

RESOLUTION NUMBER R- 315539

DATE OF FINAL PASSAGE MAY 14 2024

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING TENTATIVE MAP NO. PMT-2609199 AND PUBLIC RIGHT-OF-WAY VACATION NO. PMT-2542406 FOR 3627 CROWELL STREET – PROJECT NO. PRJ-0688860 ALONG WITH ASSOCIATED IMPROVEMENTS AND EASEMENT RESERVATION.

WHEREAS, Josue Arturo Valdez, Subdivider, and Rudy P. Pacheco, Surveyor, submitted an application to the City of San Diego for Tentative Map No. PMT-2609199 and Public Right-of-Way Vacation No. PMT-2542406 to subdivide a 0.39-acre single parcel into three parcels and vacate a portion of Guy Street, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3627 Crowell Street, east of India Street, south of Washington Street and west of Raynard Way in the RS-1-7 (Residential -Single Unit) base zone, the Airport Land Use Compatibility Overlay Zone, the Airport Approach Overlay Zone, the Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Areas 1 and 2), the 60-65 dB CNEL Airport Noise Contours, and the Federal Aviation Administration Part 77 Notification Area (SDIA and NAS North Island) in the Uptown Community Plan. The parcel is legally described as Parcel 2 of Parcel Map No. 212, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, March 12, 1970, together with that portion of Guy Street dedicated per Middletown Addition according to map thereof no. 384, lying easterly of Crowell Street, westerly of Glenwood Drive, and northerly of that portion of Guy Street closed by Resolution No. 63078 filed in the Office of the City Clerk May 21, 1935 as Document No. 1576.; and

WHEREAS, the Map proposes the Subdivision of a 0.39-acre site into three lots to allow for the potential construction of three dwelling units; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code (Municipal Code) section 144.0242(c) based on the conversion involving a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, in connection with Public Right-of-Way Vacation No. PMT-2542406, the City desires to reserve and except certain public easements; and

WHEREAS, on February 8, 2024, the Planning Commission of the City of San Diego (Planning Commission) considered Tentative Map No. PMT-2609199 and Public Right-of-Way Vacation No. PMT-2542406, and pursuant to Resolution No. 5277-PC, the Planning Commission voted to recommend City Council of the City of San Diego (City Council) approval of the map and vacation; and

WHEREAS, on May 14, 2024, the City Council considered Tentative Map No. PMT-2609199 and Right-of-Way Vacation No. PMT-2542406, including the request to waive the requirement to underground existing offsite overhead utilities, and pursuant to Municipal Code sections 125.0440, 144.0240, 125.0430, and 125.0941, 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 City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. PMT-2609199 and Right-of-way Vacation No. PMT-2542406:

A. TENTATIVE MAP [San Diego Municipal Code (SDMC) Section 125.0440]

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

The project proposes to subdivide a single parcel into three parcels located at 3627 Crowell Street and to vacate the 25-foot-wide portion of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.39 acres). The proposed Tentative Map includes the subdivision of one existing parcel into three parcels allowing the construction of three potential dwelling units.

The Uptown Community designates the site Residential Low density (5-9 dwelling unit/acre). The project proposes three dwelling units on 0.39 acres, resulting in a base density of 8 dwelling units per acre which is consistent with the land use designation and density.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive to support the slopes and improve the Glenwood Drive right-of-way and provide access to Parcel 3.

The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides with residential uses. The project would implement the land use designation and goals of the Uptown Community Plan by providing a residential subdivision that is compatible with the surrounding residential uses and the vacation of the unimproved portion of Guy Street would not impact access or circulation. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to subdivide a single parcel into three parcels located at 3627 Crowell Street and to vacate the 25-foot-wide eastern half of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.39-acre). The proposed Tentative Map includes the subdivision of one existing parcel into three parcels allowing three potential dwelling units.

