



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 25, 2018 REPORT NO. HO-18-047

HEARING DATE: August 1, 2018

SUBJECT: BAY VIEW TM, Process Three Decision

PROJECT NUMBER: [527680](#)

OWNER/APPLICANT: Trolley Corridor, LLC/Omega Engineering Consultants

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map for the subdivision of a 1.773-acre site currently improved with an automobile service facility and a motel into two commercial parcels?

Staff Recommendation: Approve Tentative Map No. 1866413.

Community Planning Group Recommendation: On April 21, 2017, the Clairemont Community Planning Group voted 12-2-0 to recommend approval of the proposed project without recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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 June 27, 2018, and the opportunity to appeal that determination ended July 11, 2018.

BACKGROUND

The 1.773-acre project site is located at 2575-2585 Clairemont Drive west of Denver Street between Clairemont Drive and Ingulf Street (Attachment 1). The property is in the CC-1-3 Zone, and designated for general commercial land use in the Clairmont Mesa Community Plan (Attachment 2). The project site is also located within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Montgomery Field Airport Influence Area (Review Area II), the FAA Part 77 Notification area, the Clairemont Mesa Height Limit Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ – Type B), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone.

Surrounding land uses include multi-unit residential development, a 7-Eleven convenience store and carwash facility across Clairemont Drive to the north, a dental office, church, and a strip commercial center to the east along Denver Street, residential development to the south, and a storage yard west of the project site (Attachment 3).

The site is improved with a one-story automobile service facility that is currently vacant located at the northeast corner of the site adjacent to Clairemont Drive and Denver Street. The remainder of the site is developed with a three-story motel, the Best Western Mission Bay.

DISCUSSION

A Tentative Map is required pursuant to [San Diego Municipal Code \(SDMC\) Section 125.0410](#) to subdivide the existing 1.773-acre site into two parcels. The proposed 0.329-acre Parcel 1 will accommodate the existing one-story 2,690-square-foot automobile service facility. The proposed 1.444-acre Parcel 2 will accommodate the existing 11,910-square-foot three-story motel and associated parking. No new development or modifications to the existing development are proposed. The proposed subdivision conforms to the underlying development regulations of the CC-1-3 zone with respect to minimum lot area and dimensions, setbacks, floor area ratio, coverage, and parking. The project proposes to reconstruct the two existing driveways fronting Denver Street and the driveway along property frontage on Clairemont Drive to current City Standards. Access to the motel site is provided via an existing offsite easement through Parcel 2 of PM 21028, as shown on the TM exhibit. (Attachment 10).

The project site is located within geologic hazard zones 12 and 53 on the City's Seismic Safety Study Geologic Hazards Map. Zone 12 is characterized by potentially active faulting. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk. The geotechnical investigation reports supporting the Tentative Map have identified potentially active faults within the Tentative Map area. Due to lack of sufficient information to allow a reliable assessment of the risk, the Tentative Map has been conditioned to hold harmless the City of San Diego, its employees, and agents for any damage or injury resulting from the failure of the permitted structures, underlying soils, slopes, or utilities beneath or adjacent to the site due to the present of faulting on the subject property (Attachment 6, Condition No. 4).

There are overhead utilities existing to the south of the project along Ingulf Street and to the east of the project along a portion of Denver Street. [SDMC Section 144.0242](#) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff supports the subdivider's request for an undergrounding waiver pursuant to SDMC Section 144.0242(c)(1)(A) as the existing overhead utilities along Denver street are presently planned to be underground as part of SDG&E project 30000169265 scheduled to begin in the summer of 2018.

CONCLUSION

Staff has determined that project complies with applicable sections of the San Diego Municipal Code, including the CC-1-3 development regulation and all City and State subdivision requirements, and that the required findings can be made. Staff recommends approve of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No 1866413, with modifications.
2. Deny Tentative Map No. 1866413, if the findings required to approve the project cannot be affirmed.

