



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 15, 2013 REPORT NO. HO 12-043
ATTENTION: Hearing Officer
SUBJECT: LINTON TENTATIVE PARCEL MAP - PROCESS 3
PROJECT NUMBER: 291712
LOCATION: 3710 Alcott Street
APPLICANT: Robert Bateman

SUMMARY

Issue(s): Should the Hearing Officer approve a Tentative Parcel Map for a two-lot subdivision of a 0.53-acre single lot within the Peninsula Community Planning area?

Staff Recommendations - APPROVE Tentative Map No. 1039642.

Community Planning Group Recommendation - On January 15, 2013, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315 (minor land division). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 2, 2012, and the opportunity to appeal that determination ended December 21, 2012

BACKGROUND

The 0.53-acre site is located at 3710 Alcott Street in the Loma Portal neighborhood of the Peninsula Community Plan designated for residential development and zoned RS-1-4. The site consists of one parcel which is irregular in shape with frontage on Poinsettia Drive and Alcott Street. A slight slope exists on the western portion of the site with a slope differential of approximately 12 feet in elevation. The property does not contain environmentally sensitive lands. The site is surrounded by single family homes. Currently existing on the site is a single family home constructed in 1953.

A Tentative Parcel Map is required for the proposed two lot subdivision in accordance with San Diego Municipal Code section 125.0410.

DISCUSSION

The project proposes a two-lot subdivision from an existing 0.53-acre site resulting in the following: Parcel 1 = 13,152 square feet and Parcel 2 = 10,028 square feet. The subdivision is within the density range of the community plan and consistent with the regulations of the underlying zone. The Tentative Map includes grading resulting in five cubic yards of cut, 80 cubic yards of fill and 80 cubic yards of import covering 0.08 acres of the site. Required improvements at the corner of Poinsettia Drive and Alcott Street include the reconstruction of the pedestrian ramp and the reconstruction of the existing driveway along Poinsettia Drive to current city standards. The subdivision would result in the existing residence located on Parcel 1 and one remaining vacant Parcel No. 2. No development is proposed with this application. Future development of Parcel 2 would be ministerial if no deviations are requested.

CONCLUSION

Staff has determined that the project complies with the development regulations of the underlying zones and the applicable land use plans, recommendations and policies for the site. An environmental evaluation performed by the Development Services Department determined that the proposed subdivision was exempt from further environmental review pursuant to the California Environmental Quality Act. Staff believes the applicable Findings to approve the project can be positively affirmed by the Hearing Officer.

ALTERNATIVES

1. **Approve** Tentative Map No. 1039642, with modifications or;
2. **Deny** Tentative Map No. 1039642 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