The project is within the RS-1-7 zone and requests to deviate for lot depth for Parcel 1 and Parcel 2 and street frontage for Parcel 3. Per San Diego Municipal Code (SDMC) section 131.0431, Table 131-04D, the minimum required lot depth for the RS-1-7 zone is 95 feet where Parcel 1 proposes 87 feet and Parcel 2 proposes 79 feet. The minimum required street frontage for the zone is 50 feet and Parcel 3 proposes 28 feet. The site is sloped and irregularly shaped and these attributes necessitate the deviations to create suitable parcels. Although the lots do not meet certain lot dimensions of the RS-1-7 zone, all three parcels meet the minimum lot area of 5000 square feet and are consistent with other lots in the surrounding area. The project also requires a deviation for the retaining wall height within the rear yard of Parcel 1 facing Glenwood Drive. Per SDMC section 142.0340(d), the maximum height of a retaining wall in the rear yard is 6 feet, and the proposed wall will be 10 feet tall. The wall facing Glenwood Drive at the road's eastern terminus will be 10 feet tall and 20 feet long. Glenwood Drive is currently unimproved at this location and the retaining wall is needed to support the slope to improve and expand the Glenwood Drive right-of-way and to provide access to Parcel 3. These deviations are allowed with the approval of a Neighborhood Development Permit per SDMC section 126.0402(q).

Parcel 1 and Parcel 2 would take access from Crowell Street and Parcel 3 would take access from Glenwood Drive. Access for the existing unit on Parcel 2 would be relocated to the east of the existing structure along Crowell Street.

The project proposes a modified right-of-way turnaround at the southwestern most portion of Parcel 3 along Glenwood Drive. A standard turnaround is not feasible because of the existing lot layout and topographic conditions. The topography of the site is steep, with grade differentials ranging from 30-40 feet. Glenwood Drive has limited circulation and public utility purposes and currently serves a total of six dwelling units. The steep terrain increases the difficulty and cost of improving this segment. The project proposes a modified turnaround that is suitable as it relates to the surrounding development.

The proposed subdivision contains existing privately owned utilities that are required to be undergrounded unless there are circumstances where a waiver of the undergrounding requirement in SDMC section 144.0240(b) would be appropriate, in accordance with section 144.0242(c). In conformance with SDMC section 144.0242(b), City staff supports the required waiver of the requirements to underground privately owned utility systems and services facilities. The waiver qualifies under the guidelines of SDMC section 144.0242(c)(1) (B) since 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.

In addition to the subdivision and street vacation, grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive to support the slopes and improve the Glenwood Drive right-of-way to provide access to Parcel 3.

The deviations were reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. It was determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site while meeting the purpose and intent of the development regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including the allowable deviations pursuant to the Land Development Code.

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

The project site located at 3627 Crowell Street is designated for Residential use in the General Plan and Residential Low Density (5-9 dwelling unit/acre) in the Uptown Community Plan. The project proposes to subdivide one parcel into three parcels which is consistent with the land use and density in the General Plan and Community Plan. The site is located in an urban area surrounded by similar development and served by existing City services.

The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.39-acre). The vacation of this public right-of-way would not affect access to the adjacent properties as Parcel 1 and Parcel 2 would take access from Crowell Street and Parcel 3 would take access from Glenwood Drive. Access for the existing lot would be relocated to the east of the existing structure along Crowell Street.

In addition to the subdivision and street vacation, minor grading is proposed to prepare the site for future development. The conceptual grading plan proposes to remove fill soils, contour the parcels to create development pads, construct driveways for each parcel, improve street frontage and install private storm drain infrastructure. The contouring includes retaining walls which are proposed within the steeper portions of the site and along Glenwood Drive and is a design solution to support the slopes along the right-of-way and to Parcel 3. 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 proposed Tentative Map subdivides one existing parcel into three parcels and vacates 2,418 square feet of Guy Street. The 0.39-acre project site is located at 3627 Crowell Street within a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides with residential uses.

The project site is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area (MHPA) lands, riparian habitat, or wetlands, and no sensitive species were observed on-site. The project was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code and the project shall comply with the Tentative Map and development permit conditions of approval, including compliance with storm water runoff requirements during and after construction.