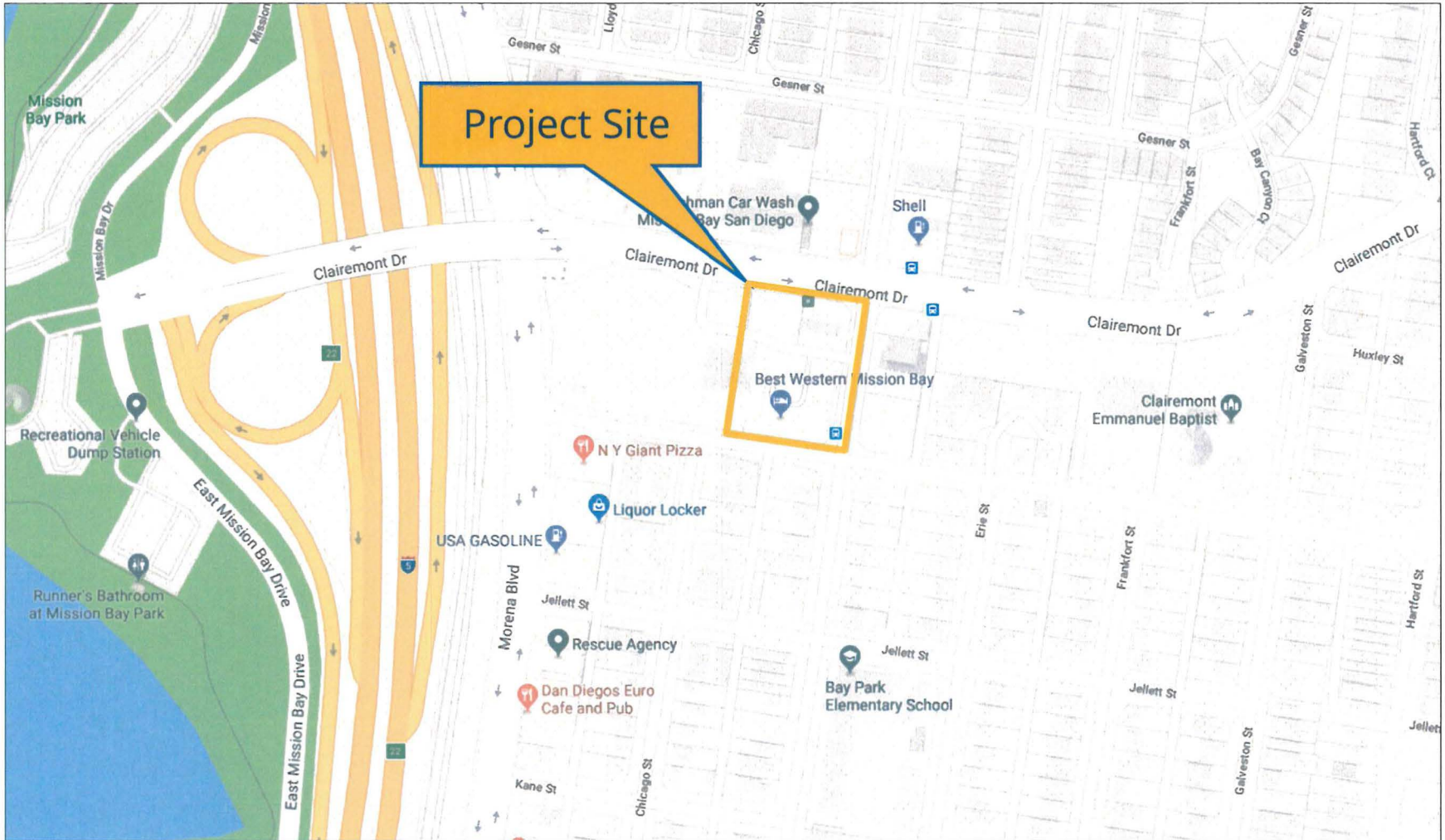
Respectfully submitted,



Paul Godwin, Development Project Manager

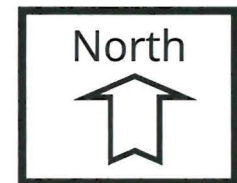
Attachments:

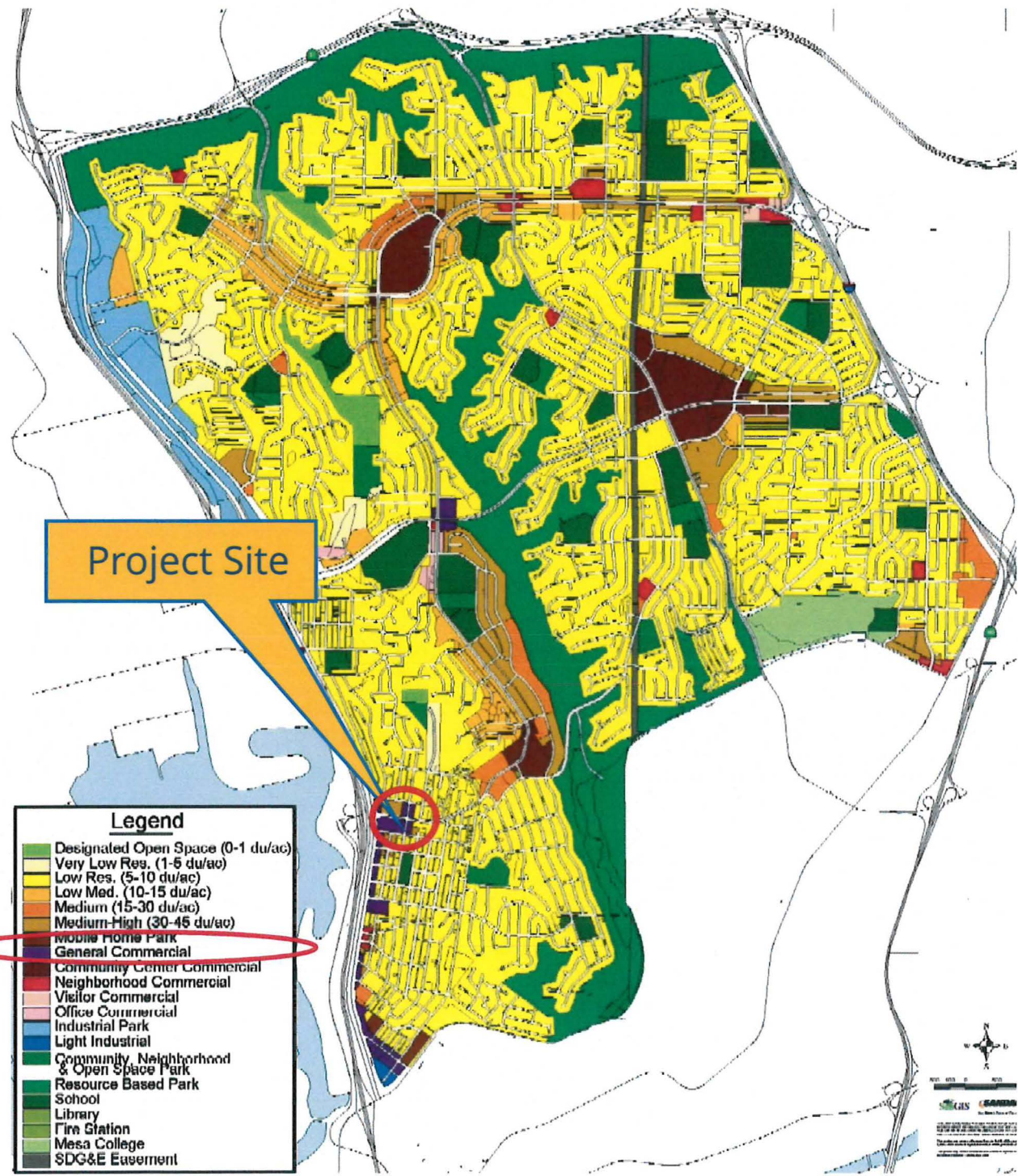
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit-Tentative Map



Project Location Map

Bay View TM / 2575-2585 Clairemont Drive
PROJECT NO. 527680





Clairemont Mesa Land Use Map

Bay View Starbucks TM / 2575-2585 Clairemont Drive
PROJECT NO. 527680





Aerial Photo

Bay View TM / 2575-2585 Clairemont Drive
PROJECT NO. 527680



HEARING OFFICER
RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 1866413
BAY VIEW TM - PROJECT NO. 527680.