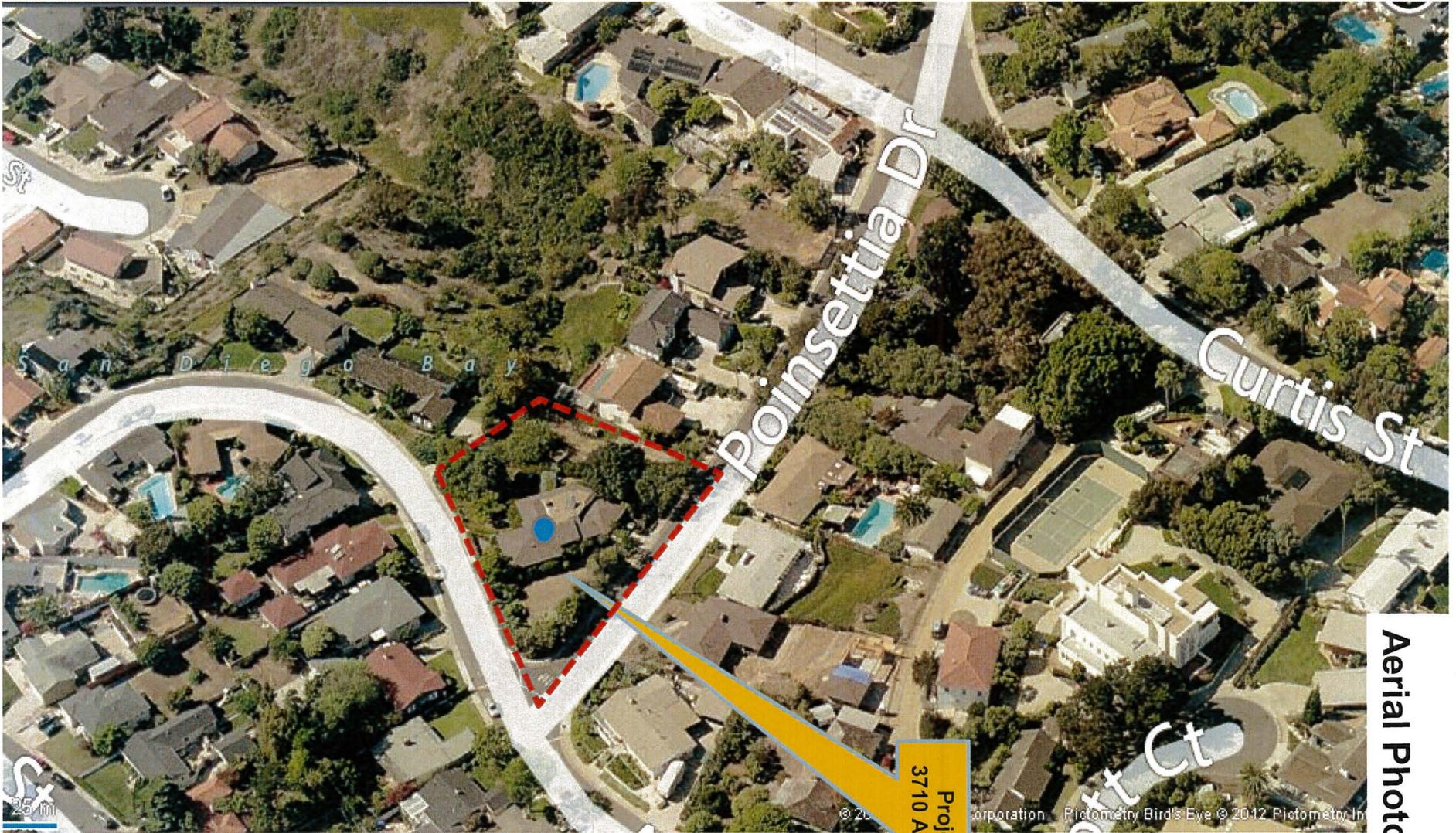


William Zounes,
Development Project Manager

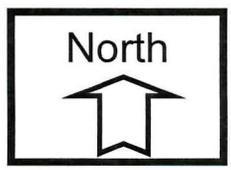
Attachments:

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

5. Draft Tentative Map Resolutions with Findings
6. Draft Tentative Map Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Project Plans



