



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 20, 2017 REPORT NO. PC-17-029

HEARING DATE: April 27, 2017

SUBJECT: 1627-1635 DONAX AVE TM. Process Four Decision

PROJECT NUMBER: [447834](#)

OWNER/APPLICANT: William and Diana Lewallen

SUMMARY:

Issue: Should the Planning Commission approve an application for a small lot subdivision to create seven single dwelling unit lots on a 0.50-acre site located at 1627-1635 Donax Avenue in the Otay Mesa-Nestor Community Plan area?

Staff Recommendations:

1. **Approve** Tentative Map No. 1575590; and
2. **Approve** Site Development Permit No. 1575588.

Community Planning Group Recommendation: On July 13, 2016, the Otay Mesa-Nestor Community Planning Group voted 7 to 2 to recommend approval of the project, without conditions (Attachment 11).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). The project proposes a small lot subdivision on a developed 0.50-acre residential site. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 3, 2017, and the opportunity to appeal that determination ended March 17, 2017 (Attachment 9).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The Otay Mesa-Nestor Community Plan designates the site for low-medium density residential development at 10-15 dwelling units per acre, or 5-7 dwelling units allowed on the 0.50-acre project site.

The project would implement the Community Plan land use designation through the creation of seven single dwelling unit lots on a site currently developed with four units, for a net gain of three dwelling units onsite. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14. Article 2. Division 13 of the San Diego Municipal Code).

BACKGROUND

The 0.50-acre project site is located at 1627-1635 Donax Avenue, in the RM-1-1 Zone, within in the Otay Mesa-Nestor Community Plan area (Attachments 1-3). The RM-1-1 Zone allows for multi-unit residential development at a rate of one unit per 3,000 square feet of lot area, or seven units allowed on the project site. The Community Plan designates the site for low-medium density residential development at 10-15 dwelling units per acre, or 5-7 dwelling units allowed on the project site.

The site is located in a developed, urban, residential neighborhood south of Palm Avenue and west of Interstate 5. The site does not contain Environmentally Sensitive Lands (ESL) and is not located in or adjacent to the City's Multiple Habitat Planning Area (MHPA). The site is developed with four, one-story, single dwelling units that were constructed between 1928 and 1929 and range in size from 900 to 1,100 square feet. The project was reviewed by City Historical Resources staff who determined that the site and structures are not designated historical resources and do not meet local designation criteria as a significant historical resource under any adopted Historical Resource Board criteria.

The site consists of two rectangular lots with two units on each lot, which are accessed from Donax Avenue by a single driveway that runs between the lots. The site is level with onsite ground elevations ranging from 25.07 feet above Mean Sea Level at the northeast corner of the site 28.8 feet at the southwest corner. Surrounding uses consist of similar one- and two-story residential development.

DISCUSSION

Project Description:

The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) [Section 143.0365](#), to create seven lots on the developed site. The small lot subdivision regulations were adopted pursuant to Ordinance No. 0-20483 N.S., which became effective on June 4, 2015. The purpose and intent of the small lot subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character.

Project implementation would result in seven single dwelling lots on the project site, with the four existing single dwelling units to remain and three new single dwelling units to be constructed later with ministerial building permits. The proposed lots would range in size from 4,541 square feet to 1,889 square feet, as described in the table below:

Lot Number	Proposed Lot Size (square feet)	Existing Structure Size (square feet)
1	2,871	900
2	1,889	Vacant
3	1,889	Vacant
4	3,807	1,100
5	3,876	1,008
6	2,343	Vacant
7	4,541	1,008

All seven lots would be accessed from a shared central driveway with a Mutual Maintenance and Access Agreement required to ensure provision and maintenance of necessary lot access, utilities and drainage facilities. The three new units would be two-story construction over two-car garages and would require ministerial construction permits subsequent to approval of this Tentative Map and Site Development Permit. Conditions of approval have been included to ensure that the units to be constructed comply with all relevant Small Lot Subdivision regulations, including a maximum of three bedrooms per unit and the provision of exterior open space, landscaping and two parking spaces per unit. Two parking spaces would be provided for each of the four existing units as well, in compliance with the Small Lot Subdivision regulations.

The three new lots would be located interior to the project site, with two of the existing units to remain as the project frontage along Donax Avenue, preserving the character of the site and its context in this established residential neighborhood. Street yard and vehicular use area landscaping and street trees are required, which will significantly enhance the Donax Avenue elevation and areas adjacent to the shared driveway. The project has been conditioned to construct a new City-standard driveway, curb, gutter and sidewalk along the Donax Avenue right-of-way. There is currently no sidewalk on the project site.

The project includes a deviation request from the Small Lot Subdivision regulations, which is allowed with the approval of a Site Development Permit, as described in [SDMC Section 143.0365\(j\)](#). The deviation would allow the existing unit on Lot 5, which fronts on Donax Avenue, to maintain its current pedestrian entrance along the interior side yard. The Small Lot Subdivision regulations require dwelling units that abut the front yard of the pre-subdivided lot to locate the primary pedestrian entrance facing the front yard. Staff is supportive of this deviation as the existing structure was originally constructed in 1929 and maintaining its location and configuration allows the project to better integrate with the established neighborhood. The pedestrian access for the existing unit on Lot 1 which also fronts on Donax Avenue does face the front yard.

Project implementation requires approval of a Process 3 Site Development Permit (SDP) for development of a small lot subdivision and the requested deviation, a Process 4 Tentative Map (TM) for the creation of the seven lots and a request to waive the overhead utility undergrounding requirements. In accordance with [SDMC Section 112.0103](#), the applications have been consolidated for processing at the highest level required for the proposed development.

Community Plan Analysis:

The project site is located in the Egger Highlands neighborhood of the Otay Mesa-Nestor Community Plan, which designates the 0.50-acre site for low-medium density residential development at a rate of 10-15 dwelling units per acre or 5-7 units allowed on this site. Therefore, the seven proposed seven unit small lot subdivision would implement the Community Plan land use designation. The proposed project meets the Community Plan Housing Section objective to maintain land use densities and ensure conservation of neighborhood character and affordable single dwelling unit housing stock by maintaining the four existing dwelling units, including the two which front on Donax Avenue. By maintaining the street view with the existing residential structures, the character of the site is preserved in context with the rest of the neighborhood. The seven units proposed comply with the land use designation and the stock of low- to moderately-priced single dwelling units is increased by three units. This would also allow the project to meet the objective of the General Plan Urban Design Element for provision of infill housing and new construction that is sensitive to the character and quality of existing neighborhoods. The project would also install a new driveway, curb, gutter and sidewalk (where no sidewalk currently exists), and provide street trees and substantial landscaping along the Donax Avenue and private driveway frontages, which would meet the General Plan Urban Design Element goal for increasing the quality and quantity of landscaping and the Mobility Element goal to provide a safe and comfortable pedestrian environment.

Project-Related Issues:

Undergrounding Utility Waiver - The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along Donax Avenue. The proposed subdivision utilities will be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 8R, which was estimated for construction in 2015 but has not yet begun. SDMC Section 144.0240(b)(5) 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 has determined that the waiver of the requirement to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) as follows: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

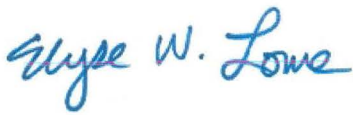
Conclusion:

The project as proposed meets all applicable regulations and policy documents. Staff finds that the project is consistent with the recommended land use designation and development standards in effect for the site per the Otay Mesa-Nestor Community Plan, SDMC and the General Plan. Staff recommends approval of the Site Development Permit and Tentative Map.

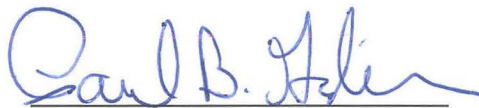
ALTERNATIVES

1. Approve Tentative Map No. 1575590 and Site Development Permit No. 1575588, with modifications.
2. Deny Tentative Map No. 1575590 and Site Development Permit No. 1575588, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Paul B. Godwin
Development Project Manager
Development Services Department

LOWE/PBG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Environmental Exemption
10. Tentative Map and Landscape Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Site Photos



Location Aerial Photo

1627-1635 DONAX AVENUE TM/SDP

PROJECT NO. 447834

North





Location Map

1627-1635 DONAX AVENUE TM/SDP

PROJECT NO. 447834



PROJECT DATA SHEET

PROJECT NAME:	1627-1635 Donax Ave TM	
PROJECT DESCRIPTION:	Small lot subdivision for creation of seven single-unit lots on a site developed with four existing units.	
COMMUNITY PLAN AREA:	Otay Mesa-Nestor	
DISCRETIONARY ACTIONS:	Tentative Map and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-medium density residential	
ZONING INFORMATION:		
ZONE: RM-1-1, multi-family HEIGHT LIMIT: height (or None - except as modified by Overlay Zones) LOT SIZE: 0.50-acre FLOOR AREA RATIO: 0.75 maximum FRONT SETBACK: 15 feet SIDE SETBACK: 5 feet STREETSIDE SETBACK: NA REAR SETBACK: 15 feet PARKING: 14 spaces required and provided (2 per dwelling unit)		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-1-1	Multi-family residential
SOUTH:	Residential; RM-1-1	Multi-family residential
EAST:	Residential; RM-1-1	Multi-family residential
WEST:	Residential; RM-1-1	Multi-family residential
DEVIATION REQUESTED:	Deviation to allow existing unit on proposed Lot 5 to maintain its primary pedestrian entrance along the side yard where regulations require it be located along the Donax Avenue frontage.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 13, 2016, the Otay Mesa-Nestor Community Planning Group voted 7-2 to recommend approval of the project with no conditions.	