WHEREAS, Trolley Corridor, LLC, Subdivider, and Omega Engineering Consultants, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1866413 for the subdivision of a 1.773-acre site into two commercial parcels on a site improved with an automobile service station and a motel, and to waive the requirement to underground existing offsite overhead utilities. The project site is located west of Denver Street between Clairemont Drive and Ingulf Street at 2575-2585 Clairemont Drive, in the CC-1-3 zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Montgomery Field Airport Influence Area (Review Area II), the FAA Part 77 Notification area, the Clairemont Mesa Height Limit Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ – Type B), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Clairmont Mesa Community Plan. The property is legally described as Parcel 1 of Parcel Map No. 21028, filed in the Office of the County Recorder of San Diego County, February 1, 2013 as Instrument No. 2013-0072287 of Official Records; and

WHEREAS, the Map proposes the Subdivision of a 1.773-acre site into two lots; and

WHEREAS, on June 27, 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 Guidelines 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, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) because the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and

WHEREAS, on August 1, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1866413, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1866413.

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

The project proposes the subdivision of one lot into two parcels. The 1.773-acre site is located at 2575 Clairemont Drive within the CC-1-3 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Montgomery Field Airport Influence Area (Review Area II), the FAA Part 77 Notification area, the Clairemont Mesa Height Limit Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ – Type B), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The site is designated for general commercial land use in the Clairmont Mesa Community Plan, intended to support a range of commercial uses including motels, restaurants and other visitor uses, retail, offices, and services stations.

The proposed subdivision would result in the creation of two parcels accommodating the existing commercial uses previously developed in accordance with the development regulations in effect at the time of construction, and consistent with general commercial land use designation of the Clairmont Mesa Community Plan. The proposed 0.329-acre Parcel 1 would accommodate the existing one-story 2,690-square-foot automobile service facility. The proposed 1.444-acre Parcel 2 would accommodate the existing 11,910-square-foot, three-story motel and associated parking. The project proposes to reconstruct the two existing driveways fronting Denver Street and the driveway along the project's frontage on Clairemont Drive to current City Standards. No new development or modifications to the existing development are proposed. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project site is zoned CC-1-3, which is a community commercial zone intended to accommodate community-serving commercial services, retail use, and limited industrial uses of moderate intensity and small to medium scale. The site is currently improved with a one-story automobile service facility that is currently vacant located at the northeast corner of the site adjacent to Clairemont Drive and Denver Street. The remainder of the site is developed with a three-story motel, the Best Western Mission Bay. The proposed subdivision would create a 0.329-acre parcel that will accommodate the existing automobile service station, and a 1.444-acre parcel to accommodate the existing three-story motel and associated parking, and has been designed in conformance with the development regulations of the underlying zone. No new development or modifications to the existing development are proposed. The project proposes to reconstruct the two existing driveways fronting Denver Street and the driveway along property frontage on Clairemont Drive to current City Standards. 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 project site is a corner lot located within an urbanized portion of the City. The site is zoned CC-1-3 and allows a range of community-serving commercial services, retail use, and limited industrial uses of moderate intensity and small to medium scale. The site is currently improved with a one-story automobile service facility that is currently vacant located at the northeast corner of the site adjacent to Clairemont Drive and Denver Street. The remainder of the site is developed with a three-story motel, the Best Western Mission Bay. Existing improvements were developed in conformance with all applicable development regulations in effect at the time. The proposed subdivision would result in the creation of two parcels with no change in use or density previously approved. Therefore, the site is physically suitable with the type and density of the 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.

The environmental analysis of the project determined that the proposed subdivision would not have the potential for causing a significant effect on the environment. The project was determined to be exempt from CEQA pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is 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 design of the subdivision was reviewed and determined to be in compliance with the San Diego Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval relevant to public improvements, undergrounding of utilities, and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. The completion of the specified improvements to the satisfaction of the City Engineer will be required prior to the approval of the final map to ensure public health, safety and welfare. The project was determined to be exempt pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

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

The 1.773-acre project site is located at 2575-2585 Clairemont Drive, west of Denver Street between Clairemont Drive and Ingulf Street. There is a private easement for ingress and egress within the subdivision boundary. The property, however, does not contain any public easements that have been acquired by the public at large for access through or use of property with the proposed subdivision. Therefore, the design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision would result in the creation of two parcels accommodating the existing commercial uses developed in accordance with the development regulations in effect at the time of construction. No new development or modifications to the existing development are proposed. The existing structures within the subdivision boundary have been designed to provide to the extent feasible, for future passive or natural heating and cooling opportunities, and the approval of this Tentative Map would not affect future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed subdivision would result in the creation of two parcels accommodating the existing commercial uses previously developed in accordance with the development regulations in effect at the time of construction, and consistent with general commercial land use designation of the Clairmont Mesa Community Plan and the underlying CC-1-3 zone. The creation of the two parcels accommodating the existing commercial uses on the site would not affect the housing needs and would not increase the need for public services in the region. The project site is served by existing public infrastructure, including water, sewer, electrical and gas lines. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region, and balanced those needs against the needs for public services and the available fiscal and environmental resources, and found that the proposed subdivision would not affect the housing needs of the region and would not result in additional demand for public services or available fiscal and environmental resources.

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. 1866413, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Trolley Corridor, LLC., 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. 24007127

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1866413
BAY VIEW TM - PROJECT NO. 527680
ADOPTED BY RESOLUTION NO. HO-_____ ON AUGUST 1, 2018

GENERAL

1. This Tentative Map will expire August 15, 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. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.
4. The Subdivider, Trolley Corridor, LLC, 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.