Attachment 1
Aerial Photograph of Site

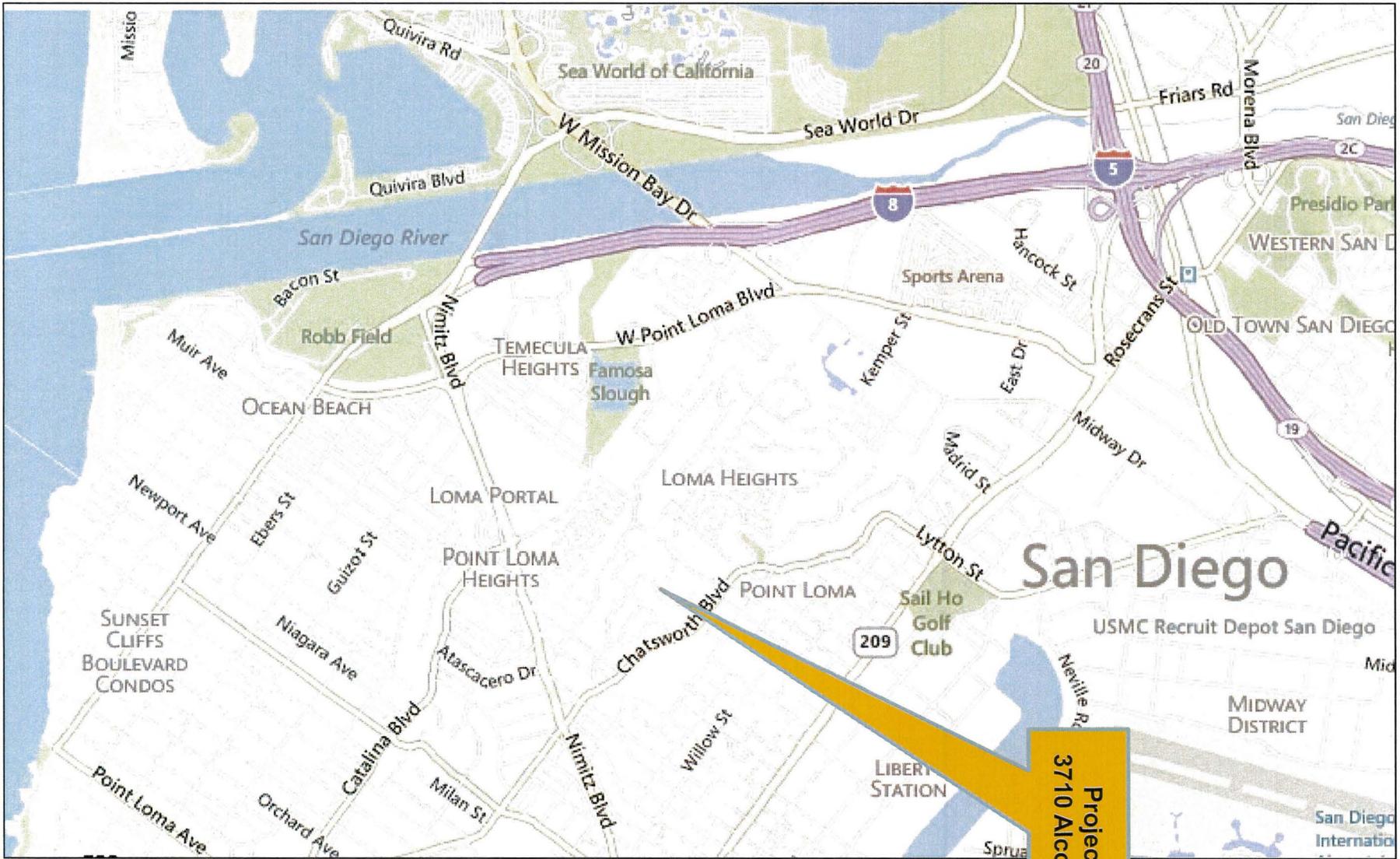


Aerial Photograph (Birds Eye)

Linton Tentative Map - Project No. 291712
3710 Alcott Street



Project t Site
3710 Alcott Street



ATTACHMENT 3- Project Location Map



Project Location Map

Linton Tentative Map- PROJECT NUMBER 291712
3710 Alcott Street



Project Site
3710 Alcott Street

PROJECT DATA SHEET

PROJECT NAME:	Linton Tentative Parcel map	
PROJECT DESCRIPTION:	Tentative Parcel Map to subdivide an existing developed single-family lot into two parcels.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Tentative Parcel Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-4</p> <p>HEIGHT LIMIT: 30 feet</p> <p>LOT SIZE: 0.53-acres.</p> <p>FLOOR AREA RATIO: Varies</p> <p>FRONT SETBACK: 20 feet</p> <p>SIDE SETBACK: 0.08 x Lot Width</p> <p>STREETSIDE SETBACK: 0.10 x Lot Width</p> <p>REAR SETBACK: 20 feet</p> <p>PARKING: 2 spaces per home</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family Residential, RS-1-4	Single Family Homes
SOUTH:	Single Family Residential, RS-1-7	Single Family Homes
EAST:	Single Family Residential, RS-1-4	Single Family Homes
WEST:	Single Family Residential, RS-1-4	Single Family Homes
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 15, 2013, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the project with no conditions	

HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1039642, LINTON TENTATIVE
PARCEL MAP- PROJECT NO. 291712.