PLANNING COMMISSION
RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 1575588
1627-1635 DONAX AVE TM - PROJECT NO. 447834

WHEREAS, WILLIAM AND DIANA LEWALLEN, Owner/Permittee, filed an application with the City of San Diego for a permit For a small lot subdivision to create seven single-family lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1575588), on portions of a 0.50-acre site;

WHEREAS, the project site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone of the Otay Mesa-Nestor Community Plan;

WHEREAS, the project site is legally described as Lots 8 and 9, Block T, Imperial Beach Gardens Map No. 1976, filed December 28, 1926;

WHEREAS, on April 27, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No. 1575588 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 3, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated April 27, 2017.

FINDINGS:

Site Development Permit – SDMC Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The 0.50-acre project site is located at 1627-1635 Donax Avenue, in the RM-1-1 Zone, within the Otay Mesa-Nestor Community Plan area. The site is located in an urban, residential neighborhood and is developed with four, one-story, single dwelling units that were constructed between 1928 and 1929. The requested small lot subdivision would create a total of seven single-dwelling lots and would retain the four existing dwelling units, with three additional units to be constructed. The Community Plan designates the site for low-medium density residential development at 10-15 dwelling units per acre, or 5-7 dwelling units allowed on the project site. Therefore, the seven units proposed would fully realize the maximum density envisioned for the site by the Community Plan.

The proposed project meets the Community Plan Housing Section objective to maintain land use densities and ensure conservation of neighborhood character and single dwelling unit housing stock by maintaining the four existing dwelling units, including the two which front on Donax Avenue. By maintaining the street view with the existing residential structures, the character of the site is preserved in context with the rest of the neighborhood. The seven units proposed comply with the land use designation and the stock of low- to moderately-priced single dwelling units is increased.

This would also allow the project to meet the objective of the General Plan Urban Design Element for provision of infill housing and new construction that is sensitive to the character and quality of existing neighborhoods. The project would also install a new driveway, curb, gutter and sidewalk (where no sidewalk currently exists), and provide street trees and substantial landscaping along the Donax Avenue and private driveway frontages, which would meet the General Plan Urban Design Element goal for increasing the quality and quantity of landscaping and the Mobility Element goal to provide a safe and comfortable pedestrian environment.

The project includes a deviation request from the Small Lot Subdivision regulations, to allow the existing unit on Lot 5, which fronts on Donax Avenue, to maintain its current pedestrian entrance along the interior side yard. The regulations require dwelling units that abut the front yard of the pre-subdivided lot to locate the primary pedestrian entrance facing the front yard. Staff is supportive of this deviation as the existing structure was originally constructed in 1929 and maintaining its location and configuration allows the project to better integrate with the established neighborhood. The pedestrian access for the existing unit on Lot 1 which also fronts on Donax Avenue faces the front yard so the project does provide some direct street access. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety and welfare.

The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, to create seven lots on the developed site. The small lot subdivision regulations were adopted pursuant to Ordinance No. 0-20483 N.S., which became effective on June 4, 2015. The purpose and intent of the small lot subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character. The requested small lot subdivision would create a total of seven single-dwelling lots and would retain the four existing dwelling units, with three additional units to be constructed.

The site would be accessed from a single shared driveway on Donax Avenue and has been conditioned to install curb, gutter, sidewalk and a driveway along the Donax Avenue right-of-way. Because all units would share the common driveway there would be no additional curb cuts and the project would install sidewalks where there are none currently. All necessary public improvements are included as project conditions and all public utilities required to service the site are available. Surrounding uses consist of similar one- and two-story residential development and site is served by all existing utilities.

The City of San Diego conducted an environmental review of this site in accordance with California Environmental Quality Act (CEQA) guidelines. This project is exempt from environmental review pursuant to Article 19, Section 15332 (In-Fill Development Projects) of CEQA. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1575590, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The 0.50-acre project site is located at 1627-1635 Donax Avenue, in the RM-1-1 Zone, within the Otay Mesa-Nestor Community Plan area. The site is located in an urban, residential neighborhood and is developed with four, one-story, single dwelling units that were constructed between 1928 and 1929. The requested small lot subdivision would create a total of seven single-dwelling lots and would retain the four existing dwelling units, with three additional units to be constructed. The RM-1-1 Zone allows for multi-unit residential development at a rate of one unit per 3,000 square feet of lot area, or seven units allowed on the project site. Therefore, the seven units proposed complies with the maximum density allowance of the zone.

All seven lots would be accessed from a shared central driveway with a Mutual Maintenance and Access Agreement required to ensure provision and maintenance of necessary lot access, utilities and drainage facilities. The three new units would be two-story construction over two-car garages and would require ministerial construction permits subsequent to discretionary project approval. Conditions of approval have been included to ensure that the units to be constructed comply with all relevant Small Lot Subdivision regulations, including a maximum of three bedrooms per unit and the provision of exterior open space, landscaping and two parking spaces per unit. Two parking spaces would be provided for each of the four existing units as well, in compliance with the Small Lot Subdivision regulations.

The project includes a deviation request from the Small Lot Subdivision regulations to allow the existing unit on Lot 5, which fronts on Donax Avenue, to maintain its current pedestrian entrance along the interior side yard. The regulations require dwelling units that abut the front yard of the pre-subdivided lot to locate the primary pedestrian entrance facing the front yard. Staff is supportive of this deviation as the existing structure was originally constructed in 1929 and maintaining its location and configuration allows the project to better integrate with the established neighborhood. The pedestrian access for the existing unit on Lot 1 which also fronts on Donax Avenue faces the front yard so the project does provide some direct street access.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1575588 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1575588, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: April 27, 2017

Internal Order No. 24006231

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006231

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1575588
1627-1635 DONAX AVE TM - PROJECT NO. 447834
PLANNING COMMISSION

This Site Development Permit No. 1575588 is granted by the Planning Commission of the City of San Diego to William and Diana Lewallen, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504 and 143.0365. The 0.50-acre site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone of the Otay Mesa-Nestor Community Plan. The project site is legally described as: Lots 8 and 9, Block T, Imperial Beach Gardens Map No. 1976, filed December 28, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a small lot subdivision to create seven single-family lots, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 27, 2017, on file in the Development Services Department.

The project shall include:

- a. A small lot subdivision to create a total of seven single-family lots on the project site. The four existing single dwelling units will remain with three additional units to be constructed, including a deviation allowing the primary pedestrian entrance for the existing structure on Lot 5 to front on the side yard instead of the front yard;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 11, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit 'A' Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

12. The Climate Action Plan strategies as identified on Exhibit 'A' shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

15. The Owner/Permittee shall comply with all conditions of the Final Map for Tentative Map No. 1575990.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements and obtain approval from the Development Services Department. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

17. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards and obtain approval from the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

18. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards. The Owner/Permittee may transfer responsibility to a Home Owners' Association, Landscape Maintenance District, or other approved entity.

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

21. Owner/Permittee shall maintain a minimum of 14 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
22. The future development of the site shall comply with all applicable Small Lot Subdivision Regulations in Land Development Code Section 143.0365, including:
- (A) A dwelling unit may have a maximum of three bedrooms.
 - (B) Development shall comply with the regulations in Table 143-03C.
 - (C) Each dwelling unit shall provide a minimum of 200 square feet of exterior open space within the small lot subdivision.
 - (D) Each dwelling unit shall provide a minimum of one private exterior useable open space area measuring 60 square feet, with a minimum dimension of no less than six feet. The area of a driveway shall not be counted toward required exterior open space.
 - (E) A Mutual Maintenance and Access Agreement for all facilities used in common shall be entered into to the satisfaction of the City Manager and shall be recorded against the applicable property or properties in the office of the San Diego County Recorder prior to issuance of a certificate of occupancy. The Mutual Maintenance and Access Agreement shall, at a minimum, include and provide Easements for shared driveways, utilities, drainage and runoff, encroachments, maintenance, repair, and reconstruction. The Agreement shall also provide for maintenance of shared driveways, sewer lines, cable and electrical lines, exterior lighting and perimeter fences.
 - (F) Parking requirements and parking site design shall comply with the following regulations and Chapter 14, Article 2, Division 5 (Parking Regulations) for single dwelling units. Where there is a conflict with Chapter 14, Article 2, Division 5, the requirements of Section 143.0365(H)(1-6) shall apply.
23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
24. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.
25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

26. Concurrent with the first construction permit, the Owner/Permittee shall construct the 20 foot wide driveway within the easement, to the satisfaction of the City Engineer. This work shall be completed and accepted by the City prior to final inspection.