GEOLOGY

5. The geotechnical investigation reports supporting the Tentative Map have identified potentially active faults within the Tentative Map area. The project's geotechnical consultant has opined that structural setbacks are not warranted as the risk of surface fault rupture is low. At the present time, the available information is not sufficient to allow a reliable assessment of the level of risk and extent of the potential hazard from surface fault rupture at this site. Therefore as a condition of the Tentative Map the Subdivider, Trolley Corridor, LLC, during the term of its (their) ownership, and its (their) successors, heirs, assignees, transferees and grantees, during their respective terms of ownership, shall indemnify, defend and hold harmless the City of San Diego, its employees and agents from any and all costs, losses, liabilities or damages resulting from bodily injury, property damage or death to

the Owner(s), its (their) family, guests, invitees, visitors, employees, agents or contractors, which occur on the subject property, which are sustained, caused or result from failure of the permitted structure(s), underlying soils, slopes, or utilities which are beneath or adjacent to the referenced property due to the presence of faulting on the subject property. The Owner(s), its (their) successors, heirs, assignees, transferees, and grantees, during their respective terms of ownership, shall assume all risks and costs, known or unknown, associated with ownership, use, development, occupancy, or maintenance of the subject property.

ENGINEERING

6. Prior to recordation of the Parcel Map, the Subdivider shall assure by permit and bond to reconstruct the existing driveways to current City Standards adjacent to the site on Denver Street and Clairemont Drive.
7. Prior to recordation of the Parcel Map, the Subdivider shall assure by permit and bond to reconstruct the existing curb ramp with current City Standard curb ramp on the southwest corner of Clairemont Drive and Denver Street.
8. Per the City of San Diego Street Design Manual-Street Light Standards, the Subdivider shall upgrade all existing street light to current City standards adjacent to the site on Clairemont Drive, Denver Street and Ingulf Drive.
9. Prior to recordation of the Parcel Map, the Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for private sewer lateral located within the driveway on Denver Street.
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.

TRANSPORTATION

11. If the portion of the site previously utilized as an auto service facility is reconfigured to any other use, the Owner/Permittee shall close the driveway on Clairemont Drive and relinquish access, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT

12. Prior to issuance of any engineering permits, the Subdivider shall privatize the existing sewer lateral by obtaining Encroachment and Maintenance Removal Agreement for the existing sewer service located under the driveway on Clairemont.

MAPPING

13. 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.
14. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
15. 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.
16. 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.

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.

ATTACHMENT 5

- 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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

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

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

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

Project No.: 527680

Project Title: Bay View TM

PROJECT LOCATION-SPECIFIC: The project is located at 2575 and 2585 Clairemont Drive, San Diego, CA within the Clairemont Mesa Community Planning Area.

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

Description of nature and Purpose of the Project: Tentative Map (TM) for the subdivision of one lot into two parcels at an existing motel site. The project site has been previously developed and consist of existing structures and various landscape and hardscape improvements. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the proposed project. The 1.773-acre site is located at 2575-2585 Clairemont Drive in the CC-1-3 zone(s) of the Clairemont Mesa Community Plan.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Cole Stafford, Omega Engineering Consultants, 4340 Viewridge Suite B, San Diego, 92123/ (858) 634-8620

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: 15315 (Minor Land Divisions).
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15315. The exemption allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a divisions of a larger parcel within the previous two years and the parcel does not have an average slope greater than 20 percent. The project meets all the above parameters and there is no physical development in conjunction with this tentative map and impacts to the environment under this action would not occur.

ATTACHMENT 6

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

Jeff Lyman / SENIOR PLANNER

SIGNATURE/TITLE

(JD)

7
8/19/2018

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



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

Community Planning Committee Distribution Form Part 2

Project Name: Bay View Starbucks TM		Project Number: 527680	Distribution Date: 1/20/2017
Project Scope/Location: CLAIREMONT MESA - (Process 3) Tentative parcel map for the subdivision of one lot into two parcels at an existing motel site. The 1.773-acre site is located at 2575-2585 Clairemont Drive in CC-1-3 zone(s) of the Clairemont Mesa Community Plan. Council District 2.			
Applicant Name:		Applicant Phone Number:	
Project Manager: Tim Daly	Phone Number: (619) 446-5356	Fax Number: (619) 446-5245	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 2	Members Abstain 0
<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:			
NAME: NAVEEN WANEY		TITLE: CHAIR	
SIGNATURE:		DATE: 4/21/17	
<i>Attach Additional Pages If Necessary.</i>		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

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 TPM

Project Title

Bayview Lot Split

Project No. For City Use Only

527680

Project Address:

2575-2585 Clairemont Drive, San Diego, CA 92117

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Bayview Starbucks Lot Split Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Trolley Corridor, LLC

Owner Tenant/Lessee

Street Address:
12625 High Bluff Drive

City/State/Zip:
San Diego, CA 92130

Phone No: (858) 481-3081 Fax No:

Name of Corporate Officer/Partner (type or print):
Bruce Kleege

Title (type or print):
Owner

Signature:  Date: 2/1/16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

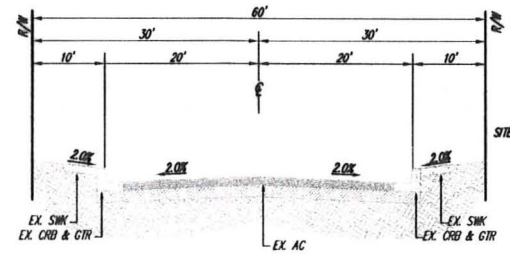
Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

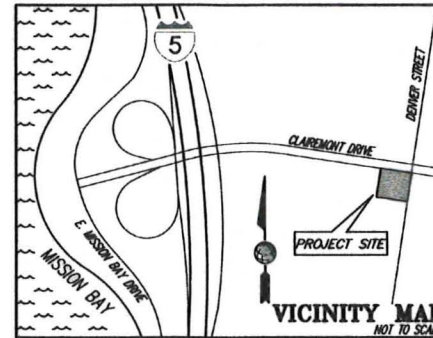
Title (type or print):