WHEREAS, ROBERT LINTON, Subdivider, and ROBERT BATEMAN, surveyor, submitted an application to the City of San Diego for a Tentative Parcel Map for the subdivision of a single lot into two lots. The project site is located 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area. The property is legally described as Lot 62 of Point Loma Villas, according to Map thereof No. 1587, filed in the Office of the County Recorder of Said San Diego County July 8, 1913, excepting there from the northeasterly 30 thereof; and

WHEREAS, the Map proposes the Subdivision of a 0.53-acre site into a two lot subdivision; and

WHEREAS, on December 2, 2012, 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 15315; 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 May 15, 2013, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 1039642 and pursuant to San Diego Municipal Code section(s) 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 Parcel Map No. 1039642:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

The community plan designates the site for low density residential development. The subdivision would facilitate future development of one additional home on a separate lot. The allowable density range is 1-4 dwelling units per acre. The subdivision is consistent with this range. The proposed subdivision would also implement the goal and objective of the General Plan by facilitating the development of infill housing at the single family density range within the San Diego region. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and Subdivision Map Act Sections 66473.5, 66474(a), and 66474(b)).

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

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

City staff has reviewed this project in accordance with the RS-1-4 zone and has determined that the proposed development complies with the applicable zoning and development standards and regulations of the Land Development Code. The newly created lots are consistent with the lot

standards of the RS-1-4 zoning which requires a minimum area of 10,000 square feet, 65 feet of street frontage and a lot depth of 100 feet. The existing residence constructed in 1953 will be in compliance with the underlying zone regulations with respect to setbacks, floor area ratio and parking requirements. An existing driveway must be reconstructed prior to recordation of the Parcel Map to ensure safe and efficient ingress and egress to the site as a result of the newly created lot lines. Public improvements include the reconstruction of a new curb ramp at the corner of Poinsettia Drive and Alcott Street. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

The majority of the site is relatively flat and contains one residential structure. The site does not contain environmentally sensitive lands and the project has been exempted in accordance with the California Environmental Quality Act Guidelines Section 15315 for minor land revisions. The Tentative Map would create two parcels. One parcel would maintain the existing structure while the second parcel would allow the development a single family residence consistent with the RS-1-4 zone and Peninsula Community Plan. Therefore, the site is physically suitable for the type and density of the development.

4. 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area. The site does not contain environmentally sensitive lands and the subdivision was determined to be exempt from the need for environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 for minor land revisions.

The Tentative Map requires public right-of-way improvements including a new driveway, reconstruction of an existing driveway, and the reconstruction of the pedestrian ramp located at the corner of Poinsettia Drive and Alcott Street. No development is proposed with this application. The Tentative Map was reviewed by the City of San Diego for conformance to the Land Development regulations and Land Use Policies. The Tentative Map included a review for compliance towards storm water runoff requirements during and after potential future construction. The project is located within an urbanized environment where there are no watercourses on or adjacent to the site. Therefore, the subdivision will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Parcel Map includes conditions and corresponding exhibits of approvals relevant to undergrounding new utilities, public improvements, and the payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The subdivision was determined to be exempt from the California Environmental Quality Act Guidelines Section 15315 for minor land revisions. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

As a conditions of the Tentative Parcel Map, the subdivider shall record a Declaration of Covenants and Reservation of Easements for a cross lot Drainage Easement for the two lots. The Declaration of Covenants and Reservation of Easements shall be private and relieve the City of San Diego from becoming a participant in any dispute that might arise in the future between the private parties. 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 (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

The proposed subdivision of a 0.53-acre parcel into two lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The potential

and opportunity to implement sustainable building techniques during building permit review that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs exist. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, and architectural treatments to provide to the extent feasible, for future passive or natural heating and cooling opportunities. Additionally, heating and cooling techniques may be accomplished by the planting of large broad leaf deciduous trees. 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes a Tentative Parcel Map to create two parcels from a 0.53-acre single parcel located at 3710 Alcott Street in the RS-1-4 Zone, within the Peninsula Community Planning Area.

