader with solar installation. Herman explained the Power Charge Indifference Adjustment (PCIA) ensures customers who remain with the utility don't incur additional costs from customers who left. PCIA makes customers who leave have to help pay burden of investment to ensure future service. Sempra's position is that under the right conditions, SDG&E could support a CCA. Herman is asked the Board to bring this issue back next month as an Action Item to reconsider our position until the PCIA issue resolved.

	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: Creighton _____ **Project No. For City Use Only:** _____

Project Address: 6047 Creighton Way San Diego, CA 92114

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____

Partnership Individual Trust: Asset Century UTA 810-150818 Trust dated 8/1/15

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: Asset Century UTA 810-150818 Trust dated 8/1/15 Owner Tenant/Lessee Successor Agency

Street Address: 4777 Moderna Blvd Suite 300

City: San Diego State: CA Zip: 92117

Phone No.: 858-427-1452 Fax No.: _____ Email: abraham.edid@bluecenturionhomes.com

Signature: _____ Date: 2/22/18

Additional pages Attached: Yes No

Applicant

Name of Individual: Blue Centurion Homes LLC Owner Tenant/Lessee Successor Agency

Street Address: 9265 Activity Rd Suite 112

City: San Diego State: CA Zip: 92126

Phone No.: 858-427-1452 Fax No.: _____ Email: abraham.edid@bluecenturionhomes.com

Signature: _____ Date: 2/22/18

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: N/A Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

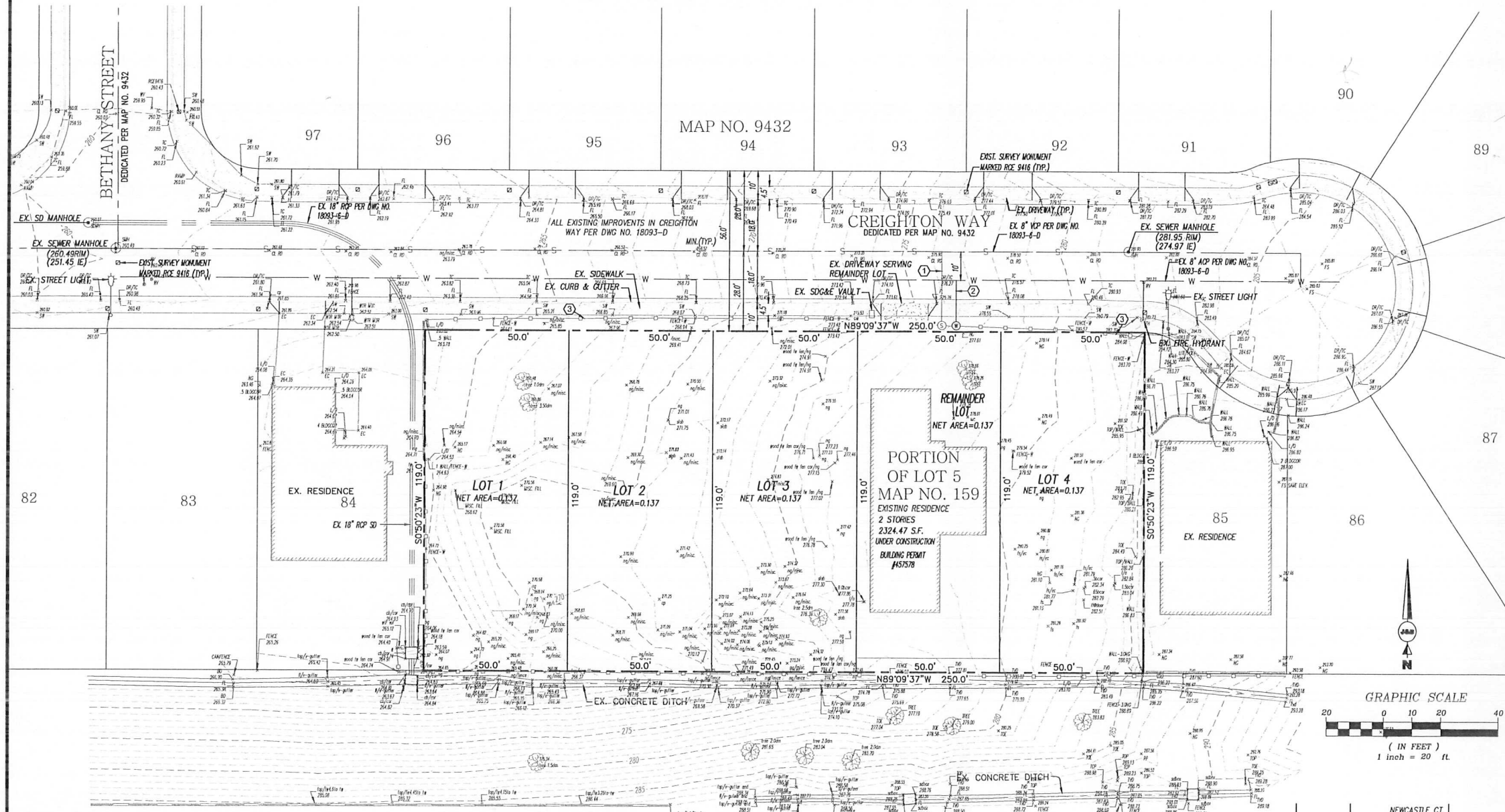
Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