Signature: Date:

BAYVIEW LOT SPLIT TENTATIVE MAP



EX TYPICAL SECTION - INGULF DRIVE
NOT TO SCALE



OWNER/APPLICANT:

TROLLEY CORRIDOR, LLC
12625 HIGH BLUFF DRIVE
SAN DIEGO, CA 92130
(858) 481-3001

APN NO:

430-030-57-00 & 430-030-60-00

SITE SUMMARY:

TOTAL PROPOSED NUMBER OF PARCELS:	2
PARCEL 1:	14,258.23 SF (0.327 ACRES)
PARCEL 2:	62,859.82 SF (1.445 ACRES)
GROSS AREA OF SITE:	77,218.05 SF (1.773 ACRES)

SITE RESTRICTIONS:

ZONING: CC-1-J COMMERCIAL COMMUNITY ZONE	THE PROJECT SITE IS LOCATED WITHIN THE FOLLOWING PLANNING ZONES:
SETBACKS: FRONT = NONE, SIDE = 10' MIN., OPTIONAL 0', STREET = NONE, REAR = 10' MIN., OPTIONAL 0'	<ul style="list-style-type: none"> • AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MONTGOMERY FIELD) • THE AIRPORT INFLUENCE OVERLAY ZONE (MONTGOMERY FIELD - REVIEW AREA A) • THE FAA PART 77 NOTIFICATION AREA • THE CLAREMONT MESA HEIGHT LIMIT OVERLAY ZONE • THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPOIZ - TYPE B) • THE NORTH BAY REDEVELOPMENT PROJECT AREA • THE RESIDENTIAL TANDEN PARKING OVERLAY ZONE • THE TRANSIT AREA OVERLAY ZONE • THE CLAREMONT MESA COMMUNITY PLAN AREA
MAX HEIGHT = 45'	
MAX FLOOR AREA RATIO = 0.75	

LEGAL DESCRIPTION

PARCEL 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 21028, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 1, 2013 AS INSTRUMENT NO. 2013-0072287 OF OFFICIAL RECORDS.

NAD 27 COORDINATE INDEX

226 - 1705

NAD 83 COORDINATE INDEX

1866 - 6265

SOURCE OF TOPOGRAPHY

THE SOURCE OF TOPOGRAPHY FOR THIS SURVEY IS A FIELD SURVEY BY OMEGA LAND SURVEY ON SEPTEMBER 10, 2015.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD83, ZONE 6 EPOCH 1991.35 BETWEEN STATION 1905 AND STATION 154 PER ROS 14492, SAID BEARING BEING N 05°18'38" W.

BENCHMARK

THE VERTICAL BENCHMARK FOR THIS SURVEY IS A BRASS PLUG IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF MORONA BLVD & INGULF STREET HAVING AN ELEVATION OF 23.97' (MSL) PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.

PARKING SUMMARY

- PARKING SPACE STRIPING ON EXISTING PARCEL 1:
- LUBE SITE:
 - 5 TOTAL PARKING SPACES (1 HANDICAP RESERVED PARKING SPACE)
 - (EXISTING SPACES NO PROPOSED MODIFICATION)
 - MOTEL SITE:
 - 103 TOTAL SPACES (5 HANDICAP RESERVED PARKING SPACES)
 - 48 SPACES WITHIN THE MOTEL COURTYARD (5 HANDICAP RESERVED SPACES)
 - 51 SPACES ADJACENT (17 COMPACT SPACES)
 - 4 COMPACT SPACES ADJACENT TO THE OFFICE
 - (STRIPING PROPOSED TO BE MODIFIED AS REFLECTED HEREON)

LEGEND:

ITEM	SYMBOL
INDICATES RECORD DATA PER PW 21028	()
RIGHT OF WAY LINE	////
ACCESS RIGHTS RELINQUISHED PER MAP NO. 3780	----
PROPERTY BOUNDARY	=====
PROPOSED LOT LINE	=====
EXISTING EASEMENT LINE	-----
SETBACK LINE	-----
STREET CENTERLINE	-----
EXISTING SPOT ELEVATIONS	•
EXISTING CONTOUR
EXISTING WATER LINE	-----
EXISTING SEWER LINE	-----
EXISTING GAS LINE	-----
EXISTING OVERHEAD POWER LINE	-----
EXISTING OVERHEAD TELEPHONE LINE	-----
EXISTING FIRE HYDRANT ASSEMBLY	-----
EXISTING STORM DRAIN	-----
EXISTING STORM DRAIN INLET	-----
EXISTING CURB & CUTTER	-----
EXISTING DRAINAGE PATTERN	-----
EXISTING UTILITY BOX LABELED PER PLAN	-----
EXISTING PARKING STRIPING	-----
EXISTING STREET LIGHT	-----
EXISTING SIGN	-----
EXISTING BUILDING	-----
EXISTING SURVEY MONUMENT, AS NOTED	•
PROPOSED SURVEY MONUMENT	•
PROPOSED CURB RAMP	-----
PROPOSED DRIVEWAY	-----
PROPOSED STRIPING	-----
POTENTIALLY ACTIVE FAULT LINE APPROXIMATE LOCATION	-----

EXISTING EASEMENTS:

- AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 19, 1957 IN BOOK 6876, PAGE 521 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SEWER, DRAINAGE & PUBLIC UTILITIES AS SHOWN ON MAP NO. 3780.
- PROVISIONS OF THE DEDICATION STATEMENT ON THE MAP OF THE TRACT WHICH RELINQUISHES CERTAIN RIGHTS OF INGRESS AND EGRESS TO THE PUBLIC STREET, AS SHOWN ON MAP NO. 3780.
- AN EASEMENT FOR COMMUNICATION STRUCTURES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 15, 1958 IN BOOK 7083, PAGE 140 OF OFFICIAL RECORDS.
- AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED AUGUST 21, 1958 IN BOOK 7223, PAGE 221 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF STEWART TITLE COMPANY, TRUSTEE UNDER HOLDING AGREEMENT NO. 7, RECORDED MAY 13, 1983 AS FILE NO. 83-158324 OF OFFICIAL RECORDS.