The site is currently developed with one residence. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. The site does not contain environmentally sensitive lands and the subdivision was determined to be exempt from the need for environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 for minor land revisions. The provision of an additional residential unit and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. Therefore, those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the additional residential unit would assist the housing needs of the Peninsula Community.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Parcel Map No. 1039642, is hereby granted to ROBERT LINTON subject to the attached conditions which are made a part of this resolution by this reference.

By

William Zounes
Development Project Manager

Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003132

HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1039642, LINTON
TENTATIVE PARCEL MAP - PROJECT NO. 291712

ADOPTED BY RESOLUTION NO. R- _____ ON _____

GENERAL

1. This Tentative Parcel Map will expire May 29, 2016.
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.

Project No. 291712
TM No. 1039642

ENGINEERING

5. The Subdivider shall record a Declaration of Covenants and Reservation of Easements for a cross lot Drainage Easement for the two project sites currently held by the same owner. The Declaration of Covenants and Reservation of Easements shall state: Since the Drainage Easement agreement is a private and not a public issue, The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.
6. The Subdivider shall reconstruct the existing driveway with a current City Standards 24-foot wide concrete driveway for Parcel One, adjacent to the site on Poinsettia Drive.
7. The Subdivider shall construct a current City Standards 24 feet wide concrete driveway for Parcel Two, adjacent to the site on Poinsettia Drive.
8. The Subdivider shall reconstruct the existing curb ramp at the northwest corner of Alcott Street and Poinsettia Drive, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
9. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
10. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. 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.
13. 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,

Project No. 291712
TM No. 1039642

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

14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
15. "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."
16. The Subdivider shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. 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.

WATER & SEWER REQUIREMENTS:

17. The Subdivider shall assure, by permit and bond the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

Project No. 291712
TM No. 1039642

18. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.
19. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
20. The Subdivider shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

GEOLOGY

21. Prior to the issuance of any construction permit, an acceptable Uncontrolled Embankment Maintenance Agreement for the project site shall be recorded with the Office of the San Diego County Recorder.

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.

Project No. 291712
TM No. 1039642

**Attachment 6
Draft Tentative Map Conditions**

- 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. 24003122

Draft

Project No. 291712
TM No. 1039642



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

Community Planning Committee Distribution Form Part 2

THE CITY OF SAN DIEGO

Project Name: Linton Tentative Map		Project Number: 291712	Distribution Date:
Project Scope/Location: Tentative Map to subdivide an existing developed single-family lot into two parcels located at 3710 Alcott St.			
Applicant Name: Robert Bateman		Applicant Phone Number: (858) 565-8362	
Project Manager: Will Zounes	Phone Number: (619) 687-5942	Fax Number: (619) 446-5245	E-mail Address: wzounes@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 11	Members No 0	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: Julia Quinn		TITLE: Chair	
SIGNATURE: <i>Julia Quinn</i>		DATE: 1-15-13	
<i>Attach Additional Pages If Necessary.</i>		Please Return Within 30 Days of Distribution of Project Plans 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.			



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 _____

Project Title **Project No. For City Use Only**
 Alcott Street TPM 291712
Project Address:
 3710 Alcott Street

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):
 Robert Linton
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2729 Bellezza Drive
 City/State/Zip:
 San Diego, CA 92108
 Phone No: _____ Fax No: _____
 619-813-5847
 Signature:  Date: 8-6-12