Furthermore, the project was subject to environmental review and was determined to be exempt pursuant to California Environmental Quality Act Guidelines section 15332, In-Fill Development. The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The Tentative Map was reviewed and determined to comply with the SDMC and Subdivision Map Act. The Tentative Map and the Neighborhood Development Permit (Permit) for the project include various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. The Permit contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area such as: all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code; a Water Pollution Control Plan has been prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards; and the project will be required to reconstruct the damaged portions of the sidewalk to meet current City sidewalk

standards. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The project is located in Geologic Hazard Category 11, according to a geotechnical investigation report prepared for the project by Allied Earth Technology, the site is suitable for development with no major adverse geotechnical or geological conditions noted. Fill soils were encountered on-site with recommendations to remove the soils from the site. The project has been conditioned requiring the preparation of a geotechnical investigation report in accordance with the City's Guidelines for Geotechnical Reports that specifically addresses the proposed grading plans prior to the issuance of any grading permits. Additionally, the project would be required to comply with the California Building Code, City of San Diego Grading Ordinance, as well as the Storm Water Standards, and utilize proper engineering design and construction practices. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Crowell Street fronts the property to the north and Glenwood Drive to the south, where public access will be maintained. Although a portion of Guy Street right-of-way will be vacated, it is unimproved and would not impact access or circulation. Public improvements include new driveway access for each parcel, new curb, gutter and sidewalk per City standards along the Crowell Street frontage. A retaining wall along a section of Glenwood Drive will allow the street to be improved to accommodate access to Parcel 3. Existing public utility services to the subdivision will continue to be provided and serve the residential development and improvements along both Crowell Street and Glenwood Drive will improve access along the public right-of-way and to the site. No public access easements are proposed through the site, and all parcels part of the subdivision and adjacent to the project include public access from existing rights of way. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of the 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 0.39-acre parcel into three lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements for setbacks and height to allow natural ventilation and light between structures, to the extent feasible, for future passive or natural heating and cooling opportunities. With no physical improvements proposed with this project, the independent design of each new residential structure will have the opportunity through building materials, site orientation, architectural treatments, placement, and selection of plant material to provide for passive and natural heating and cooling opportunities.

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

The proposed project is the subdivision of a 0.39-acre parcel into three lots for residential development that meet the minimum lot area of the RS-1-7 zone and comply with the Residential Low density (5-9 dwelling unit/acre) of the Uptown Community Plan. The creation of three parcels for residential development from one existing lot would assist the housing needs of the Uptown community. The residential subdivision will not place a significant impact on public resources such as police, fire, parks, and library resources. Existing public utility services to the subdivision will continue to be provided and serve the residential development. The proposed subdivision will be required to implement drainage and storm water improvement due to the implementation of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the City Council 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 above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that a portion of Guy Street, located within the project boundaries as shown in Tentative Map No. PMT-2609199, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

A. Public Right-of-Way Vacation [SDMC Section 125.0941]

1. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project proposes to vacate a portion of the Guy Street right-of-way that is adjacent to the subject parcel. The portion of the Guy Street right-of-way adjacent to the project site between Crowell Street and Glenwood Drive is unimproved and the western half of this unimproved section of Guy Street right-of-way was vacated per City Resolution 63078, recorded May 21, 1939, as Document No. 1576. The vacation of the unimproved portion of Guy Street would not impact access or circulation. The use of the land for public right-of-way purposes is not required as it does not provide vehicular or pedestrian access and the western half of the right-of-way has already been vacated. SDG&E has requested a general utilities easement reservation within the vacation area for their overhead and underground electric facilities and this has been added as a condition of approval.

Additionally, the proposed street vacation is not located adjacent to existing open space or parks, nor are there any existing public facilities present. There are no public views associated with the site identified in the Community Plan. Therefore, there is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved use of the land made available by the vacation.

The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.39-acre). This will allow the site to be subdivided into three lots that meet the minimum lot area of the RS-1-7 zone and comply with the Residential Low density (5-9 dwelling unit/acre) of the Uptown Community Plan. Reverting the portion of unimproved right-of-way to private ownership allows for additional housing with the proposed subdivision. Additionally, allowing the vacation of this unimproved portion of right-of-way would reduce the City's liability. Therefore, the proposed right-of-way vacation would benefit the public.