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - TENTATIVE MAP
- SHEET 3 - SITE MAP

MAPPING NOTE

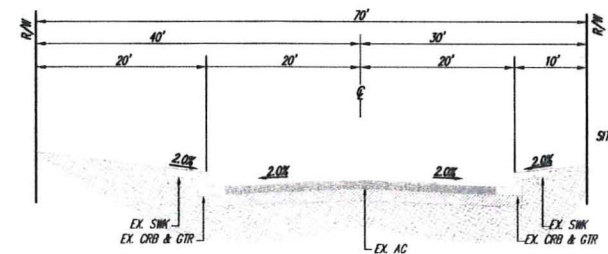
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

GEOLOGIC AND GEOTECHNICAL CONDITIONS

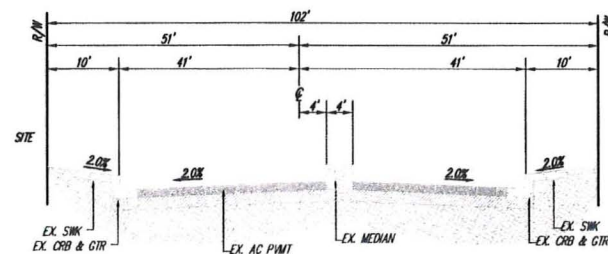
NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS SEE NON-TITLE INFORMATION SHEET WITHIN THE FINAL PARCEL MAP.

GEOTECHNICAL REPORT

GEOTECHNICAL RECOMMENDATIONS & FAULT LOCATIONS PER "REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION" PREPARED BY GEOTECHNICAL EXPLORATION, INC. DATED OCTOBER 15, 2015, AND "RESPONSE TO CITY OF SAN DIEGO CYCLE REVIEW COMMENTS LDR-GEOTECH: PROJECT NO. 527680, CYCLE ISSUE" PREPARED BY GEOTECHNICAL EXPLORATION, INC. DATED SEPTEMBER 15, 2017 AS JOB NO. 05-83081.5



EX. TYPICAL SECTION - DENVER STREET
NOT TO SCALE



EX. TYPICAL SECTION - CLAREMONT DRIVE
NOT TO SCALE

DATE: 7/23/2018 10:00:00 AM BY: SCW/SJW/CE PREPARED BY: DMC/OMEGA (3030 BAYVIEW LOT SPLIT) (400) (PW) (0300-7) (PW) - TITLING

ENGINEER OF WORK:

ANDREW J. KAMM
R.C.E. 50940

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: (858) 634-8620 FAX: (619) 664-4291
Email: andrew@omega-consultants.com

7/27/18
DATE

BAYVIEW LOT SPLIT TENTATIVE MAP

TM 1866413
I.O. 24007127 / PTS 527680
SHEET 2 OF 3

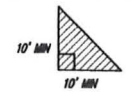
NO.	BEARING	LENGTH
L1	N 35°40'10" W	6.00'
L2	N 09°02'53" E	5.88'
L3	N 09°02'53" E	6.00'
L4	N 09°02'02" W	6.00'
L5	N 09°58'09" W	5.95'
L6	N 09°58'09" W	5.91'
L7	N 09°57'58" W	5.80'
L8	N 09°57'14" W	6.05'
L9	N 09°52'42" E	6.00'

MONUMENT NOTES:

- (A) FOUND LEAD & DISC STAMPED "ICE 9822"
- (B) FOUND LEAD & DISC STAMPED "LS 5717"
- (C) FOUND 3/4" IRON PIPE WITH PLUG STAMPED "LS 5717"
- (D) PROPOSED MONUMENT

