

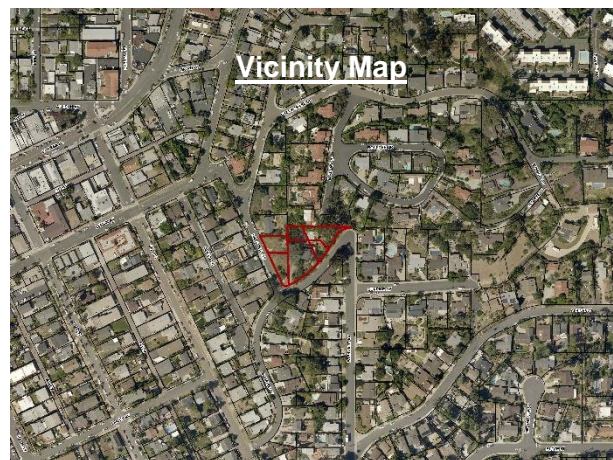
COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Date:	November 15, 2022
Project Description:	Lot consolidation
Review Type:	Parcel Map Waiver
Project No.:	2022-0308
Address:	4725 Hillcrest Ave
APN:	494-432-13-00, 494-432-14-00, 494-432-15-00, 494-432-16-00, 494-432-17-00, and 494-432-18-00
Zoning/Overlays:	R1 (Urban Residential)
Applicant:	David Fields
Proposed Action:	APPROVE
Environmental Review:	Exempt
Project Planner	Laura Traffenstedt, Assistant Planner, ltraffenstedt@cityoflamesa.us

BACKGROUND:

The project application affects seven parcels located on the eastern portion of Hillcrest Avenue. The project area has frontage on Hillcrest Avenue to the west and Sunrise Avenue to the South as shown on the vicinity map.

Improvements exist across all seven lots. The northerly parcels of the project, Lots 10, 26, and 27, contain a single-family residence. The southerly portions of Lots 10, 25, and 26 contains a garage with a single-family residence located on top of the garage. The property contains a locally designated historical landmark, known as the Lyster-Garfield House.



Parcel map waivers are permitted in the R1 zone, subject to the R1 development standards. The minimum lot requirements in the R1 zone are 60-foot width, 70-foot depth, and 6,000 square foot area. The number of dwelling units permitted on a parcel under a site's zoning designation may be increased by one dwelling unit when the property contains a locally designated historical landmark.

DISCUSSION:

Property owner and project applicant David Fields proposes to consolidate the site's seven existing parcels into one. The resulting parcel, labeled as Parcel A on the parcel map waiver plat (**Attachment B**), contains 0.847 acres. No development is proposed at this time, and the new parcel complies with the minimum lot width and area requirements. The parcel map waiver plat is provided as **Attachment B**.

The proposed parcel map waiver complies with requirements as to area, improvement and design, flood water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of Title 22 of the La Mesa Municipal Code and the Subdivision Map Act.

ENVIRONMENTAL REVIEW:

The project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15315, which exempts the division of land into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project meets the criteria for the exemption. The property site is a locally designated historical landmark. However, the consolidation of the lots would not cause any change in the significance of the historical resource. Therefore, none of the exceptions listed in Section 15300.2 apply.

PUBLIC REVIEW PERIOD

Prior to a final determination on the project, this staff report and all attachments including the draft Notice of Decision (**Attachment A**) shall be posted for public review for five (5) calendar days commencing November 15, 2022. Public comments received will be considered prior to making a final determination on the project.

CONCLUSION:

Project 2022-0308 is consistent with Title 22 (Subdivisions) and Title 24 (Zoning) of the La Mesa Municipal Code.

PROPOSED ACTION:

Approve the draft Notice of Decision (**Attachment A**) and issue a Certificate of Compliance.