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 CHRONOLOGY
LINTON TENTATIVE PARCEL MAP
PROJECT NO. 291712**

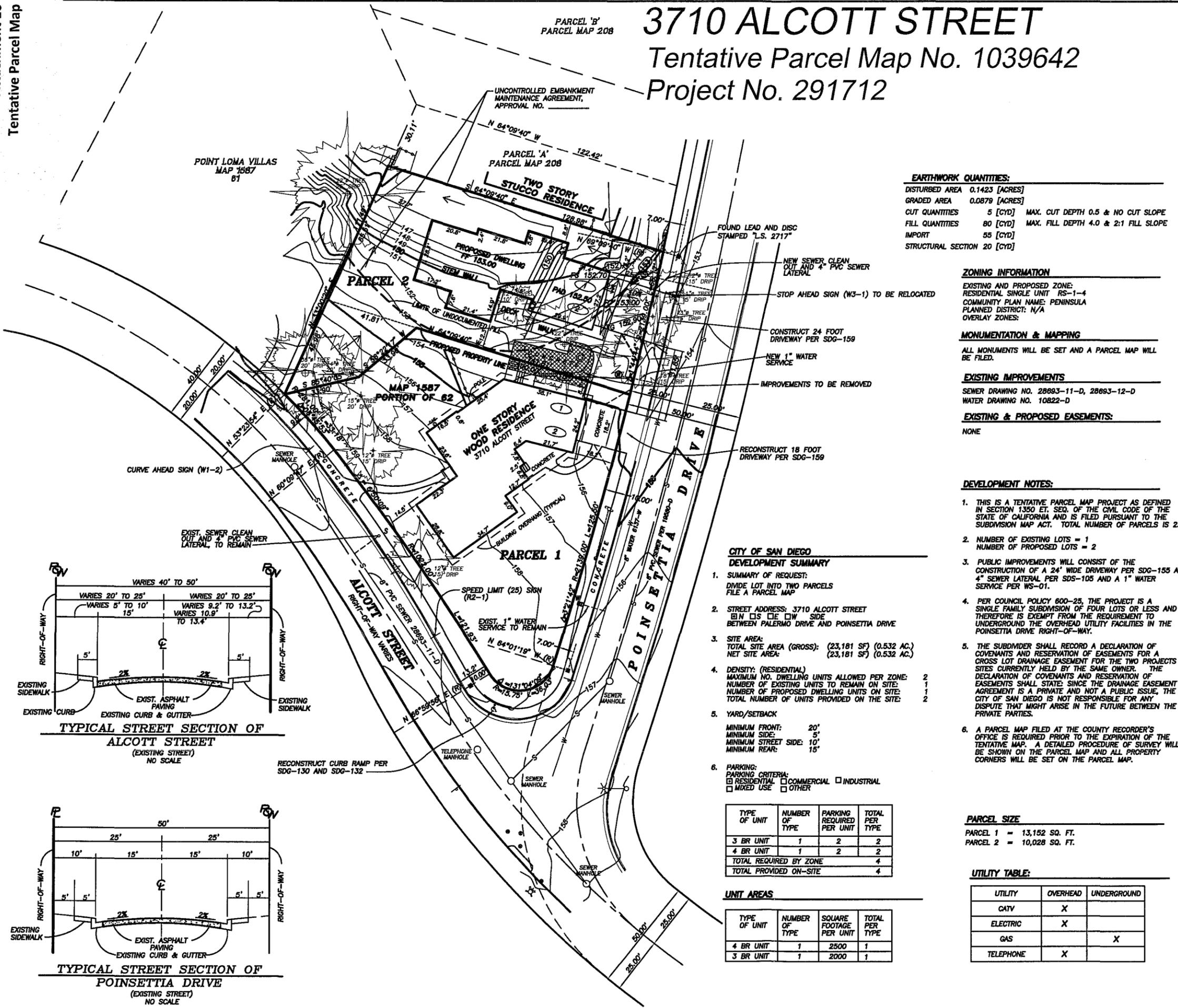
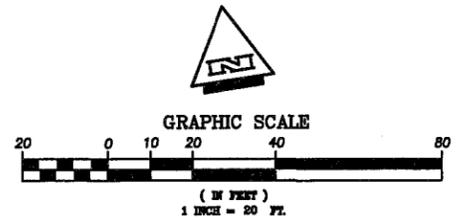
Date	Action	Description	City Review Time	Applicant Response
9/11/12	First Submittal	Project Deemed Complete and distributed		
10/25/12	First Submittal Assessment Letter out		44 days	
12/6/12	Second submittal In	Normal Submittal		42 days from First Assessment Letter
1/9/13	Second Submittal Assessment Letter out		34 days	
2/12/13	Third submittal In	Normal Submittal		34 days from Second Assessment Letter
3/14/13	Third Submittal Assessment Letter out		30 days	
3/26/13	Fourth submittal In	Normal Submittal		12 days from Third Assessment Letter
4/17/13	Fourth Submittal Assessment Letter out		22 days	
5/15/13	Hearing Officer Hearing		28 days	
TOTAL STAFF TIME**			5 month 8 days	
TOTAL APPLICANT TIME**				2 months 28 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	8 months 6 days	