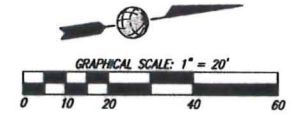
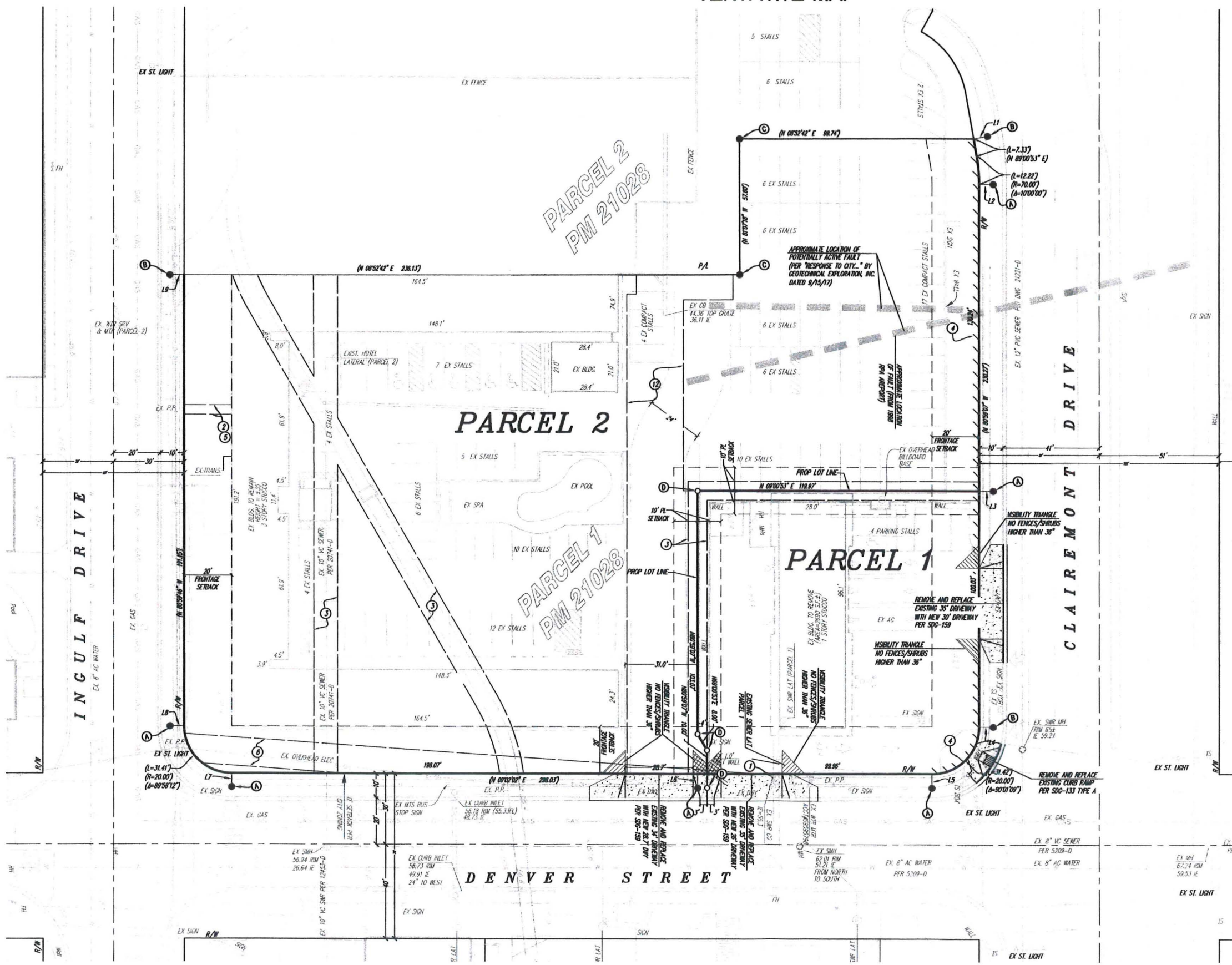
SIGHT VISIBILITY NOTES:

THERE ARE NO PROPOSED IMPROVEMENTS THAT EXTEND GREATER THAN 36" ABOVE GRADE WITHIN THE SITE VISIBILITY TRIANGLES. THESE AREAS SHALL REMAIN FREE OF FENCES/SHRUBS OR OTHER OBSTRUCTIONS GREATER THAN 36 INCHES IN HEIGHT



PRIVATE SEWER LATERAL NOTES:

- (1) THE EXISTING SEWER LATERAL AND SEWER CLEANOUT THAT IS LOCATED WITHIN THE SITE DRIVEWAY SHALL BE MADE PRIVATE AND AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) SHALL BE GRANTED FOR THIS FACILITY AS A NON-STANDARD IMPROVEMENT.



ENGINEER OF WORK:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. KANN
No. 50940
CIVIL
STATE OF CALIFORNIA

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWBRIDGE AVE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: (858) 634-8620 FAX: (619) 664-4291
Email: andrew.j.kann@omega-consultants.com

ANDREW J. KANN / R.C.E. 50940 DATE: 7/12/18

DATE: 7/12/2018 10:43:17 AM BY: SCW SAVAGE REVISION: P. DUNCAN (LSD) BARKER (LSD) W. JACOBI (LSD) W. JACOBI (LSD) - PHASE - BUILDING