Submitted by:



Laura Traffenstedt
Assistant Planner

ATTACHMENTS:

- A. Draft Notice of Decision
- B. Parcel Map Waiver

**NOTICE OF DECISION NO. 2022-xx
DIRECTOR OF COMMUNITY DEVELOPMENT**

DATE November 15, 2022

PROJECT DESCRIPTION: Lot consolidation

REVIEW TYPE Parcel Map Waiver

PROJECT NO.: Project No. 2022-0308

ADDRESS: 4725 Hillcrest Street

APN 494-432-13-00, 494-432-14-00, 494-432-15-00, 494-432-16-00, 494-432-17-00, and 494-432-18-00

APPLICANT: David Fields

CEQA DETERMINATION: The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315, which exempts the division of land into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project meets the criteria for the exemption. The property site is a locally designated historical landmark. However, the consolidation of the lots would not cause any change in the significance of the historical resource. Therefore, none of the exceptions listed in Section 15300.2 apply.

DECISION: **APPROVED** based on the findings and subject to the conditions of approval identified herein. This decision is supported by the staff report dated November 15, 2022, and attachments thereto, which are hereby incorporated by reference.

This notice constitutes a decision of the Director of Community Development for the discretionary entitlement only. Additional permits, including but not limited to Building and Grading Permits, may be required by the Community Development Department or other City Departments. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.

Kerry Kusiak
Director of Community Development

APPEAL: This decision may be appealed to the Planning Commission within 10 calendar days by filing an appeal in writing as per La Mesa Municipal Code Section 22.04.010E12. Any appeal must identify the error(s) claimed to have been made and all reasons in support of the request.

Consideration of the appeal shall be limited to error(s) identified in the appeal. The filing of an appeal shall suspend this action and any processing of permits in reliance thereon.

Draft

FINDINGS

1. The proposed parcel map waiver complies with requirements as to area, improvement and design, flood water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of Title 22 of the La Mesa Municipal Code and the Subdivision Map Act.

CONDITIONS OF APPROVAL

1. The project is conditionally approved as set forth on the application and plat electronically received by the City on September 9, 2022, consisting of one sheet, all designated as approved by the Director of Community Development on November xx, 2022, and shall not be approved without express authorization of the Community Development Department.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect unless specifically waived herein.
3. The applicant shall submit a plat prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying. The plat shall be prepared in accordance with the Subdivision Map Act and Title 22, Subdivisions, of the La Mesa Municipal Code, and shall be subject to approval by the Director of Community Development and the City Engineer.
4. The property owner shall record a grant deed(s) for the transfer of property affected by the parcel map waiver prior to recordation of the Certificate of Compliance. A copy of the grant deed(s) shall be provided to the Community Development Department.

APN NO(S)