3. The vacation does not adversely affect any applicable land use plan.

The portion of the unconstructed Guy Street public right-of-way proposed to be vacated is identified as a local street by the Mobility Element's Planned Street Classification map of the Uptown Community Plan. The vacation would allow the adjacent lot acquiring the land to be incorporated into private ownership for residential development. The proposed street vacation would not affect the following types of facilities identified as part of the Community Plan's mobility network: Pedestrian Routes, Existing or Planned Bicycle Network, and Planned Transit Facilities.

The proposed street vacation is not located adjacent to existing open space or parks, nor are there any existing public facilities present. There are no public views associated with the site identified in the Community Plan.

The proposed right-of-way vacation would vacate the 25-foot-wide portion of Guy Street right-of-way that abuts the subject parcel. The proposed vacation will revert 2,418 square feet of unimproved right-of-way back to the 14,467 square foot subject parcel, increasing the project site to 16,890 square feet (0.39-acre). This will allow the site to be subdivided into three lots that meet the minimum lot area of the RS-1-7 zone and complies with the Residential Low density (5-9 dwelling unit/acre) of the Uptown Community Plan. The proposal to vacate a portion of Guy Street right-of-way and subdivide one parcel into three parcels would be consistent with the land use and density in the Community Plan. Therefore, the proposed vacation would not adversely affect the applicable land use plan.

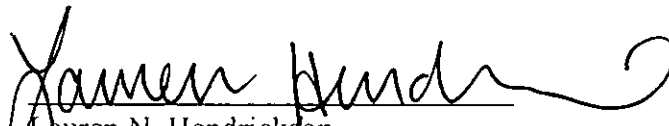
4. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The Guy Street public right-of-way was originally acquired in 1871 as part of a street network through map dedications.

The portion of Guy Street right-of-way adjacent to the project site between Crowell Street and Glenwood Drive is unimproved and the western half of this unimproved section of Guy Street right-of-way was vacated per City Resolution 63078, recorded May 21, 1939, as Document No. 1576. This unimproved section of Guy Street includes steep terrain and is not used for public access. The vacation of the unimproved portion of Guy Street would not impact access or circulation to the adjacent properties as the property to the north takes access from Crowell Street and the property to the south would take its access from Glenwood Drive. The use of the land for public right-of-way purposes is not required as it does not provide vehicular or pedestrian access and the western half of the right-of-way has already been vacated. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. PMT-2609199 and Public Right-of-Way Vacation No. PMT-2542406, including the waiver of the requirement to underground existing offsite overhead utilities, and conditions to reserve and accept certain public easement, hereby granted to Josue Arturo Valdez subject to the attached conditions which are made a part of this resolution by this reference.

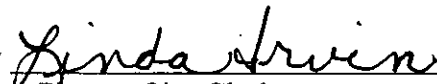
APPROVED: MARA W. ELLIOTT, City Attorney

By 
Lauren N. Hendrickson
Deputy City Attorney

LNH:cm
April 2, 2024
Or.Dept: Planning
Doc. No. 3610411

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 14 2024.

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk
For Gilbert Sanchez

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. PMT-2609199
PUBLIC RIGHT-OF-WAY VACATION NO. PMT-2542406
3627 CROWELL STREET - PROJECT NO. PRJ-0688860

ADOPTED BY RESOLUTION NO. ON MAY 14 2024
R-315539

GENERAL

1. This Tentative Map will expire on May 28, 2027.
2. Compliance with all the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Neighborhood Development Permit No. PMT-3263145.
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. Prior to the issuance of any building permit the subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
7. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

8. Subdivider shall record a drainage easement for proposed drainage system among all proposed parcels.
9. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
10. The Subdivider shall ensure that all 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. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
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. 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

13. "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].
14. "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."
15. The Parcel Map shall:

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.

WASTEWATER AND WATER

16. Prior to the issuance of any building permit, the Subdivider shall assure, by permit and bond the design and construction of an 8" PVC public water main on Glenwood Drive as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.

17. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
18. Prior to the issuance of any building permit Owner/Permittee shall installed of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department 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.
19. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
20. 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.