27. Concurrent with the first construction permit, the Owner/Permittee shall close all non-utilized driveways and replace them with full-height curb, gutter, and sidewalk to the satisfaction of the City Engineer. This work shall be completed and accepted by the City prior to final inspection.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new sewer lateral and the abandonment of any existing unused sewer lateral within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

29. The project site is located within the California-American Water Company service area. It is the sole responsibility of the applicant to apply for water service with California-American Water Company (CAWC). Any improvement plans for the project, submitted to the City for engineering permits, must include a signature block for CAWC.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

31. The Owner/Permittee shall design and construct all proposed public sewer facilities in accordance with established criteria in the current edition of the City of San Diego Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 27, 2017, and **[Approved Resolution Number]**.

ATTACHMENT 6

Permit Type/PTS Approval No.: Site Development Permit No. 1575588

Date of Approval: April 27, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

William Lewallen
Owner/Permittee

By _____
William Lewallen

Diana Lewallen
Owner/Permittee

By _____
Diana Lewallen

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

PLANNING COMMISSION
RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 1575590
1627-1635 DONAX AVE TM - PROJECT NO. 447834

WHEREAS, William and Diana Lewallen, Subdivider, and Sarah Kelly, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1575590 and a request to waive the requirement to underground existing offsite overhead utilities, for a small lot subdivision to create seven single dwelling lots. The project site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone of the Otay Mesa-Nestor Community Plan. The property is legally described as Lots 8 and 9, Block T, Imperial Beach Gardens Map No. 1976, filed December 28, 1926; and

WHEREAS, the Map proposes the Subdivision of a 0.50-site into seven (7) lots for residential development; and

WHEREAS, on March 3, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects); 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 April 27, 2017, the Planning Commission of the City of San Diego considered Tentative Map No. 1575590, including the waiver of the requirement to underground existing offsite

overhead utilities, and pursuant to San Diego Municipal Code sections 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1575590:

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

The 0.50-acre project site is located at 1627-1635 Donax Avenue, in the RM-1-1 Zone, within the Otay Mesa-Nestor Community Plan area. The site is located in an urban, residential neighborhood and is developed with four, one-story, single dwelling units that were constructed between 1928 and 1929. The requested small lot subdivision would create a total of seven single-dwelling lots and would retain the four existing dwelling units, with three additional units to be constructed. The Community Plan designates the site for low-medium density residential development at 10-15 dwelling units per acre, or 5-7 dwelling units allowed on the project site. Therefore, the seven units proposed would fully realize the maximum density envisioned for the site by the Community Plan.

The proposed project meets the Community Plan Housing Section objective to maintain land use densities and ensure conservation of neighborhood character and single dwelling unit housing stock by maintaining the four existing dwelling units, including the two which front on Donax Avenue. By maintaining the street view with the original homes from the 1930's, the character of the site is preserved as its context with the rest of the neighborhood. The seven units proposed comply with the land use designation and the stock of low- to moderately-priced single dwelling units is increased. This would also allow the project to meet the objective of the General Plan Urban Design Element for provision of infill housing and new construction that is sensitive to the character and quality of existing neighborhoods. The project would also install a new driveway, curb, gutter and sidewalk (where no sidewalk currently exists), and provide street trees and substantial landscaping along the Donax Avenue and private driveway frontages, which would meet the General Plan Urban Design Element goal for increasing the quality and quantity of landscaping and the Mobility Element goal to provide a safe and comfortable pedestrian environment.

The project includes a deviation request from the Small Lot Subdivision regulations, to allow the existing unit on Lot 5, which fronts on Donax Avenue, to maintain its current pedestrian entrance along the interior side yard. The regulations require dwelling units that abut the front yard of the pre-subdivided lot to locate the primary pedestrian entrance facing the front yard.

Staff is supportive of this deviation as the existing structure was originally constructed in 1929 and maintaining its location and configuration allows the project to better integrate with the established neighborhood. The pedestrian access for the existing unit on Lot 1 which also fronts on Donax Avenue faces the front yard so the project does provide some direct street access. 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 0.50-acre project site is located at 1627-1635 Donax Avenue, in the RM-1-1 Zone, within the Otay Mesa-Nestor Community Plan area. The site is located in an urban, residential neighborhood and is developed with four, one-story, single dwelling units that were constructed between 1928 and 1929. The requested small lot subdivision would create a total of seven single-dwelling lots and would retain the four existing dwelling units, with three additional units to be constructed. The RM-1-1 Zone allows for multi-unit residential development at a rate of one unit per 3,000 square feet of lot area, or seven units allowed on the project site. Therefore, the seven units proposed complies with the maximum density allowance of the zone.

All seven lots would be accessed from a shared central driveway with a Mutual Maintenance and Access Agreement required to ensure provision and maintenance of necessary lot access, utilities and drainage facilities. The three new units would be two-story construction over two-car garages and would require ministerial construction permits subsequent to approval of the Tentative Map and Site Development Permit. Conditions of approval have been included to ensure that the units to be constructed comply with all relevant Small Lot Subdivision regulations, including a maximum of three bedrooms per unit and the provision of exterior open space, landscaping and two parking spaces per unit. Two parking spaces would be provided for each of the four existing units as well, in compliance with the Small Lot Subdivision regulations.

The project includes a deviation request from the Small Lot Subdivision regulations to allow the existing unit on Lot 5, which fronts on Donax Avenue, to maintain its current pedestrian entrance along the interior side yard. The regulations require dwelling units that abut the front yard of the pre-subdivided lot to locate the primary pedestrian entrance facing the front yard. Staff is supportive of this deviation as the existing structure was originally constructed in 1929 and maintaining its location and configuration allows the project to better integrate with the established neighborhood. The pedestrian access for the existing unit on Lot 1 which also fronts on Donax Avenue faces the front yard so the project does provide some direct street access.

The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along Donax Avenue. The proposed subdivision utilities shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. SDMC Section 144.0240(b)(5) 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 has determined that the waiver of the requirement to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) as follows:

The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations.

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

The 0.50-acre project site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone of the Otay Mesa-Nestor Community Plan. The site is developed with four existing single dwelling units that would remain with the proposed seven-lot subdivision project. The site is located in a developed, urban, developed, residential neighborhood located south of Palm Avenue and west of Interstate 5. The site does not contain Environmentally Sensitive Lands (ESL) and is not located in or adjacent to the City's Multiple Habitat Planning Area (MHPA). The site would be accessed from a single shared driveway on Donax Avenue and has been conditioned to install curb, gutter, sidewalk and a driveway along the Donax Avenue right-of-way. The site is level with onsite ground elevations ranging from 25.07 feet above Mean Sea Level at the northeast corner of the site 28.8 feet at the southwest corner. Surrounding uses consist of similar one- and two-story residential development and site is served by all existing utilities.

The three new lots would be located interior to the project site, with two of the existing units to remain as the project frontage along Donax Avenue, preserving the character of the site in context in this established neighborhood. Because all units would share the common driveway there would be no additional curb cuts or reduction in on-street parking and each lot would provide two off-street parking spaces. All necessary public improvements are included as project conditions and all public utilities required to service the site are available. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The 0.50-acre project site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone of the Otay Mesa-Nestor Community Plan. The site is developed with four existing single dwelling units that would remain with the proposed seven-lot subdivision project. The site is located in a developed, urban, developed, residential neighborhood located south of Palm Avenue and west of Interstate 5. The site does not contain Environmentally Sensitive Lands (ESL) and is not located in or adjacent to the City's Multiple Habitat Planning Area (MHPA). The City of San Diego conducted an environmental review of this site in accordance with California Environmental Quality Act (CEQA) guidelines. This project is exempt from environmental review pursuant to Article 19, Section 15332 (In-Fill Development Projects) of CEQA.

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

The 0.50-acre project site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone of the Otay Mesa-Nestor Community Plan. The site is developed with four existing single dwelling units that would remain with the proposed seven-lot subdivision project.

The site is located in a developed, urban, developed, residential neighborhood located south of Palm Avenue and west of Interstate 5. The site would be accessed from a single shared driveway on Donax Avenue and has been conditioned to install curb, gutter, sidewalk and a driveway along the Donax Avenue right-of-way. Because all units would share the common driveway there would be no additional curb cuts and the project would install sidewalks where there are none currently. All necessary public improvements are included as project conditions and all public utilities required to service the site are available. Surrounding uses consist of similar one- and two-story residential development and site is served by all existing utilities.