494-432-13, 14, 15, 16, 17, & 18

SITE ADDRESS

8490 SUNRISE AVENUE
LA MESA, CA 91941
&
4725 HILLCREST AVENUE
LA MESA, CA 91941

LOT AREA

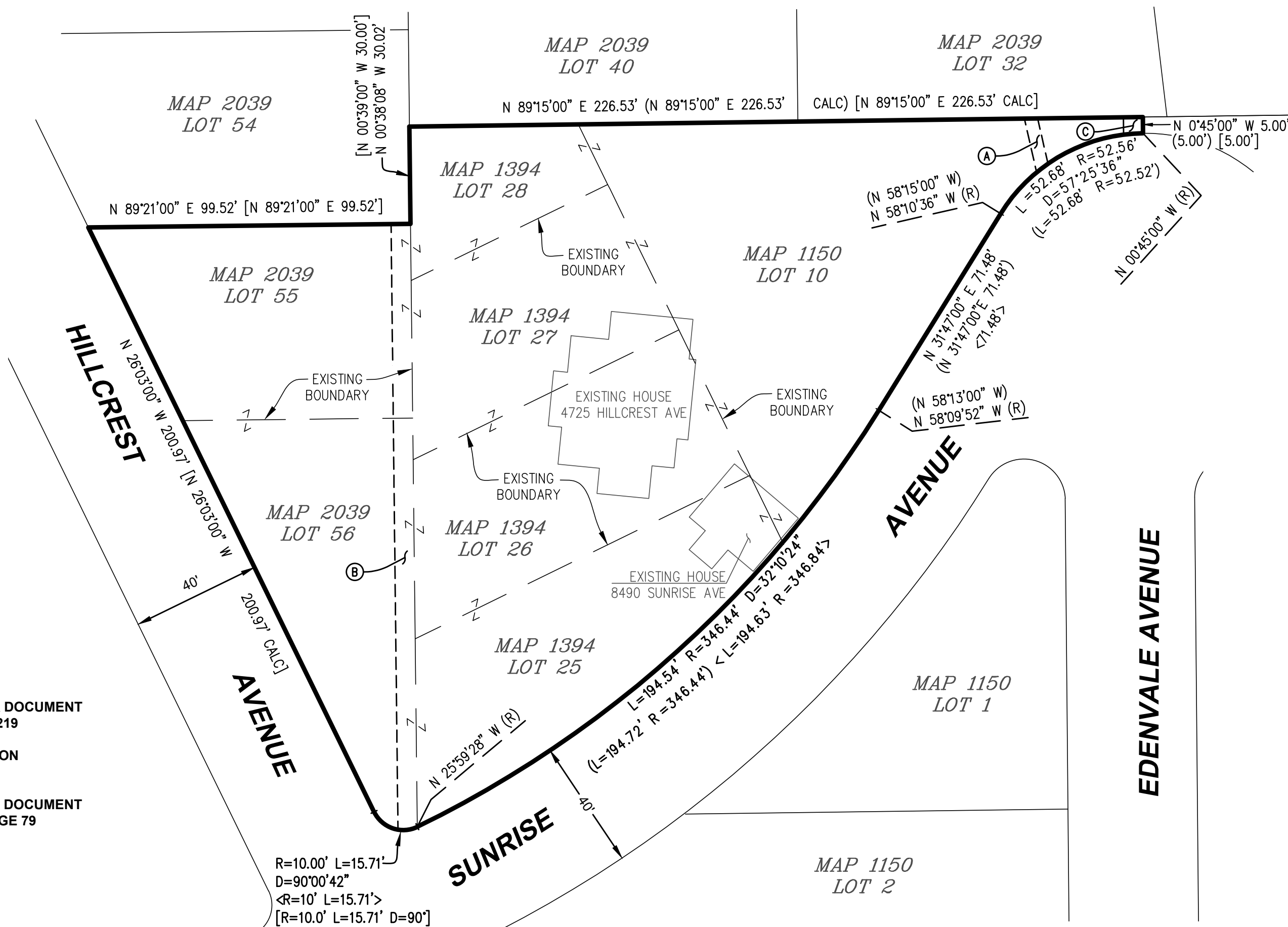
CONSOLIDATED PARCEL: 36,875 SF (0.847 AC)

NOTE

THIS PLAT WAS PREPARED WITH RECORD INFORMATION ACCORDING TO MAP 1150, 1394, & 2039. THE TWO EXISTING HOUSES ARE SHOWN ACCORDING TO GOOGLE AERIAL IMAGERY (NOT SURVEYED).

LEGEND

- () INDICATES RECORD DATA PER MAP 1150
- < > INDICATES RECORD DATA PER MAP 1394
- [] INDICATES RECORD DATA PER MAP 2039
- CALC INDICATES CALCULATED FROM RECORD DATA
- (R) INDICATES RADIAL
- (A) 4' WIDE SDG&E PUBLIC UTILITY EASEMENT PER DOCUMENT RECORDED JULY 16, 1928 IN BOOK 1499, PAGE 219
- (B) 6' WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON MAP 2039
- (C) 6' WIDE SDG&E PUBLIC UTILITY EASEMENT PER DOCUMENT RECORDED OCTOBER 3, 1951 IN BOOK 4253, PAGE 79



LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION CONSTITUTES ONE SINGLE, CONSOLIDATED LOT.
 LOT 10 IN BLOCK 101 OF COLLIER'S ADDITION NO. 1 TO LA MESA SPRINGS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1150, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 TOGETHER WITH LOTS 55 AND 56 IN BOULDER HEIGHTS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2039, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 TOGETHER WITH LOTS 25, 26, 27 & 28 OF UPLAND TRACT, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1394, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EAST OF THE EAST LINE OF LOTS 54, 55 & 56 OF BOULDER HEIGHTS, AS SHOWN ON SAID MAP NO. 2039.