*/**Based on 30 days equals to one month.

3710 ALCOTT STREET

Tentative Parcel Map No. 1039642

Project No. 291712



EARTHWORK QUANTITIES:

DISTURBED AREA	0.1423 [ACRES]	
GRADED AREA	0.0879 [ACRES]	
CUT QUANTITIES	5 [CYD]	MAX. CUT DEPTH 0.5 & NO CUT SLOPE
FILL QUANTITIES	80 [CYD]	MAX. FILL DEPTH 4.0 & 2:1 FILL SLOPE
IMPORT	55 [CYD]	
STRUCTURAL SECTION	20 [CYD]	

ZONING INFORMATION
 EXISTING AND PROPOSED ZONE:
 RESIDENTIAL SINGLE UNIT RS-1-4
 COMMUNITY PLAN NAME: PENINSULA
 PLANNED DISTRICT: N/A
 OVERLAY ZONES:

MONUMENTATION & MAPPING
 ALL MONUMENTS WILL BE SET AND A PARCEL MAP WILL BE FILED.

EXISTING IMPROVEMENTS
 SEWER DRAWING NO. 28693-11-D, 28693-12-D
 WATER DRAWING NO. 10822-D

EXISTING & PROPOSED EASEMENTS:
 NONE

- DEVELOPMENT NOTES:**
- THIS IS A TENTATIVE PARCEL MAP PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF PARCELS IS 2.
 - NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 2
 - PUBLIC IMPROVEMENTS WILL CONSIST OF THE CONSTRUCTION OF A 24' WIDE DRIVEWAY PER SDG-155 A 4" SEWER LATERAL PER SDS-105 AND A 1" WATER SERVICE PER WS-01.
 - PER COUNCIL POLICY 600-25, THE PROJECT IS A SINGLE FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES IN THE POINSETTIA DRIVE RIGHT-OF-WAY.
 - THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR A CROSS LOT DRAINAGE EASEMENT FOR THE TWO PROJECTS SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE DRAINAGE EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
 - A PARCEL MAP FILED AT THE COUNTY RECORDER'S OFFICE IS REQUIRED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE PARCEL MAP.

**CITY OF SAN DIEGO
DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:
DIVIDE LOT INTO TWO PARCELS
FILE A PARCEL MAP
- STREET ADDRESS: 3710 ALCOTT STREET
BIN CIS CIE CW SIDE
BETWEEN PALERMO DRIVE AND POINSETTIA DRIVE
- SITE AREA:
TOTAL SITE AREA (GROSS): (23,181 SF) (0.532 AC.)
NET SITE AREA: (23,181 SF) (0.532 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 1
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 1
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK
MINIMUM FRONT: 20'
MINIMUM SIDE: 5'
MINIMUM STREET SIDE: 10'
MINIMUM REAR: 15'
- PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

PARCEL SIZE

PARCEL 1	= 13,152 SQ. FT.
PARCEL 2	= 10,028 SQ. FT.