UTILITIES (SDG&E)

21. Prior to issuance of any building permit, the City shall reserve a general utilities easement and right-of-way for SDG&E to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain, and use facilities consisting of overhead and underground electric facilities, communication facilities and all appurtenances including necessary anchorage for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical routes. No building or other structure shall be permitted within the easement excepting other utility facilities that meet SDG&E's separation requirements. SDG&E's prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement. SDG&E shall have the right but not the duty, to trim or remove trees and brush along or adjacent to this easement and remove roots from within this easement whenever SDG&E deems necessary. Said right shall not relieve owner of the duty as owner to trim or remove trees and brush to prevent danger or hazard to property or persons. Upon receipt of written request from owner, this easement will be quitclaimed by SDG&E, provided that the facilities have been removed.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and

practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code §142.0607.)

Internal Order No. 24008914

EXHIBIT 'A'
PUBLIC STREET EASEMENT VACATION

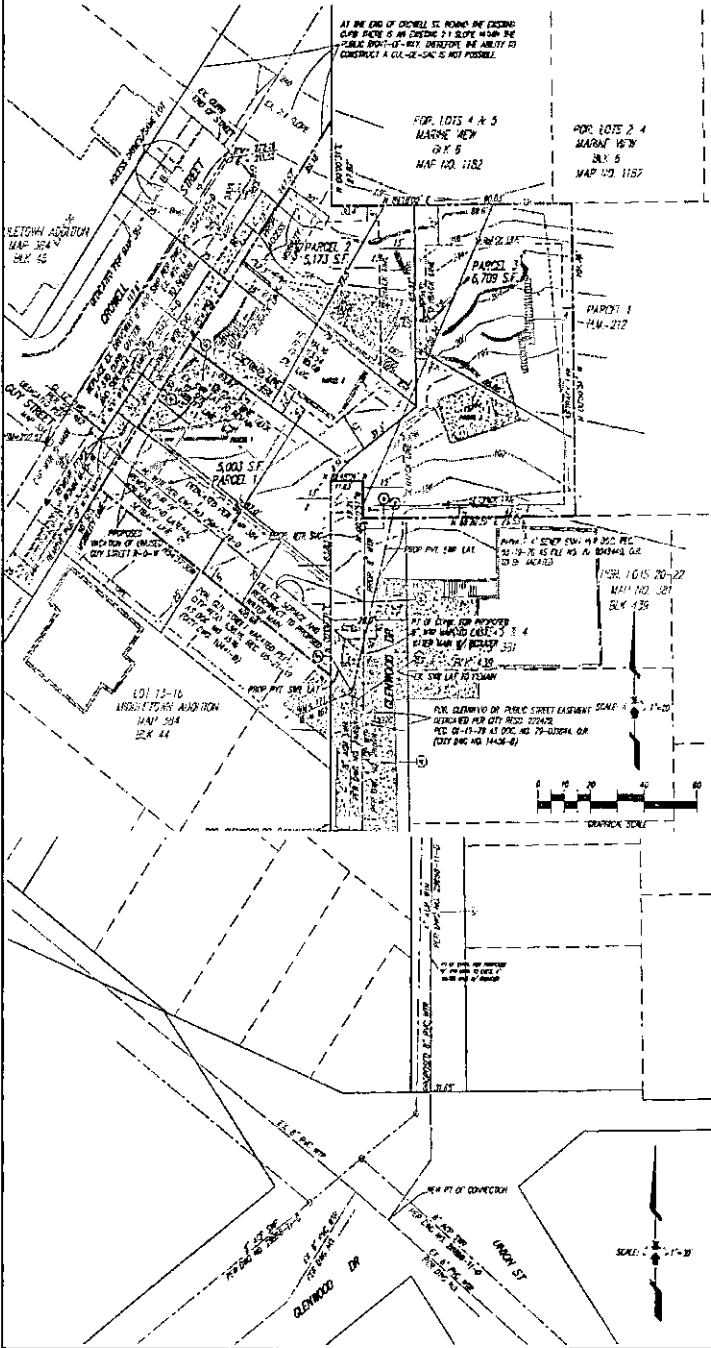
BEING A PORTION OF GUY STREET AS DEDICATED PER MIDDLETOWN ADDITION,
ACCORDING TO MAP THEREOF NO. 384, IN THE CITY OF SAN DIEGO, COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 212, BEING
ALSO THE NORTHEAST INTERSECTION OF GUY STREET AND CROWELL STREET BOTH
AS DEDICATED PER MAP 384; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID
PARCEL 2 AND THE NORTHERLY RIGHT-OF-WAY OF GUY STREET SOUTH 54°37'30" WEST
87.76 FEET TO THE WESTERLY RIGHT-OF-WAY OF GLENWOOD DRIVE AS DEDICATED
PER SAID MAP 384; THENCE ALONG THE WESTERLY RIGHT-OF-WAY THEREOF SOUTH
00°00'31" WEST 30.66 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 25
FEET OF SAID GUY STREET; THENCE ALONG SAID SOUTHERLY LINE NORTH 54°37'30"
WEST 105.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID CROWELL
STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 35°43'56" EAST 25.00 FEET TO THE
POINT OF BEGINNING.