The City of San Diego conducted an environmental review of this site in accordance with California Environmental Quality Act (CEQA) guidelines. This project is exempt from environmental review pursuant to Article 19, Section 15332 (In-Fill Development Projects) of CEQA. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1575590, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the proposed subdivision or the type of improvement would 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 site does not contain any easements acquired by the public at large for access through or use of the property within the proposed subdivision. The site would be accessed from a single shared driveway on Donax Avenue and all adjacent properties maintain access from their public right-of-way frontages. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 0.50-acre parcel developed with four existing dwelling units into seven lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The required perimeter setbacks and provision of a central 20-foot wide central driveway ensures the access to sunlight, natural air flow that are required for solar and passive heating and cooling opportunities are not impeded. With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide 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 project proposes a small lot subdivision in accordance with SDMC Section 143.0365, which would create seven lots on a site developed with four dwelling units. The purpose and intent of the small lot subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character. The three new units would be located interior to the project site, with two of the existing units to remain as the project frontage along Donax Avenue, preserving the character of the site and its context in this established neighborhood. The decision maker has reviewed the administrative record, including the project plans, technical studies, and environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; determined that the record shows that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the seven lot single-family residential subdivision is consistent with the housing needs anticipated for the Otay Mesa-Nestor community.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1575590, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to William and Diana Lewallen, 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. 24006231

PLANNING COMMISSION
TENTATIVE MAP NO. 1575590
1627-1635 DONAX AVE TM - PROJECT NO. 447834
ADOPTED BY RESOLUTION NO. R-_____ ON APRIL 27, 2017

GENERAL

1. This Tentative Map will expire May 11, 2020.
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 Final Map, unless otherwise noted.
3. Prior to the recordation of the Final 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 Tentative Map shall conform to the provisions of Site Development Permit No. 1575588.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall close the existing non-utilized (gravel) driveway with full curb, gutter, and sidewalk to current City Standards, adjacent to the site on Donax Avenue.
7. The Subdivider shall reconstruct the existing 12-foot driveway with a new City Standard driveway, adjacent to the site on Donax Avenue.
8. The Subdivider shall construct new sidewalk, along the project site, on Donax Avenue.
9. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be

located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

10. The Subdivider shall provide a letter, agreeing to prepare Covenants, Conditions and Restrictions (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 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.
12. The Subdivider shall underground any proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
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, 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 Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER/WASTEWATER

17. The Subdivider shall record private water and sewer easements for all cross-lot water and sewer services from one lot to another.
18. The Subdivider shall provide Covenants, Conditions and Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single lot.
19. Prior to the recording of the Final Map, all public sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

TRANSPORTATION

20. Prior to the recordation of the Final Map, the Owner shall record a mutual access agreement between all parcels/lots affected, satisfactory to the City Engineer.
21. The Subdivider shall relinquish abutter's rights onto Donax Avenue for lots 1 and 5 except for the one 20-foot wide driveway to the satisfaction of the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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 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 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).

NOTICE OF EXEMPTION**ATTACHMENT 9***(Check one or both)*

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

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

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

Project Name: 1633-35 Donax Avenue TM SDP**Project No. / SCH No.: 447834/N.A.****Project Location-Specific:** 1627, 1629, 1633, and 1635 Donax Avenue, San Diego, California 92154**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: TENTATIVE MAP (TM) and SITE DEVELOPMENT PERMIT (SDP) for a small lot subdivision for the creation of seven parcels from two existing lots, on a 0.50 acre site. The project would retain the existing residential homes onsite, and proposes the construction of three additional residential units for a total of seven units.

Name of Public Agency Approving Project: City of San Diego**Name of Person or Agency Carrying Out Project:** William Lewallen, 264 E Street, Chula Vista, CA 91910, (619) 585-3920**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: CEQA Exemption 15332 (In-Fill Development Projects)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for a small lot subdivision for seven residential units would be consistent with the existing land use designation (low-medium density residential 10-15 du per acre) and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

ATTACHMENT 9

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

Anna L. McMan / Senior Planner

Signature/Title

March 20, 2017

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

TENTATIVE MAP NO. 1575590

UTILITIES:

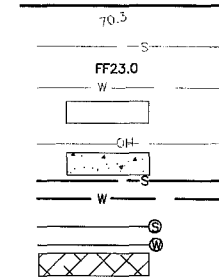
SEWER: CITY OF SAN DIEGO
 WATER: CALIFORNIA-AMERICAN WATER COMPANY
 ELECTRIC: SAN DIEGO GAS & ELECTRIC
 GAS: SAN DIEGO GAS & ELECTRIC
 TELEPHONE: PACIFIC BELL
 CABLE TV: COX CABLE CO.

LANDSCAPE NOTE

- a) AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- b) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- c) MINIMUM TREE SEPARATION DISTANCE:
 TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTION (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

LEGEND

PROPERTY LINE/ TM BOUNDARY
 EXISTING SPOT ELEVATION
 EXISTING SEWER LINE
 FINISH FLOOR ELEVATION
 EXISTING WATER LINE
 EXISTING BUILDING
 EXISTING OVERHEAD FACILITIES
 CONCRETE
 PROPOSED SEWER LINE
 PROPOSED WATER LINE
 PROPOSED SEWER LATERAL
 PROPOSED WATER LATERAL
 PROPOSED PERMEABLE PAVERS

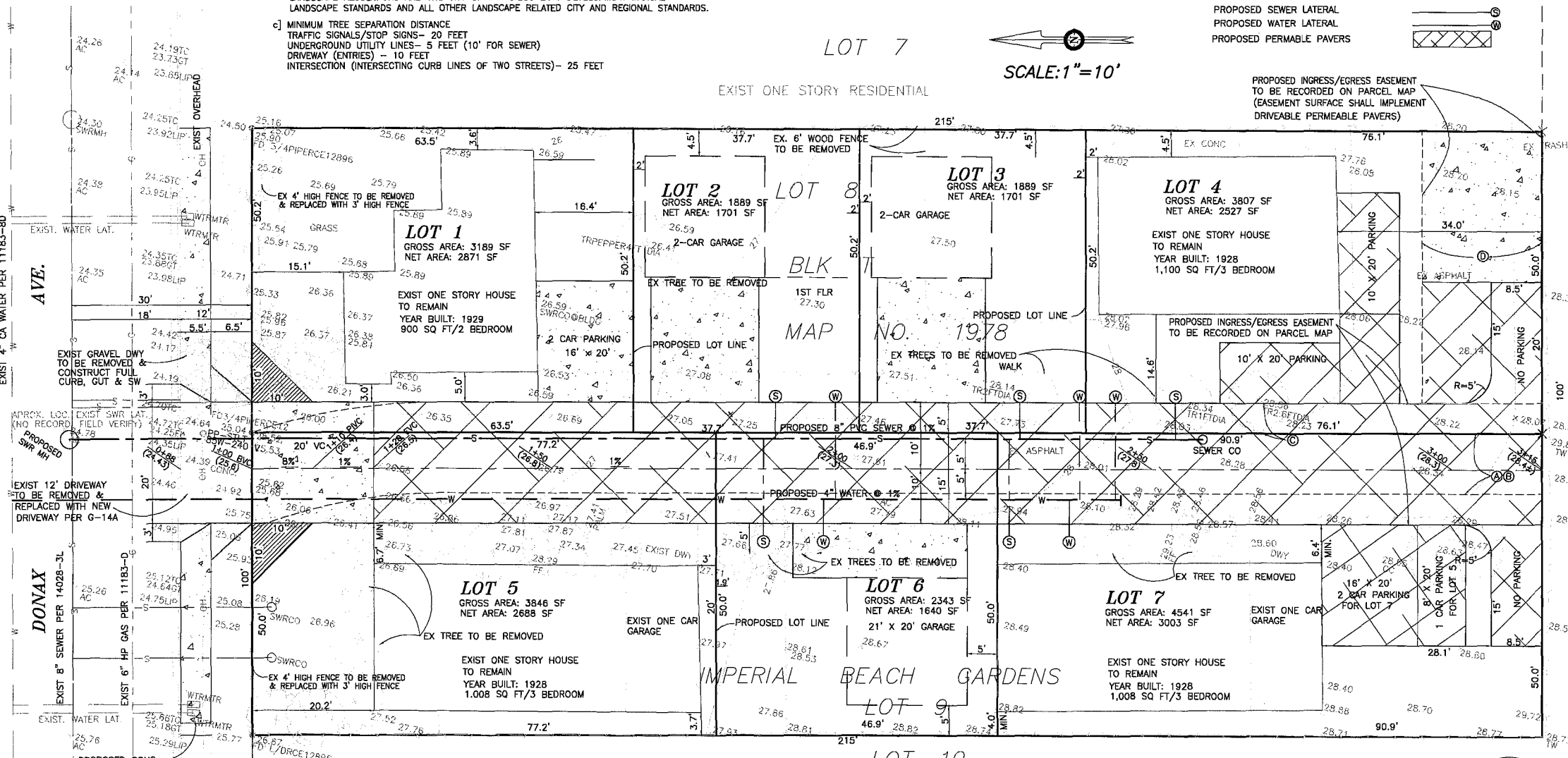


LOT 7

SCALE: 1"=10'

EXIST ONE STORY RESIDENTIAL

PROPOSED INGRESS/EGRESS EASEMENT
 TO BE RECORDED ON PARCEL MAP
 (EASEMENT SURFACE SHALL IMPLEMENT
 DRIVEABLE PERMEABLE PAVERS)



LOT 10

EASEMENT NOTE

- a) EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 7 PER MAP NO. 1976, RECORDED 3/11/76 AS FILE NO. 76-071021
- b) EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 8 PER MAP NO. 1976, RECORDED 5/18/76 AS FILE NO. 76-149074
- c) EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 9 PER MAP NO. 1976, RECORDED 5/18/76 AS FILE NO. 76-149073
- d) EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 7 PER MAP NO. 1976, RECORDED 3/11/76 AS FILE NO. 76-071022

NOTE

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE STREET ACCESS EASEMENT FOR THE SEVEN PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS 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.