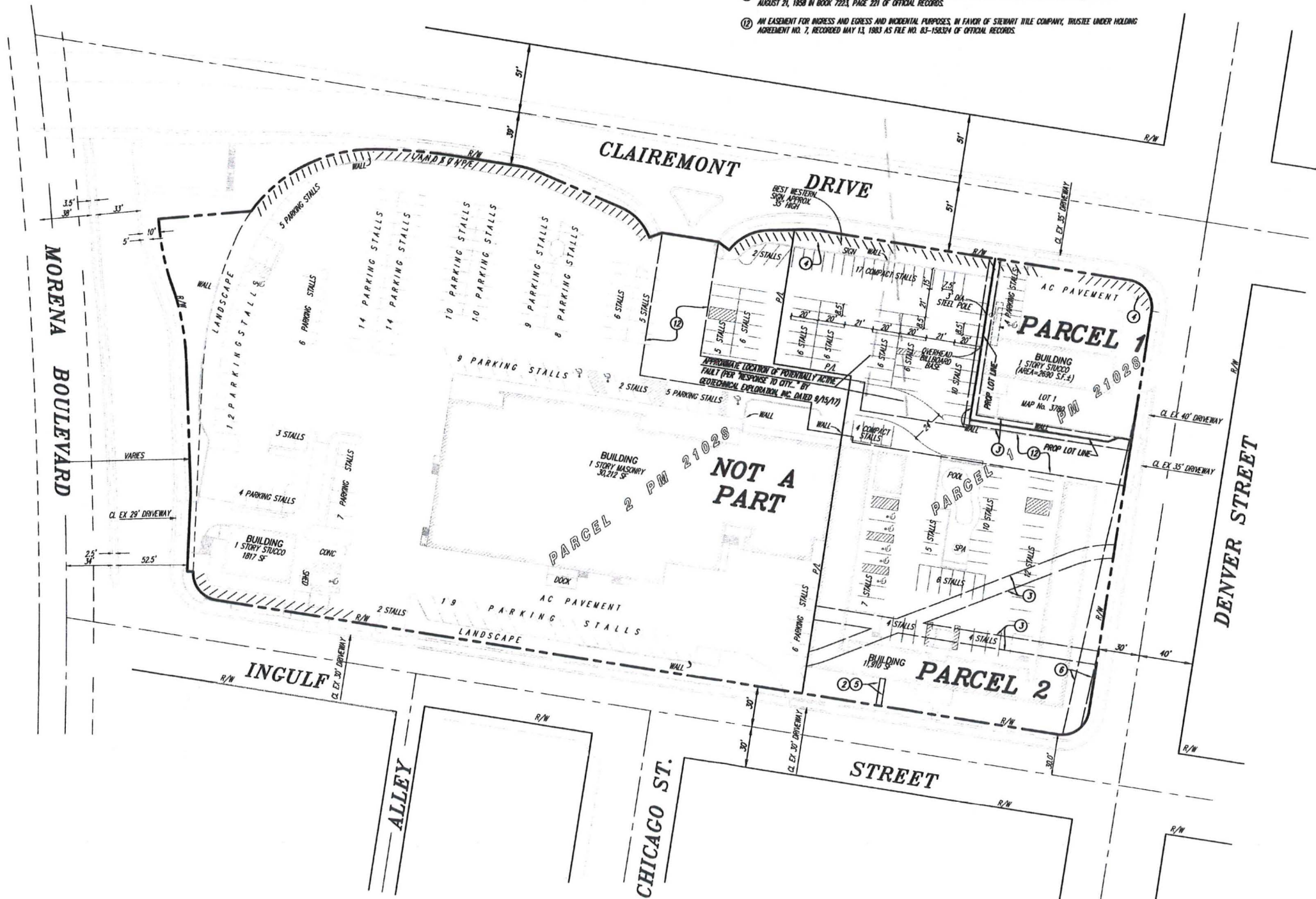
BAYVIEW LOT SPLIT SITE MAP

PARKING COUNT

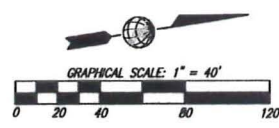
- PARKING SPACE STRIPING ON PROPOSED PARCEL 1:**
- **LURE SITE:**
 - 5 TOTAL PARKING SPACES (1 HANDICAP RESERVED PARKING SPACE) (EXISTING SPACES NO PROPOSED MODIFICATION)
 - **MOTEL SITE:**
 - 103 TOTAL SPACES (5 HANDICAP RESERVED PARKING SPACES)
 - 48 SPACES WITHIN THE MOTEL COURTYARD (5 HANDICAP RESERVED SPACES)
 - 51 SPACES ADJACENT (17 COMPACT SPACES)
 - 4 COMPACT SPACES ADJACENT TO THE OFFICE (STRIPING PROPOSED TO BE MODIFIED AS REFLECTED HEREON)

EXISTING EASEMENTS:

- AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 18, 1957 IN BOOK 6876, PAGE 531 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SEWER, DRAINAGE & PUBLIC UTILITIES AS SHOWN ON MAP NO. 3780.
- PROVISIONS OF THE DEDICATION STATEMENT ON THE MAP OF THE TRACT WHICH RELINQUISHES CERTAIN RIGHTS OF INGRESS AND EGRESS TO THE PUBLIC STREET, AS SHOWN ON MAP NO. 3780.
- AN EASEMENT FOR COMMUNICATION STRUCTURES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 15, 1958 IN BOOK 7083, PAGE 140 OF OFFICIAL RECORDS.
- AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED AUGUST 21, 1958 IN BOOK 7223, PAGE 221 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF STEWART TITLE COMPANY, TRUSTEE UNDER HOLDING AGREEMENT NO. 7, RECORDED MAY 13, 1983 AS FILE NO. 83-158324 OF OFFICIAL RECORDS.



7/12/2018 11:17:00 AM BY: SEAN SWANSE FILENAME: P:\DWG\OMEGA\1866413\BAYVIEW LOT SPLIT\1866413-TM1866413-SITE MAP.DWG



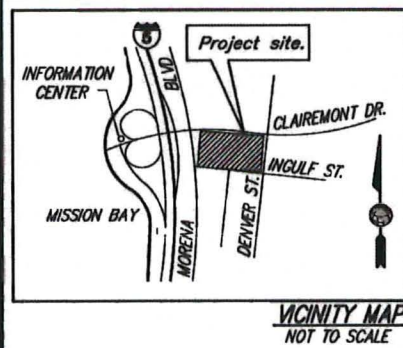
ENGINEER OF WORK:

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PH: (619) 634-8620 FAX: (619) 664-4291
Email: andrew@omega-consultants.com

DATE: 7/12/18

NON-TITLE INFO SHEET



LEGEND:

- INDICATES SUB-DIVISION BOUNDARY LINE
- ==== INDICATES RIGHT OF WAY LINE
- - - - INDICATES STREET CENTERLINE
- ==== INDICATES PROPOSED NEW LOTLINE
- INDICATES THE APPROXIMATE LOCATION OF POTENTIALLY ACTIVE FAULTS (PER GEOTECHNICAL REPORTS OF RECORD STATED HEREON)

NOTES:

INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION IN THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP.

GEOTECHNICAL REPORTS OF RECORD:

1. REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, BAY VIEW PLAZA STARBUCKS, 2585 CLAIREMONT DRIVE, SAN DIEGO, CALIFORNIA, PREPARED BY GEOTECHNICAL EXPLORATION, INC., DATED OCTOBER 15, 2015 (THEIR PROJECT NO. 05-9083.5).
2. FAULTING INFORMATION, BAY VIEW PLAZA STARBUCKS, 2585 CLAIREMONT DRIVE, SAN DIEGO, CALIFORNIA, PREPARED BY GEOTECHNICAL EXPLORATION, INC., DATED OCTOBER 15, 2015 (THEIR PROJECT NO. 05-9083.5).
3. RESPONSE TO CITY OF SAN DIEGO CYCLE REVIEW COMMENTS LDR-GEOTECH: PROJECT NO. 527680, CYCLE ISSUE 6, BAY VIEW LOT SPLIT, 2585 CLAIREMONT DRIVE AND PARCEL 2 TO THE WEST AND SOUTH, SAN DIEGO, CALIFORNIA, PREPARED BY GEOTECHNICAL EXPLORATION, INC., DATED SEPTEMBER 15, 2017 (THEIR PROJECT NO. 05-9083.5).