CONTAINS 2,418 SQUARE FEET, ACRES MORE OR LESS.

RUDY P. PACHECO P.L.S. 5717 DATE
EXPIRES 09-30-21

TENTATIVE MAP PMT-2609199
 NEIGHBORHOOD DEVELOPMENT PERMIT PMT-3263145
 PUBLIC RIGHT-OF-WAY VACATION PMT-2542406



DEVELOPMENT SUMMARY

SUMMARY OF RESULTS:
 PROJECT HAS BEEN APPROVED FOR DEVELOPMENT PERMIT AND STREET VACATION FOR A RESIDENTIAL LOT.

PROJECT TEAM:
 CIVIL ENGINEER: ALIADIDE ENGINEERING, INC.
 29836 OLD TOWN FRONT ST., # 205
 TEMECULA, CA 92590
 (951) 587-2020 FAX: (951) 587-2020
 WWW.ALIADIDE.COM

LEGAL DESCRIPTION:
 PARCELS 2 & 4 OF PARCEL MAP NO. 2542406 FILED IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 12, 1970, AND A PORTION OF THE PARCELS IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 451-344-09

OWNER: HOME ADDRESS DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 827 CROWELL STREET
 SAN DIEGO, CA 92109

SHEET NUMBER: SHEET 1 OF 1

TYPE OF CONSTRUCTION: TYPE "D" WOOD FRAME

OCCUPANCY CLASSIFICATION: RESIDENTIAL

EXISTING AND PROPOSED ZONE DESIGNATION: RS-1-1 RESIDENTIAL ZONE

OVERLAP/SEE AREA: 0.000 AC. 15.000 SF

EXISTING USE: RESIDENTIAL **PROPOSED USE:** RESIDENTIAL

YEAR CONSTRUCTED: 1977 **CROWELL ST - 1978**

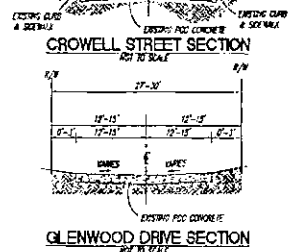
SEISMOLOGICAL HAZARD CATEGORY: CMC II and S2

HAND/REVISION:

Project Name	Program	01	FL	Program	01	FL
Survey	Survey	02	FL	Program	02	FL
Interior Layout	Program	03	FL	Program	03	FL
Plan	Program	04	FL	Program	04	FL
Site Plan	Program	05	FL	Program	05	FL
Final	Program	06	FL	Program	06	FL
Sheet	Program	07	FL	Program	07	FL

DEVIATION REQUEST
 BY LETTER REQUEST A DEVIATION TO SLOPES IS REQUESTED IN THE UNPAVED AREAS OF THE PROJECT. THE REQUESTED DEVIATION IS AS FOLLOWS: 1. DEVIATION REQUESTED TO 30 FEET FOR 1/2" SLOPE OF THIS SUBDIVISION.

VISIBILITY TRIANGLE NOTE
 NO OBSTRUCTION INCLUDING SIGN MOUNTS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT PLANT MATERIAL OTHER THAN TREES WITHIN THE PUBLIC R.O.W. SHALL BE LOCATED WITHIN VISIBILITY AREA AND SHALL NOT EXCEED 4 FEET IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB FOR SAN DIEGO MUNICIPAL CODE CHAPTER 175-0215.