GRADING DATA

- TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
- PERCENT OF TOTAL SITE GRADED: 0%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA= 0 S.F.
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0%
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 S.F.
- PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%
- AMOUNT OF CUT: 0 CUBIC YARDS
- AMOUNT OF FILL: 0 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPES: 0 FEET
- MAXIMUM HEIGHT OF CUT SLOPES: 0 FEET
- AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS
- RETAINING/CRIB WALLS: HOW MANY: 0

ENGINEER

SM ENGINEERING
 480 E. NAPLES ST
 CHULA VISTA, CA 91911
 TELE: (619) 203-5633



SARAH M. KELLY

DATE

OWNER/DEVELOPER

WILLIAM E. LEWALLEN/ DIANA A. LEWALLEN
 264 E STREET
 CHULA VISTA, CA 91910
 TELEPHONE: (619) 203-3423

BY: WILLIAM E. LEWALLEN

DATE

BY: DIANA A. LEWALLEN

DATE

LEGAL DESCRIPTION

LOTS 8 & 9, BLOCK T AS SHOWN ON THAT CERTAIN MAP ENTITLED IMPERIAL BEACH GARDENS WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1976, FILED ON DECEMBER 28, 1926.

GENERAL NOTES

- GROSS AREA IS 0.50 ACRES= 21,500 SQ. FT./ NET AREA IS 0.37 ACRES=16,143 SQ.FT.
- TOTAL NUMBER OF EXISTING LOTS IS 2. TOTAL NUMBER OF EXISTING UNITS IS 4.
- TOTAL NUMBER OF PROPOSED LOTS IS 7.
- EXISTING & PROPOSED ZONING: RM-1-1
- ASSESSOR'S PARCEL NUMBER: 627-181-06 & 07
- LAMBERT COORDINATES: 150-1737
NAD 83 COORDINATES: 1790-6297
- BENCH MARK: CITY OF SAN DIEGO, NW BP, DONAX & 16TH
ELEV.: 29.2 M.S.L.
- TOPOGRAPHY: JOHN MONTES DE OCA PLS 8144
DATE OF TOPOGRAPHY: 8/15/15
- DRAINAGE, STREETS AND NECESSARY IMPROVEMENTS PER CITY STANDARD.
- THE DEVELOPER AGREES TO DESIGN AND CONSTRUCT ALL PROPOSED PUBLIC SEWER FACILITIES IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE "CITY OF SAN DIEGO WATER & SEWER DESIGN GUIDE".
- ALL PROPERTY CORNERS WILL BE SET AND A SEVEN LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.
- NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- A MUTUAL MAINTENANCE AND ACCESS AGREEMENT FOR ALL FACILITIES USED IN COMMON SHALL BE ENTERED INTO TO THE SATISFACTION OF THE CITY MANAGER AND SHALL BE RECORDED AGAINST THE APPLICABLE PROPERTY OR PROPERTIES IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF ONE PRIVATE EXTERIOR USEABLE OPEN SPACE AREA MEASURING 60 SQUARE FEET, WITH A MINIMUM DIMENSION OF NO LESS THAN 6 FEET. THE AREA OF A DRIVEWAY SHALL NOT BE COUNTED TOWARD REQUIRED OPEN SPACE.
- 1,400 SQUARE FEET IS REQUIRED (7 LOTS X 200 SQUARE FEET) FOR EXTERIOR OPEN SPACE. SEE LANDSCAPE PLAN FOR TOTAL AREA.

Development Summary

1. SUMMARY OF REQUEST	EXISTING LEGAL LOTS IS PROPOSED TO BE SUBDIVIDED INTO 7 SINGLE LOTS.			
2. STREET ADDRESS	1627-1629 & 1633-1635 DONAX AVENUE			
	(Check one) <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W			
	Between 16TH ST and THERMAL AVE.			
3. SITE AREA				
Total Site Area (gross):	0.50	Ac.	21,500	Sq. Ft.
Net Site Area:	0.36	Ac.	15,714	Sq. Ft.
(Net site area excludes required streets and public dedications)				
4. COVERAGE DATA				
Total Building Area (ground floor):	0.16	Ac.	7,022	Sq. Ft.
Total Landscape/Open Space Area:	0.15	Ac.	6,219	Sq. Ft.
Total Hardscape/Concrete Area:	0.06	Ac.	2,634	Sq. Ft.
Total Pervious Area:	0.13	Ac.	5,625	Sq. Ft.
Floor Area Ratio (FAR)	NA		Gross Floor Area (GFA)	NA
5. DENSITY (Residential)				
Maximum no. dwelling units allowed per zone:	7			
Number of existing units to remain on site:	4			
Number of proposed dwelling units on site:	3			
Total number of units provided on this site:	7			
6. YARD/SETBACK				
Street Yard:	Required	15	FL.	Proposed/Exist 15 FL.
Street Side Yard:	Required	NA	FL.	Proposed/Exist NA FL.
Interior Yard(s):	Required	5	FL.	Proposed/Exist 3.6', 4.5' & 5' FL.
Rear Yard:	Required	15	FL.	Proposed/Exist 28' & 34' FL.
7. PARKING				
Parking Criteria:	<input checked="" type="checkbox"/> Residential			
(Check one)	<input type="checkbox"/> Commercial			
	<input type="checkbox"/> Industrial			
	<input type="checkbox"/> Mixed Use			
	<input type="checkbox"/> Other			
Total number of spaces required by zone:	15		spaces	
Total number of spaces provided on-site:	15		spaces	
Commercial Development:				
One space per	NA	Sq. Ft. GFA=	NA	spaces

PREPARED BY:

SM ENGINEERING
 480 E. NAPLES STREET
 CHULA VISTA, CA 91911

REVISION 5:

REVISION 4:

REVISION 3: 11/11/16

REVISION 2: 7/5/16

REVISION 1: 3/10/16

PROJECT ADDRESS:

1627, 1629, 1633 & 1635 DONAX AVE
 SAN DIEGO, CA

ORIGINAL DATE: 9/28/15

SHEET 1 OF 1 SHEETS

SHEET TITLE:

TENTATIVE MAP

W.O.#

DEF #

16TH ST.

VICINITY MAP

NOT TO SCALE

SM ENGINEERING

480 East Naples Street, Chula Vista, CA. 91911
 Tele: (619) 203-5633 15-1633 LEWALLEN

GENERAL NOTES

ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE [142.0409].

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A HOME OWNERS' ASSOCIATION, LANDSCAPE MAINTENANCE DISTRICT, OR THE APPROVED ENTITY.

ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, NEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.

MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET SEWER LINES - 10 FEET

MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH [142.0413(B)].

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALLS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.

DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

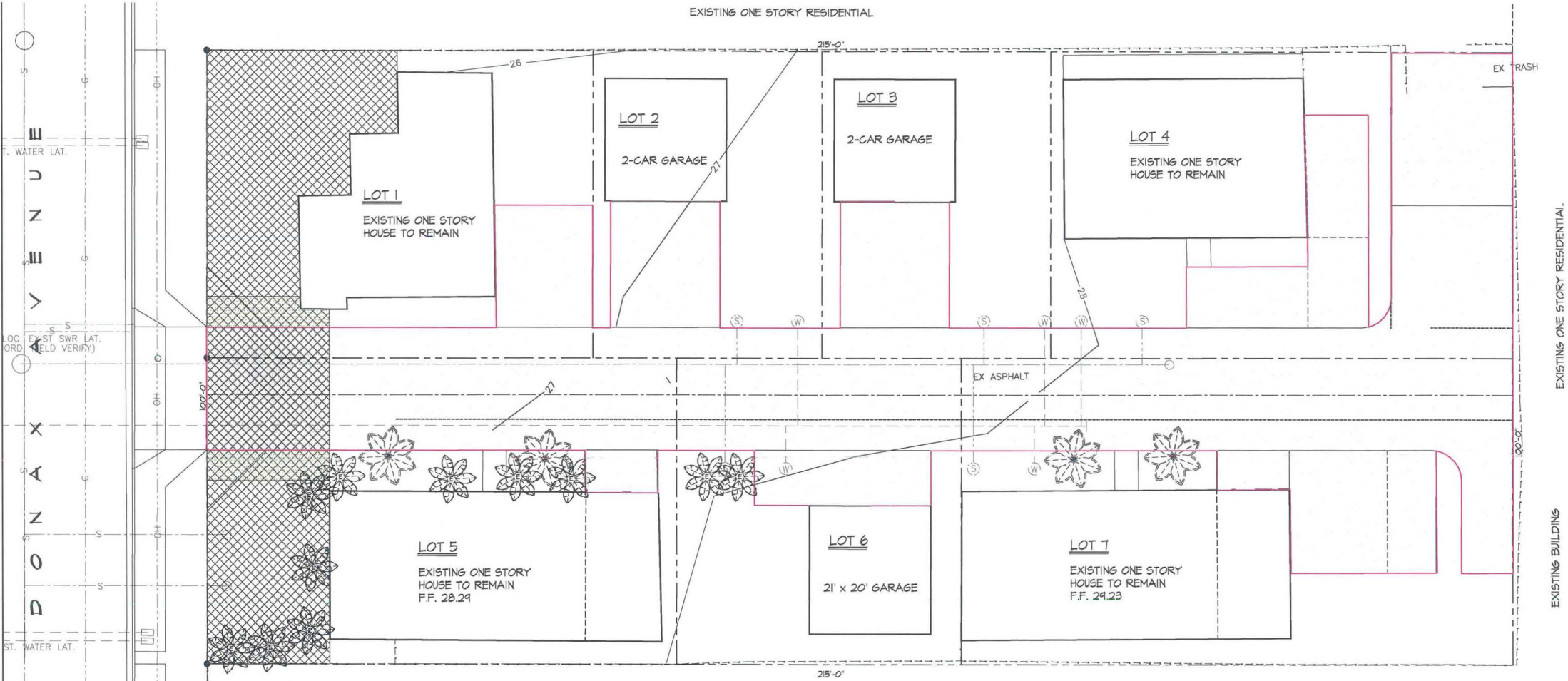
SHRUBS, TREES, AND VINES USED TO MEET THE 'REMAINING YARD RESIDENTIAL BUFFERING' REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCROACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