TENTATIVE MAP NO. 1879730
6047 CREIGHTON WAY SAN DIEGO, CA 92114



LEGEND

EXISTING IMPROVEMENTS	DESCRIPTION	DETAIL OR STD. DWG.	SYMBOL
PROPERTY LINE / TM BOUNDARY			
LOT LINE			
ROAD CENTERLINE			
EXISTING BUILDING			
EXISTING WALL			
EXISTING UTILITIES			
EXISTING WOOD FENCE			
EXISTING CURB & GUTTER			
EXISTING SPOT ELEVATION			
EXISTING CONTOUR			
EXISTING CONCRETE PAVEMENT/SIDEWALK			
EXISTING TREES			
EXISTING SURVEY MONUMENTS			

OWNER / APPLICANT
NAME: ASSET SENTRY, A LEGAL CORPORATION, TRUSTEE, UTA 610-150818 TRUST DATED 08/17/15

BY: _____ DATE _____

SITE ADDRESS
6047 CREIGHTON WAY, SAN DIEGO, CA 92114

ASSESSORS PARCEL NUMBER
549-654-41

LEGAL DESCRIPTION
ALL THAT PORTION OF LOT 5 OF CAVE AND MC HATTON SUBDIVISION OF LOT 14 AND A PART OF LOT 16, EX-MISSION PARTITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 159, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 30, 1887, AS DESCRIBED IN DOC. #2015-0445245, RECORDED AUGUST 21, 2015. SEE ALSO CERTIFICATE DOC. #2016-0437998, RECORDED AUGUST 24, 2016.

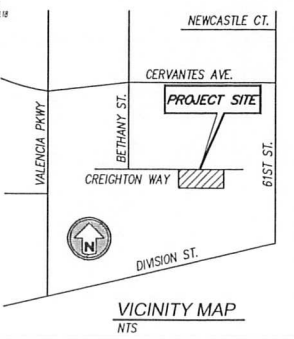
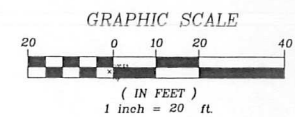
BENCHMARK
BRASS PLUG ON THE NORTH EAST CORNER OF THE INTERSECTION OF 61ST STREET AND NEWCASTLE PLACE ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEVATION = 254.661 (M.S.L.)

BASIS OF BEARINGS
THE BASIS OF BEARING OF THIS MAP IS THE SOUTHERLY PORTION OF CREIGHTON WAY AS SHOWN ON SKYVIEW MAP NO. 9432, IE. N 89° 09' 37" W

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.

PREPARED BY:
J&B ENGINEERS, SURVEYORS
13670 DANIELSON ST. STE. G,
SAN DIEGO, CA 92064
(858) 513-1741 FAX: (858) 513-1743

MACARIO R. PEREZ RCE 20604 EXP. 9/30/19 9/27/17
DATE



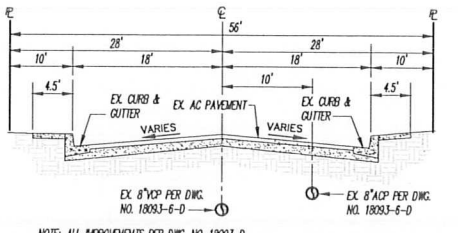
- GENERAL NOTES:**
- TOTAL AREA WITHIN SUBDIVISION: 29,750 S.F. (0.68 ACRES)
 - ZONING IS RS-1-7
 - SEWER AND WATER: CITY OF SAN DIEGO
 - FIRE: CITY OF SAN DIEGO
 - SCHOOL DISTRICT: SAN DIEGO UNION HS DISTRICT/DEL MAR UNIFIED SCHOOL DISTRICT
 - ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
 - CONTOUR INTERVAL: 1 FEET
 - DATE: 09-18-2015
 - SOURCE: J&B ENGINEERS, SURVEYORS
 - METHOD: FIELD SURVEY
 - DATE: 09-18-2015
 - LOT DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
 - THE SUBDIVIDER SHALL UNDERGROUND EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES IN ACCORDANCE WITH SAN DIEGO MUNICIPAL CODE.
 - THE SUBDIVIDER SHALL ENSURE THAT ALL ON-SITE UTILITY SERVING THE SUBDIVISION SHALL BE UNDERGROUND WITH THE APPROPRIATE PERMITS.

- CONSTRUCTION NOTES**
- EXISTING SEWER LATERAL PER DWG. NO. 18093-6-D.
 - EXISTING WATER SERVICE PER DWG. NO. 18093-6-D.
 - EXISTING WOOD FENCE.

- NOTES:**
- NO EASEMENT IN THE PROPOSED AREA.
 - NO OVERHEAD ELECTRICAL UTILITIES IN FRONT OF THE PROPERTY.

UTILITY TABLE

UTILITY	STATUS
WATER	UNDERGROUNDED
SANITARY SEWER	UNDERGROUNDED
GAS	UNDERGROUNDED
POWER/ELECTRIC	UNDERGROUNDED
CATV/COMMUNICATION	UNDERGROUNDED



REVISION 2: 9/27/17
REVISION 1: 7/17/17
ORIGINAL: 2/14/17

PLANNING ENGINEERING SURVEYING MAPPING
13670 DANIELSON ST., SUITE G POWAY, CA 92064
Ph: 858.513.1741 Fax: 858.513.1744
email: jbsurvey@sbcglobal.net



TENTATIVE MAP FOR:
6047 CREIGHTON WAY
SAN DIEGO, CA 92114
POR. LOT 5 MAP 159

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEET		I.O. NO. 24007168 PROJECT NO. 534539
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	J&B	DATE
		FILMED
AS-BUILTS		1832-6307 NAD83 COORDINATES
CONTRACTOR	DATE STARTED	192-1747 LAMBERT COORDINATES
INSPECTOR	DATE COMPLETED	C-1