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

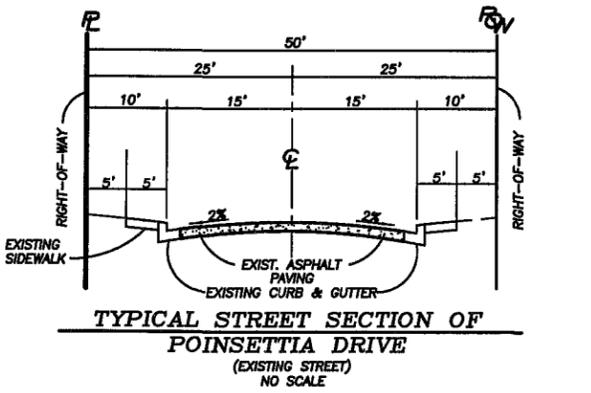
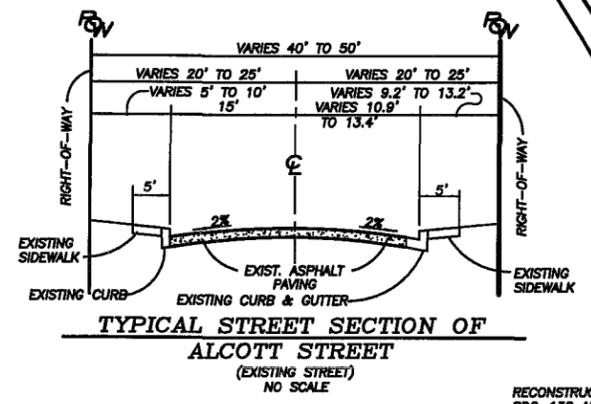
UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
4 BR UNIT	1	2500	1
3 BR UNIT	1	2000	1

- LEGEND:**
- INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER" EXCEPT AS NOTED.
 - INDICATES STREET LIGHT
 - INDICATES WATER METER
 - INDICATES POWER POLE
 - INDICATES OVERHEAD UTILITY LINE
 - INDICATES WOOD FENCE
 - INDICATES WALL
 - INDICATES PARKING SPACE
 - INDICATES DIRECTION OF DRAINAGE
 - INDICATES PROPOSED SEWER LATERAL
 - INDICATES EXISTING SEWER LATERAL
 - INDICATES PROPOSED WATER SERVICE
 - INDICATES EXISTING WATER SERVICE
 - INDICATES PROPERTY LINE/TENTATIVE PARCEL MAP BOUNDARY
 - INDICATES LIMITS OF UNDOCUMENTED FILL
 - INDICATES 10' x 10' VISIBILITY TRIANGLE ADJACENT TO DRIVEWAYS

OWNER/DEVELOPER
 ROBERT LINTON
 1341 OLIVER AVE
 SAN DIEGO, CA 92109

PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
 DRAWING NO. ALCOTT STREET 3710 TM-NG.DWG
 DATED: 3-21-2013
 ROBERT J. BATEMAN, P.L.S. 7046



Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 858-565-8362 FAX: 858-565-4364 EMAIL: rbateman@sdise.com	<p>VICINITY MAP NO SCALE</p>
Consultants:	
Benchmark: CITY OF SAN DIEGO BENCH MARK: NORTH BRASS PLUG AT THE INTERSECTION OF ALCOTT STREET AND POINSETTIA DRIVE. ELEVATION = 157.047 M.S.L.	Project Soil Condition: Existing developed site.
Project Legal Description: LOT 62 OF POINT LOMA VILLAS, ACCORDING TO MAP THEREOF NO. 1587, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY JULY 8, 1913, EXCEPTING THEREFROM THE NORTHEASTERLY 30 FEET THEREOF.	Source of Topography: Field survey by San Diego Land Surveying on 05-10-12
Project Coordinates: NAD 27 = 210-1699 NAD 83 = 1850-6260 A.P.N. 449-671-04	Project Permits Required: Tentative Parcel Map
Project Name: 3710 ALCOTT STREET	Project Date: Number of Stories: Existing Dwelling 1, Proposed Dwelling 2 Proposed use: Residential Existing use: Residential Zone Designation: RS-1-4 Year of Construction: 1963
Project Address: 3710 Alcott St San Diego, CA	Project Owner: Robert Linton 1341 Oliver Avenue San Diego, CA 92109
Sheet Title: TPM No. 1039642 Project No. 291712	Scale: 1" = 20' Original Date: June 26, 2012 Revised: Dec. 4, 2012 Revised: Feb. 12, 2013
	Revised: March 21, 2013 Sheet 1 of 1