



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 15, 2004 REPORT NO. HO-04-208

ATTENTION: Hearing Officer

SUBJECT: ARECHIGA TENTATIVE MAP
PROJECT NUMBER: 11072

LOCATION: 135 South 45th Street

APPLICANT: Joy Christensen

SUMMARY

Requested Action - Should the Hearing Officer approve a Tentative Map to create two lots from one lot?

Staff Recommendation - APPROVE an application for a Tentative Map No. 20776 with conditions (Attachment 5)

Community Planning Group Recommendation - On September 13, 2002, the Southeastern San Diego Community Planning Group voted 10-0-0 to approve the project with no conditions.

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, minor deviation of land.

BACKGROUND

The proposed subdivision is located at 135 South 45th Street within the Southeastern San Diego Planned District. The site is designated residential at a density of 5-10 dwelling units per acre within the Southeastern San Diego Community Plan. The proposed request for the subdivision of one lot into two will not have an adverse affect on the community plan. The site is zoned SF-5000 (single family) and is bounded by single family residential dwellings to the north, south, east, and west.

The Tentative Parcel Map request is a Process Three, Hearing Officer decision as outlined in San Diego Municipal Code (SDMC) Section 125.0430, when the proposed subdivision is less than five lots.

DISCUSSION

The proposed Tentative Parcel Map meets all zoning and land use requirements and will result in a total of two vacant lots. There currently exist four structures on the lot. Three of the structures are for storage and one a residential dwelling. All four structures are required to be removed prior to recordation of the Parcel Map as they will conflict with required zoning setbacks for the lots. No deviations are being proposed therefore no other discretionary permit is required. Since the existing public right-of-way do not meet current standards, conditions have been included that require the Subdivider to upgrade the improvements. These conditions include the installation of a new curb, gutter, sidewalk, two drive-ways along 45th Street, and the relocation of a drainage catch basin which will be redesigned to current standards (attachment 5, No. 7-9 & 24).

CONCLUSION

City Staff have reviewed the proposed Tentative Parcel Map is in conformance with the applicable sections of the San Diego Municipal Code Sections regulating Tentative Parcel Maps. Staff have determined that the development is consistent with the residential land use designation of the Southeastern San Diego Community Plan. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 20776 with modifications.
2. Deny Tentative Map No. 20776 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

William Zounes, Development Project Manager

Attachments:

1. Aerial Photograph Community Plan Land Use Map
2. Project Location Map
3. Project Data Sheet
4. Tentative Parcel Map

5. Draft Map Conditions and Subdivision Resolution
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Chronology