OWNER'S CERTIFICATE

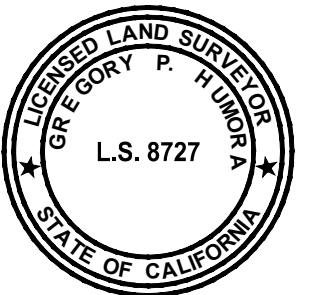
THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT:

DAVID J. FIELDS _____ DATE _____
 4725 HILLCREST AVENUE
 LA MESA, CA 91941
 619-549-1378

CITY ENGINEER'S CERTIFICATE

I STATE THAT THIS MAP CONFORMS TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

BY: _____ DATE _____
 GREGORY P. HUMORA
 CITY MANAGER, CITY OF LA MESA
 LS 8727, EXP. _____



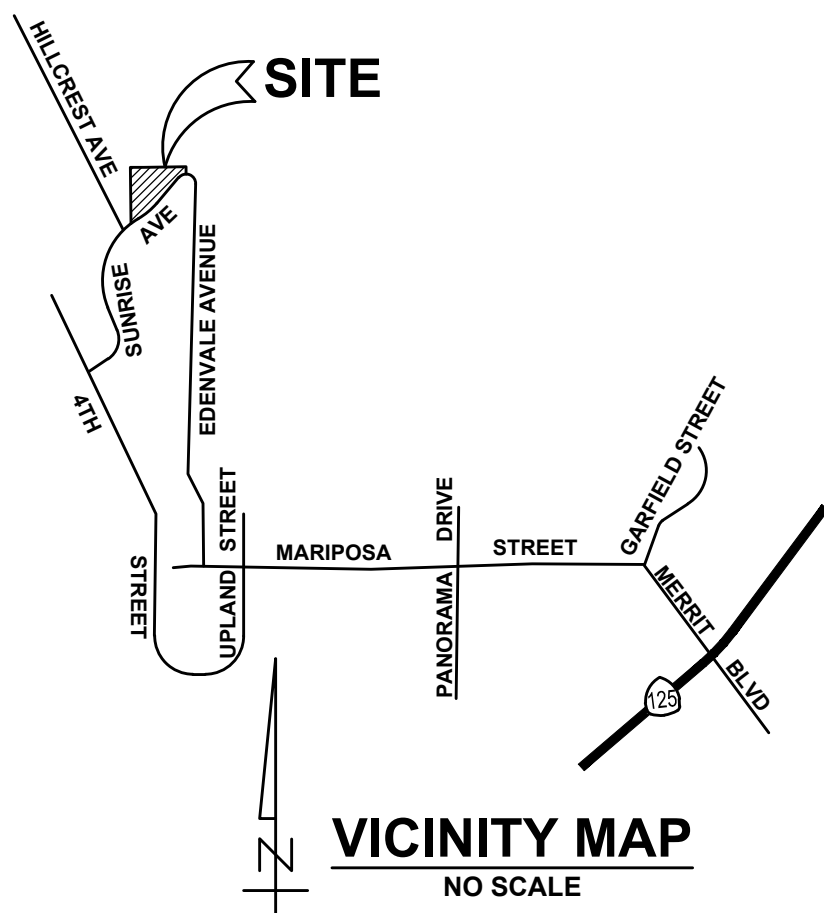
PLANNING DIRECTOR'S CERTIFICATE

I HAVE EXAMINED THIS PLAT AND FOUND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ZONING ORDINANCE OF THE CITY OF LA MESA. THIS PLAT IS APPROVED THIS ___ DAY OF _____, 2022.

BY: _____
 KERRY KUSIAK
 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
 CITY OF LA MESA

PREPARED BY:

LAWRENCE W. WALSH, PLS 7006 _____ DATE _____
Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747



VICINITY MAP
NO SCALE