FAA CERTIFICATION
 I, CERTIFY THAT I HAVE REVIEWED THE SPECIFICATIONS OF WORK SHOWN ON THIS STRUCTURE SHOWN ON THESE PLANS AND DO NOT REQUIRE FEDERAL AIRWAY ADMINISTRATION APPROVAL BECAUSE: FOR SECTION 175.6(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS PART 77, ADDITION IS NOT REQUIRED.

OWNER:
 HOME ADDRESS DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 AND NEXT TO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 827 CROWELL STREET
 SAN DIEGO, CA 92109

NAD83 COORDINATES
 NAD-83

LAMBERT COORDINATES
 298-123

BENCHMARK
 LOCATION: CORNER OF SOUTHWEST CORNER OF CROWELL STREET AND GLENWOOD STREET.

GRADING DATA:
 TOTAL AMOUNT OF SITE TO BE GRADED: 0.000 ACRES
 PERCENT OF TOTAL SITE GRADED: 0%
 AMOUNT OF SITE WITH 2% PERCENT MAXIMUM SLOPES OF GREATER: 0.000 ACRES
 PERCENT OF TOTAL SITE WITH 2% PERCENT MAXIMUM SLOPES OF GREATER: 0%
 AMOUNT OF SITE WITH MAXIMUM SLOPE REVIEW: 0.000 ACRES
 PERCENT OF SITE WITH MAXIMUM SLOPE REVIEW: 0%
 AMOUNT OF SITE: 0.000 ACRES
 AMOUNT OF FILL: 0.000 ACRES
 MAXIMUM SLOPE OF FILL SLOPES: 0 FEET PER 10 FEET
 MAXIMUM DEPTH OF CUT: 0 FEET
 AMOUNT OF EXPOSED SOIL: 0.000 ACRES
 RETAINING WALLS: NONE
 MAXIMUM LENGTH: 0 FEET
 MAXIMUM HEIGHT: 0 FEET

EXISTING MEASUREMENT AREA: 2.828 AC.
PROPOSED MEASUREMENT AREA: 2.828 AC.

TOPOGRAPHY
 EXISTING TOPOGRAPHY FIELD SURVEY PERFORMED BY: ALIADIDE ENGINEERING, INC. IN JANUARY 2021

REFERENCE DRAWINGS
 P.M. 25850-0, 25842-0, 10411-0, 14568-0

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF PARCEL MAP NO. 2542406, AS APPLICABLE.

STREET LIGHT NOTE
 1. THERE IS AN EXISTING STREET LIGHT ON CROWELL STREET JUST SOUTH OF THE PARCEL.

NOTE
 PROJECT SHALL BE CONSIDERED TO REQUIRE A GRADEAS PERMIT.

- NOTE:**
- THE PROJECT LIES WITHIN THE BOUNDARIES OF ALIADIDE ENGINEERING, INC. (ALIED) FOR THE SAN DIEGO INTERNATIONAL AIRPORT LOCAL AIRPORT APPROACH OVERLAY ZONE (LAOZ), AND-POSS AIRPORT REFERENCE AREA (ARA) - REVIEW AREA 1 AND 2 AND THE FEDERAL AIRPORT ADMINISTRATION (FAA) PART 77 OBSTRUCTION AREA (OAA) AT 50 FT. AND HAS NORTH BEARING AT 101.17. (AVG)
 - THE PROJECT LIES WITHIN THE PARKING STANDARDS BRANST AIRBORNE AREA (P229A)
 - THE PROJECT LIES WITHIN THE BRANST PRIORITY AREA (P21A)
 - THE PROJECT LIES WITHIN THE PALEONTOLOGICAL SENSITIVITY AREA
 - THE PROJECT LIES WITHIN THE OPEN SPACE PLANNING AREA.
 - THE SUBMITTER SHALL OBTAIN A PLANNING PERMIT FOR THE INSTALLATION OF AIRBORNE PHOTO SURVEY INSTRUMENTS (PSI) IN EACH WING SERVICE TOWER, T2 AND PROVISION IN A WING SERVICE TOWER TO THE PALEONTOLOGICAL SENSITIVITY AREA AND THE OPEN SPACE PLANNING AREA SHALL BE LOCATED ABOVE OR ON THE WING SERVICE TOWER AND SHALL BE ADJACENT TO THE TOWER SERVICE TOWER.
 - EXISTING SITE AREA IS 0.000 ACRES. PROJECT IS SUBMITTING A SINGLE PARCEL WITH THREE PARCELS.
- MAPPING NOTE:**
 A PARCEL WITH SHAL OF FEET AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE SUBMISSION OF THE TENTATIVE PARCEL MAP. IF APPROVED A DETAILED SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