IRRIGATION NOTES

ALL PLANTED AREAS SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS. LAWN AREAS SHALL HAVE SEPARATE SYSTEMS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY.

MAINTENANCE NOTES

LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE, PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.



STREET YARD

TOTAL AREA = 2,124 SQ. FT.
PLANTING AREA REQUIRED = 2,124 X 50% = 1,062 SQ. FT.
PLANTING AREA PROVIDED = 1,114 SQ. FT.
EXCEEDS REQUIREMENT BY 652 SQ. FT.

PLANTING POINTS REQUIRED = 2,124 X .05 = 106.2 POINTS
PLANT POINTS PROVIDED = 209 POINTS

(22) 1 GAL. SHRUB * 1 PTS =	22 POINTS
(56) 5 GAL. SHRUB * 2 PTS =	112 POINTS
(3) 24" BOX TREES * 20 PTS =	60 POINTS
(5) EXISTING FEATHER PALM * 3 PTS =	15 POINTS
	209 POINTS
EXCEEDS REQUIREMENT BY 102.8 POINTS	

EXTERIOR OPEN SPACE CALC

TOTAL GROSS AREA = 21,500 SQUARE FEET

	GROSS AREA PER LOT	EXTERIOR OPEN SPACE PER LOT
LOT 1	3,175 SQ. FT.	1,546 SQ. FT.
LOT 2	1,885 SQ. FT.	461 SQ. FT.
LOT 3	1,885 SQ. FT.	460 SQ. FT.
LOT 4	3,205 SQ. FT.	424 SQ. FT.
LOT 5	3,260 SQ. FT.	1,306 SQ. FT.
LOT 6	2,345 SQ. FT.	501 SQ. FT.
LOT 7	4,545 SQ. FT.	1,132 SQ. FT.
Σ	21,500 SQ. FT.	6,895 SQ. FT.

NOTE: TO SATISFY THIS REQUIREMENT 1400 SQUARE FEET IS REQUIRED
7 LOTS X 200 SQUARE FEET = 1,400
EXCEEDS REQUIREMENT BY 4,495 SQ. FT.

NOTE: EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF 200 FEET OF EXTERIOR OPEN SPACE WITHIN THE SMALL LOT SUBDIVISION.

VEHICULAR USE AREA INSIDE STREET YARD

TOTAL AREA = 404 SQ. FT.
PLANTING AREA REQUIRED = 404 X 0.05 = 20.2 SQ. FT.
PLANTING AREA PROVIDED = 193 SQ. FT.
EXCEEDS REQUIREMENT BY 172.8 SQ. FT.

PLANT POINTS REQUIRED = 404 X 0.05 = 20.2 POINTS
PLANT POINTS PROVIDED = 21 POINTS

(5) 1 GAL. SHRUB * 1 PTS =	5 POINTS
(8) 5 GAL. SHRUB * 2 PTS =	16 POINTS
	21 POINTS

EXCEEDS REQUIREMENT BY 0.80 POINTS

EXISTING ONE STORY RESIDENTIAL

STREET TREE & PUBLIC R.O.W. REQ.

STREET FRONTAGE DONAX AVENUE = 100 LF

TREES REQUIRED = 100 / 30 = 3.33 STREET TREES
TREES PROVIDED = 4 EXISTING TREES

NOTE: REMAINING YARD REQUIREMENTS N/A PER TABLE 142-04C FROM THE SAN DIEGO MUNICIPAL CODE.

LEGEND

□ TOTAL V.U.A. BOUNDARY AREA	7,897 SF
▤ V.U.A. AREA IN STREET YARD	404 SF
▤ V.U.A. LANDSCAPE AREA IN STREET YARD	193 SF
□ BUILDING COVERED AREA	5,827 SF (21%)
▤ STREET YARD AREA	2,124 SF (10%)
REMAINING YARD	13,549 SF (63%)
TOTAL SITE AREA	21,500 SF (100%)

LANDSCAPE CALCULATIONS

NOT TO SCALE

PREPARED BY:

DAVID REED LANDSCAPE ARCHITECTS
480 E. NAPLES STREET
CHULA VISTA, CA 91911

PROJECT ADDRESS:

1627, 1629, 1633 & 1635 DONAX AVE
SAN DIEGO, CA

PROJECT NAME:

1627-1629 DONAX AVE
1633-1635 DONAX AVE

SHEET TITLE:

LANDSCAPE CALCULATIONS

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2:

REVISION 1:

ORIGINAL DATE: 11/8/16

SHEET L-2 OF 3 SHEETS

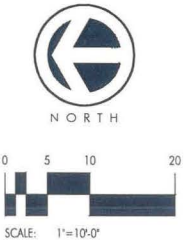
W.O.#

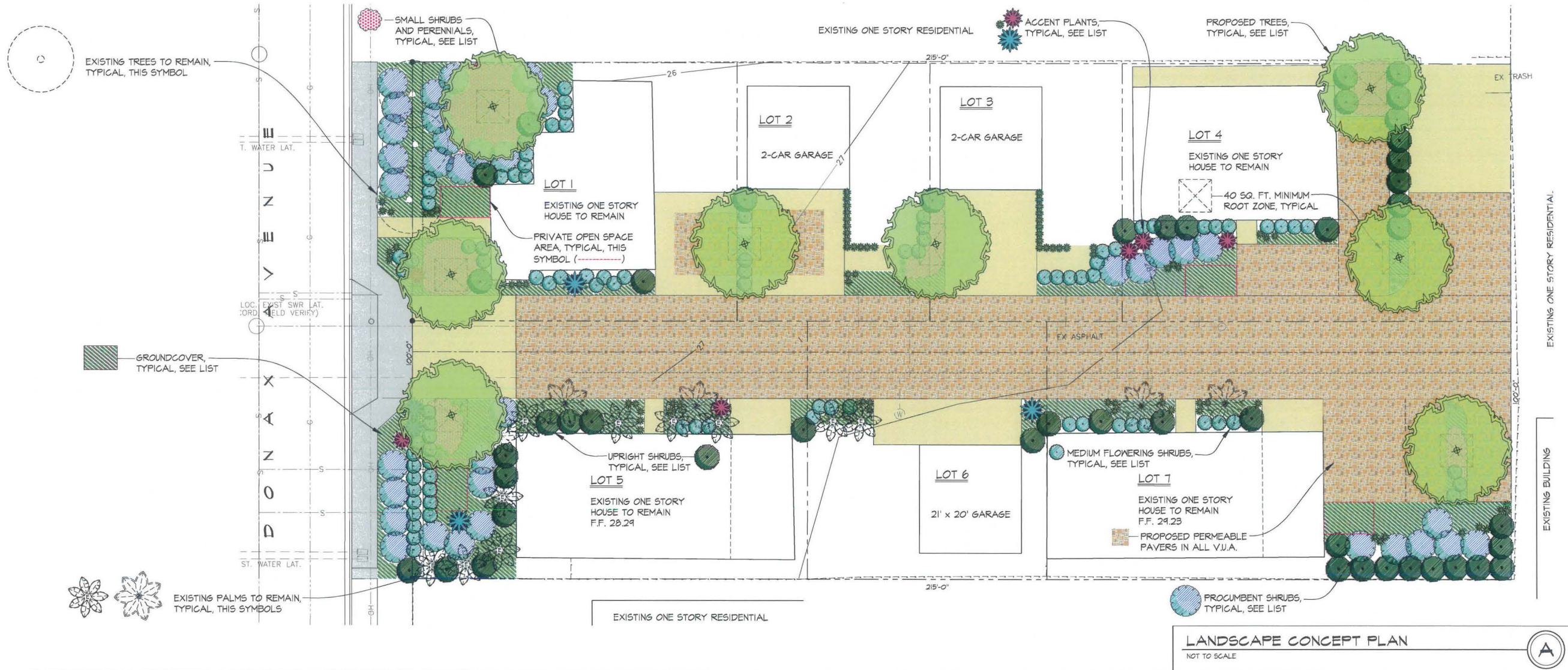
DEP #



DAVID REED
LANDSCAPE
ARCHITECTS

3585 5TH AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92103
(619) 239-3300
www.draa.com



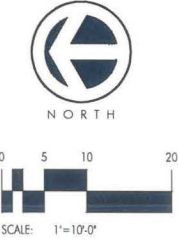


PLANT PALETTE

ABBR.	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD
TREES - 100% 24" BOX				
ARB. MAR.	ARBUTUS MARINA	MARINA STRAWBERRY TREE	30'	25'
CER. D.M.	CERATOPHYLLUM DEMERSUM	WATER HYacinth	20"	20"
CHL. M.P.	CHLOROPHYLLUM M. PINK	MAGGIE'S PINK DESERT WILLOW	10-20'	15'
LAS. FAU.	LAGERSTROEMIA FAUREI	GRAPPE MYRTLE	25'	15'
OLE. S.H.	OLEA E. SWAN HILL	SWAN HILL OLIVE	25'	30'
LARGE & UPRIGHT SHRUBS - 100% 5 GAL.				
RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	20'	25'
TRI. CON.	TRISTANIA CONFERTA	BRISBANE BOX	40'	30'
HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON, HOLLYWOOD	10'	10-15'
LAV. ASS.	LAVATERA ASSURGENSIFLORA	LAVATERA	6-8'	6-8'
MAH. NEV.	MAHONIA NEVINI	NEVIN MAHONIA	6'	6'
RHA. CAL.	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5-15'	10'
RHU. INT.	RHUS INTEGRIFOLIA	LEMONADE BERRY	6-12'	7-10'
MEDIUM FLOWERING SHRUBS - 100% 5 GAL.				
ARC. SUN.	ARGENTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	3-4'	4-6'
ENG. CAL.	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	4'	3.5'
GAL. SPE.	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	3'	5'
RHA. L.S.	RHAMNUS CALIFORNICA 'LITTLE SUR'	COFFEEBERRY	3-4'	3'
SAL. YLG.	SALVIA YINIFRED GILMAN	YINIFRED GILMAN HYBRID SAGE	3'	3'
PROCUMBENT SHRUBS - 50% 5 GAL., 50% 1 GAL.				
BAC. P.P.	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1'	5'
OS. SUN.	OSYRIS SUNSET	SUNSET HYBRID ROCKROSE	2'	6'
MAH. REP.	MAHONIA REPENS	CREeping MAHONIA	1.5'	3'
SED. DEN.	SEDUM DENDROIDEUM	BUSH SEDUM	1-1.5'	6'
RIB. VIB.	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	3'	8'
SMALL SHRUBS & PERENNIALS - 100% 1 GAL.				
EPL. CAL.	EPILOBUM CALIFORNICA	CALIFORNIA FUCHSIA	1'	4'
ERI. G.R.	ERIGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1'	3'
ERI. KAR.	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1'	3'
ACCENT PLANTS - 50% 5 GAL., 50% 1 GAL.				
AGA. B.F.	AGAVE 'BLUE FLAME'	AGAVE HYBRID	3'	5'
ALO. B.E.	ALOE 'BLUE ELF'	BLUE ELF ALOE	1.5'	2'
ALO. BAR.	ALOE BARBADENSIS	ALOE VERA	2.5'	1.5'
DIA. L.R.	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1.5-2'	1.5-2'
ECG. AFT.	ECHINOPHYLLA 'AFTERSLOW'	HYBRID ECHINOPHYLLA	1'	1'
GROUNDCOVERS - 20% 4" POTS, 80% FLATS				
ARC. P.R.	ARGENTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES BEARBERRY	2'	6'
LAM. SPE.	LAMPRANTHUS SPECTABILIS	TRAILING ICE PLANT	1'	1-2'
SAL. SON.	SALVIA SONOMENSIS	CREeping SAGE	0.5-1.5'	2-4'
SED. ANG.	SEDUM ANGLICUM	STONECROP	0.5'	2'
SED. B.G.	SEDUM SPURUM 'BRONZE CARPET'	BRONZE CARPET SEDUM	0.5'	1-2'

NOTE: EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF ONE PRIVATE EXTERIOR USEABLE OPEN SPACE AREA MEASURING 60 SQUARE FEET, WITH A MINIMUM DIMENSION OF NO LESS THAN 6 FEET. THE AREA OF A DRIVEWAY SHALL NOT BE COUNTED TOWARD REQUIRED EXTERIOR OPEN SPACE.

FOR LANDSCAPE CALCULATIONS, SEE SHEET L-2



DAVID REED
LANDSCAPE
ARCHITECTS

3585 5TH AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92103
(619) 239-3300
www.dreala.com

PREPARED BY:
DAVID REED LANDSCAPE ARCHITECTS
480 E. NAPLES STREET
CHULA VISTA, CA 91911

PROJECT ADDRESS:
1627, 1629, 1633 & 1635 DONAX AVE
SAN DIEGO, CA

PROJECT NAME:
1627-1629 DONAX AVE
1633-1635 DONAX AVE

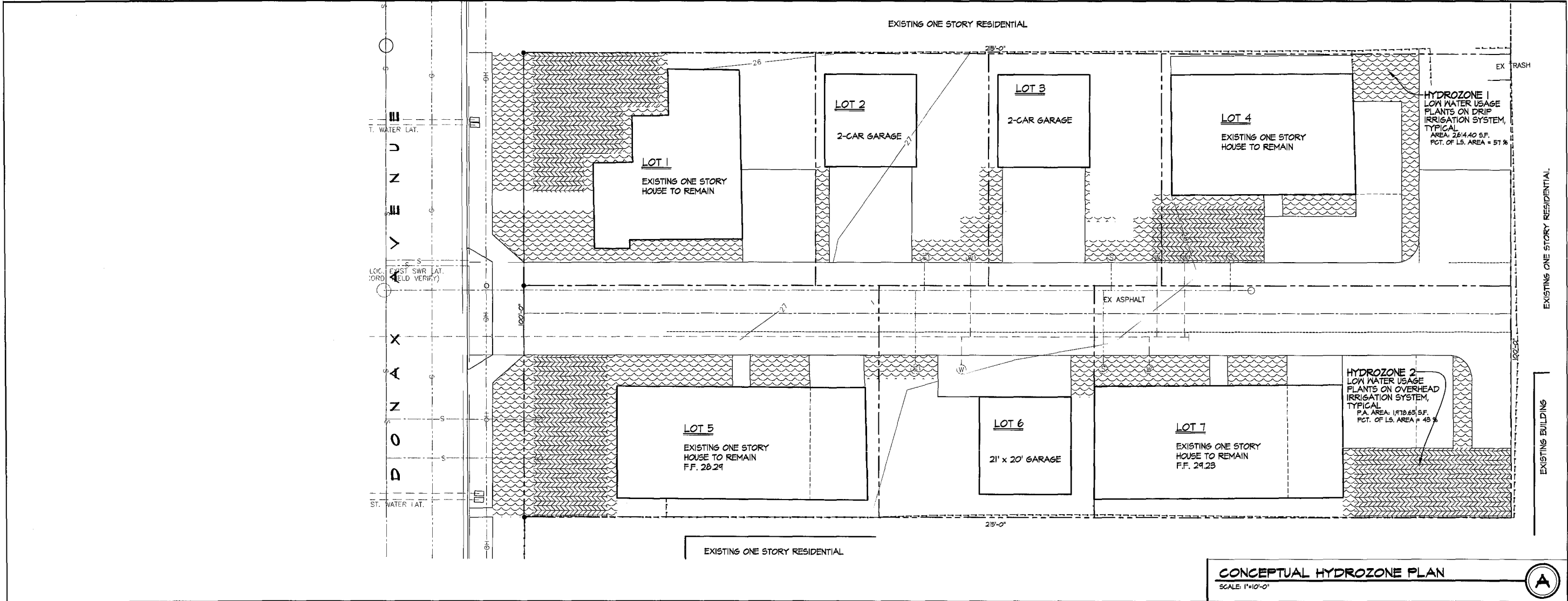
SHEET TITLE:
LANDSCAPE CONCEPT PLAN
AND PLANT PALETTE

REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE: 11/8/16

SHEET L-1 OF 3 SHEETS

W.O.#
DEP #



HYDROZONE PLAN LEGEND

HYDROZONE 1

HYDROZONE 2

WATER BUDGET

SITE

TOTAL LANDSCAPE AREA: 4543 S.F.