DRY UTILITIES

UTILITY COMPANY	UTILITY	STATUS
SAN DIEGO GAS AND ELECTRIC	ELECTRIC	ON/IN-AD
SAN DIEGO GAS AND ELECTRIC	GAS	UNDERGROUND
SBC	ELECTRONE	ON/IN-AD
D&W BROWER	SEWER	UNDERGROUND

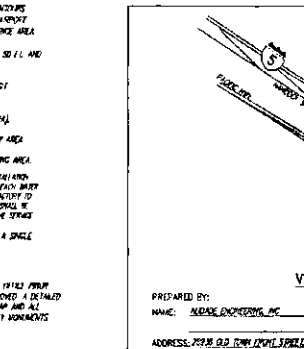
Alidade ENGINEERING

29836 OLD TOWN FRONT ST., # 205
 TEMECULA, CA 92590
 Phone: (951) 587-2020

DATE: 03/22/21

LEGEND

PROJECT BOUNDARY/PROPERTY LINE	---
CURBLINE	---
RIGHT-OF-WAY	---
EXISTING LOT LINE	---
EXISTING BUILDING	---
EXISTING CURB	---
EXISTING CONCRETE	---
EXISTING FINISH FLOOR	---
EXISTING POWER POLE	---
EXISTING DRAINAGE	---
EXISTING CONDUITS	---
EXISTING FENCE	---
EXISTING SIGN	---
EXISTING WALKWAY	---
EXISTING MAIL BOX	---
EXISTING OVERHEAD UTILITIES	---
EXISTING AIR REP LINE	---
EXISTING SEWER LINE	---
EXISTING FURNACE WALL (MASONRY)	---
EXISTING ROCK STONES	---
EXISTING FURNACE WALL (CONCRETE)	---
EXISTING FURNACE WALL (BLOCK)	---
PROPOSED STRUCK	---
PROPOSED LOT LINE	---
PROPOSED PARCEL NUMBER	---
PROPOSED BIWAY	---
PROPOSED STREET	---
PROPOSED WATER SERVICE	---
PROPOSED SEWER SERVICE	---
PROPOSED DRIVEWAY	---
PROPOSED RAILING	---



PREPARED BY: ALIADIDE ENGINEERING, INC.

ADDRESS: 29836 OLD TOWN FRONT STREET, # 205
 TEMECULA, CA 92590

PHONE: (951) 587-2020 FAX: (951) 587-2020

PROJECT ADDRESS:
 827 CROWELL STREET
 SAN DIEGO, CA 92109

PROJECT NAME:
 CROWELL STREET, GLENWOOD DRIVE PARCEL MAP

SHEET TITLE: TENTATIVE MAP NO. 2542406
PROJECT NO.: 0808090
P-C-O-W VACATION NO.: 2542406
NEIGHBORHOOD DEVELOPMENT PERMIT NO.: 2609199

REVISION 12:	
REVISION 11:	
REVISION 10:	01/22/2021
REVISION 9:	01/20/2021
REVISION 8:	12/17/2020
REVISION 7:	09/16/2020
REVISION 6:	07/20/2020
REVISION 5:	05/27/2020
REVISION 4:	02/22/2020
REVISION 3:	10/09/2019
REVISION 2:	08/08/2019
REVISION 1:	08/02/2019

ORIGINAL DATE: 04/05/2021

SHEET: 1 OF 2

DATE: 03/22/21

Passed by the Council of The City of San Diego on MAY 14 2024, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 14 2024

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY: TODD GLORIA
Mayor of The City of San Diego, California.

(Seal) DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Linda Irwin, Deputy
For Gilbert Sanchez

Office of the City Clerk, San Diego, California

Resolution Number R- 315539