ETO: 40.0 ETAF: 0.55

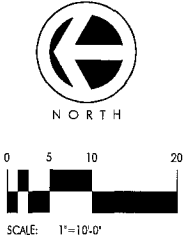
HYDROZONES

HYDROZONE 1:
LOW WATER USAGE PLANTS
ON DRIP IRRIGATION SYSTEMS
AREA: 2614.40 S.F.
K_c: 0.20
I_e: 0.01
P.C.T. OF L.S. AREA = 56.9 %
CLOCK A STATIONS: N / A
ETM = 16,009 GAL. / YEAR

HYDROZONE 2:
LOW WATER USAGE PLANTS
ON OVERHEAD IRRIGATION SYSTEMS
P.A. AREA: 1718.65 S.F.
K_c: 0.20
I_e: 0.01
P.C.T. OF L.S. AREA = 43.1 %
CLOCK A STATIONS: N / A
ETM = 13,285.5 GAL. / YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = ETO X 0.62 X ETAF X L.S. AREA =
MAWA: (40.0) X (0.62) X (0.55 X 4543) = 62,648.50 GAL. / YEAR

ESTIMATED TOTAL WATER USE:
ETMU = ETO X 0.62 X [(K_c X L.S. AREA) / I_e] =
SUM OF ALL ETMUS = 29,094.50 GAL. / YR.



DAVID REED
LANDSCAPE
ARCHITECTS

3585 5TH AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92103
(619) 237-3300
www.dreel.com

PREPARED BY:
DAVID REED LANDSCAPE ARCHITECTS
480 E. NAPLES STREET
CHULA VISTA, CA 91811

PROJECT ADDRESS:
1627, 1629, 1633 & 1635 DONAX AVE
SAN DIEGO, CA

PROJECT NAME:
1627-1629 DONAX AVE
1633-1635 DONAX AVE

SHEET TITLE:
WATER BUDGET PLAN

REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE: 11/8/16

SHEET L-3 OF 3 SHEETS

W.O.#
DEP #

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
July 13, 2016**

Members Present:

District 1 John Swanson
 District 2 Sam Mendoza
 District 3 Ed Abraham
 District 4 Patty Swanson
 District 5 Gabriel Uribe
 District 6 Maria Mendoza
 District 7 Robert Broomfield
 District 8 Edgar Gonzalez
 District 9 Jacki Farrington
 District 10 Bob Mikloski
 District 11 Albert Velasquez
 District 12 Carlos Sanchez

District 13 Brian McGonagill
 District 14 Wayne Dickey
 District 15 Walt Zumstein
 District 16 Bobby Hicks

Members Absent:

None

Vacant Seat:

None

Guests Present:

A number of guests were present, see the OMNCPG secretary for a copy of the guest list.

1. **Call to Order/Introduction of Members:** The meeting was called to order at 6:36 p.m. by Chair Albert Velasquez, at the Otay Mesa Nestor Branch Library. He welcomed all Board members and members of the community to the meeting of the Otay Mesa-Nestor Community Planning Group (OMNCPG).
2. **Approval of minutes** – A Motion was made by Jacki Farrington to approve the minutes of the June 8, 2016, OMNCPG meeting. The motion passed unanimously.
3. **Non-Agenda Public Comments:**
 - a. None.
4. **SDPD Community Relations:** Lieutenant Servin was in attendance, and gave the following report:
 - a. He said that the grand opening of PedWest will be held July 15, 2016, which is a new border crossing for pedestrians walking into San Ysidro from Tijuana.
 - b. He also announced that a Coffee with the Command was held Tuesday, June 21st, from 10 am to 11 am, at Starbucks on Palm Avenue, then a second Coffee with the Command was held that same day at the Coffee Bean on Camino de la Plaza from 5 pm to 6 pm.
 - c. He said that National Night Out will be held August 2nd at Robert Egger Sr. - South Bay Recreation Center.
 1. Organizers are expecting at least 1,500 people to attend.
 2. About 70 booths of all types will be set up.
 3. Southern Division National Night Out usually has the largest attendance in the City of San Diego.

5. **Council District 8 Report:** District 8 Representative Ruth Martin, Council Representative, 619-236-6688 romartin@sandiego.gov :
 - a. She said that on Monday, July 11th, the San Diego City Council voted to ease water use restrictions.
 1. Level 1 restrictions eased to Level 2, with voluntary compliance.
 - b. A ballot proposal for a minimum wage increase was approved by the Council.
 - c. A vacant lot at 1229 Hollister is under Code Enforcement.
 1. Issues with illegal dumping, overgrown vegetation, the City has cited the property owner for violations.
6. **Mayor's Office Report:** Andrea Cardenas, Community Representative, acardenas@sandiego.gov 619-533-3977. No report.
7. **Sub-Committee Reports:** No reports for the By-Laws, Parks and Recreation, Volunteer Code Compliance, and Elections subcommittees.
 - a. The **Project Review Subcommittee** met on an **Action Item** on June 29, 2016: City of San Diego Project #447834: Property Address: 1627-29 & 1633-35 Donax Avenue, San Diego, CA. 92154, located between 16th Street & Thermal Ave. in the City of San Diego. The existing lot is a half-acre site consisting of two 10,750 sq. ft. lots with two existing houses on each lot. The property owner proposes to build two new houses between the existing homes on the east side, and one new home between the existing homes on the west side. Project requires subdivision of the lots into seven new smaller lots, in accordance with the new City of San Diego Small Lot Subdivision Ordinance, which was adopted by the San Diego City Council in January, 2016. Contact: Bill Lewallen (619) 944-3423 bill@cdvmail.com David Lewallen davidilewallen@gmail.com

Voting results: The Project Review Subcommittee voted to recommend approval of the project to the OMNCPG at the July, 2016 meeting.
8. **Action Item:** An election was held to fill a vacant seat in accordance with both Article IV and Article V of the by-laws of the Otay Mesa Nestor Community Planning Group.

Voting result: Brian McGonagill made a motion to approve the election of Gabriel Uribe to fill the District 5 seat on the OMNCPG, motion passes.
9. **Action Item:** City of San Diego Project #447834: Property Address: 1627-29 & 1633-35 Donax Avenue, San Diego, CA. 92154, located between 16th Street & Thermal Ave. in the City of San Diego. The existing lot is a half-acre site consisting of two 10,750 sq. ft. lots with two existing houses on each lot. The property owner proposes to build two new houses between the existing homes on the east side, and one new home between the existing homes on the west side. Project requires subdivision of the lots into seven new smaller lots, in accordance with the new City of San Diego Small Lot Subdivision Ordinance, which was adopted by the San Diego City Council in January, 2016. Contact: Bill Lewallen (619) 944-3423 bill@cdvmail.com David Lewallen davidilewallen@gmail.com

Voting result: Motion passes, 7 in favor to 2 opposed, Carlos Sanchez and Wayne Dickey opposed.

10. **Action Item:** Project No. 483295, South Bay Urgent Care: The group heard a presentation of Dr. Matt Dickson and Dr. Kimberly Dickson regarding their project to open the South Bay Urgent Care at 1628 Palm Avenue, San Diego, CA 92154 (in the old Lydia's Cafe). Contact: Dr. Matt Dickson, (619)997-3166 dicksonmatt1@gmail.com

Voting results: Patty Swanson made a motion to approve the project, motion carried unanimously.
11. **Informational Item:** The City of San Diego-Traffic Operations received a citizen request in March, 2016, to evaluate Halo Street for installation of speed bumps between Saturn Boulevard and Thermal Avenue. The speed study on this street demonstrated that a speeding issue warranted this traffic calming measure. The street segment met all of the City of San Diego screening criteria, and was approved by the City of San Diego Fire Department for installation of the proposed speed bumps. The City requires that at least 75% of the fronting properties sign a petition in favor of the proposed speed bumps, prior to presenting this item to the community planning group for a vote. A petition was circulated which demonstrated that the project had 87% community support. Contact: Matt Schmidt, TE, Assistant Traffic Engineer, City of San Diego-Traffic Operations mschmidt@sandiego.gov

Result: Chair Albert Velasquez directed this item to the Project Review Committee to be reviewed prior to the next meeting of the OMNCPG.
12. **Chair's report:** No report.
13. **City Planner's Report:** Bobby Mordenti, Associate Planner, 619-446-5064 BMordenti@sandiego.gov
No report.
14. **Adjournment:** 7:16 p.m.

Respectively submitted by John C. Swanson, Secretary



THE CITY OF SAN DIEGO

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 _____

Project Title

1633 Donax Avenue Tentative Map

Project No. For City Use Only

447834

Project Address:

1633-1635 Donax Avenue

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):

William Lewallen

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

264 E. Street

City/State/Zip:

Chula Vista, CA 91910

Phone No:

(619) 203-3423

Fax No:

Signature:

WEL

Date:

9/27/15

Name of Individual (type or print):

Diona LeWallen

☒ 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:



Front of project site on Donax Avenue. Both existing structures to left and right of driveway to remain.



Looking east on Donax Avenue, project site on the right.



Looking west on Donax Avenue, project site on the left.



Looking across the street from the project site, existing residential development to the north.



Current condition of area to be common driveway for all units.