

RESOLUTION NUMBER R- 300476

ADOPTED ON MAY 24 2005

WHEREAS, Meadowbrook Homes, LLC, Owner/Permittee, requested an amendment to the Progress Guide and General Plan and the Skyline-Paradise Hills Community Plan in order to redesignate a 5.2-acre site from residential low density of 0-10 dwelling units per net residential acre (du/nra) to residential low medium density of 10-15 du/nra to allow for construction of sixty-six townhome units within the Skyline Paradise Hills Community Planning area; and

WHEREAS, the site is legally described as Lot 32 of Highland Bluffs, Map No. 8673; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, on April 7, 2005, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Skyline-Paradise Hills Community Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan and pursuant to Resolution No. 3704-PC-2 recommended City Council approval of the amendment; and

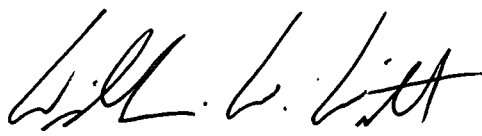
WHEREAS, on MAY 24 2005, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Skyline-Paradise Hills Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Skyline-Paradise Hills Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR-300476.

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
William W. Witt  
Deputy City Attorney

WWW:pev  
05/10/05  
Or.Dept:DSD  
R-2005-1180  
MMS #1924  
Community Plan Amend – Applicant Initiated Amendment 11-01-04





**RESIDENTIAL**





-  Single Family
-  Multi-family

**COMMERCIAL**

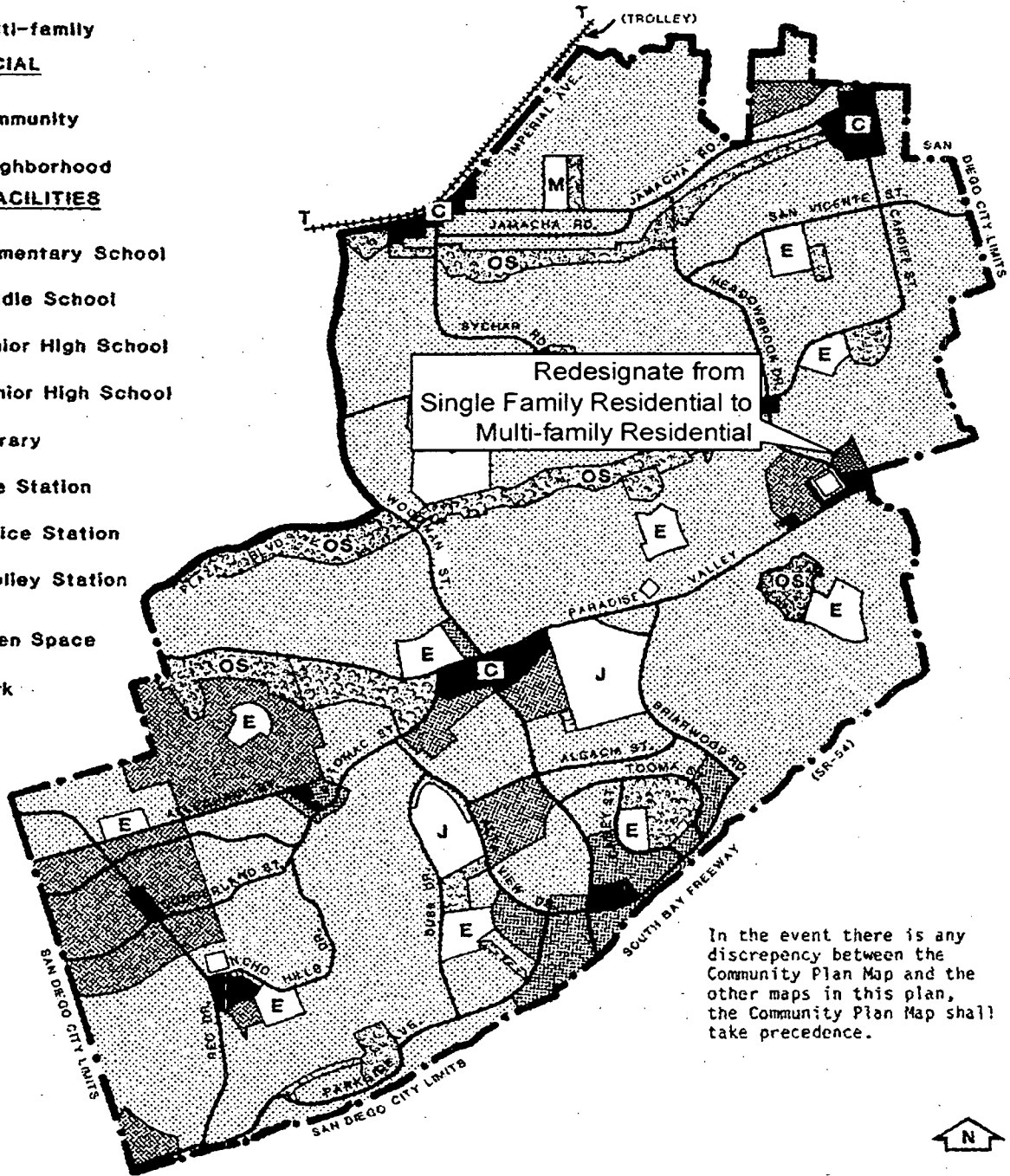
-  Community
-  Neighborhood

**PUBLIC FACILITIES**

-  Elementary School
-  Middle School
-  Junior High School
-  Senior High School

-  Library
-  Fire Station
-  Police Station
-  Trolley Station

-  Open Space
-  Park



In the event there is any discrepancy between the Community Plan Map and the other maps in this plan, the Community Plan Map shall take precedence.







**SKYLINE - PARADISE HILLS  
COMMUNITY PLAN MAP**



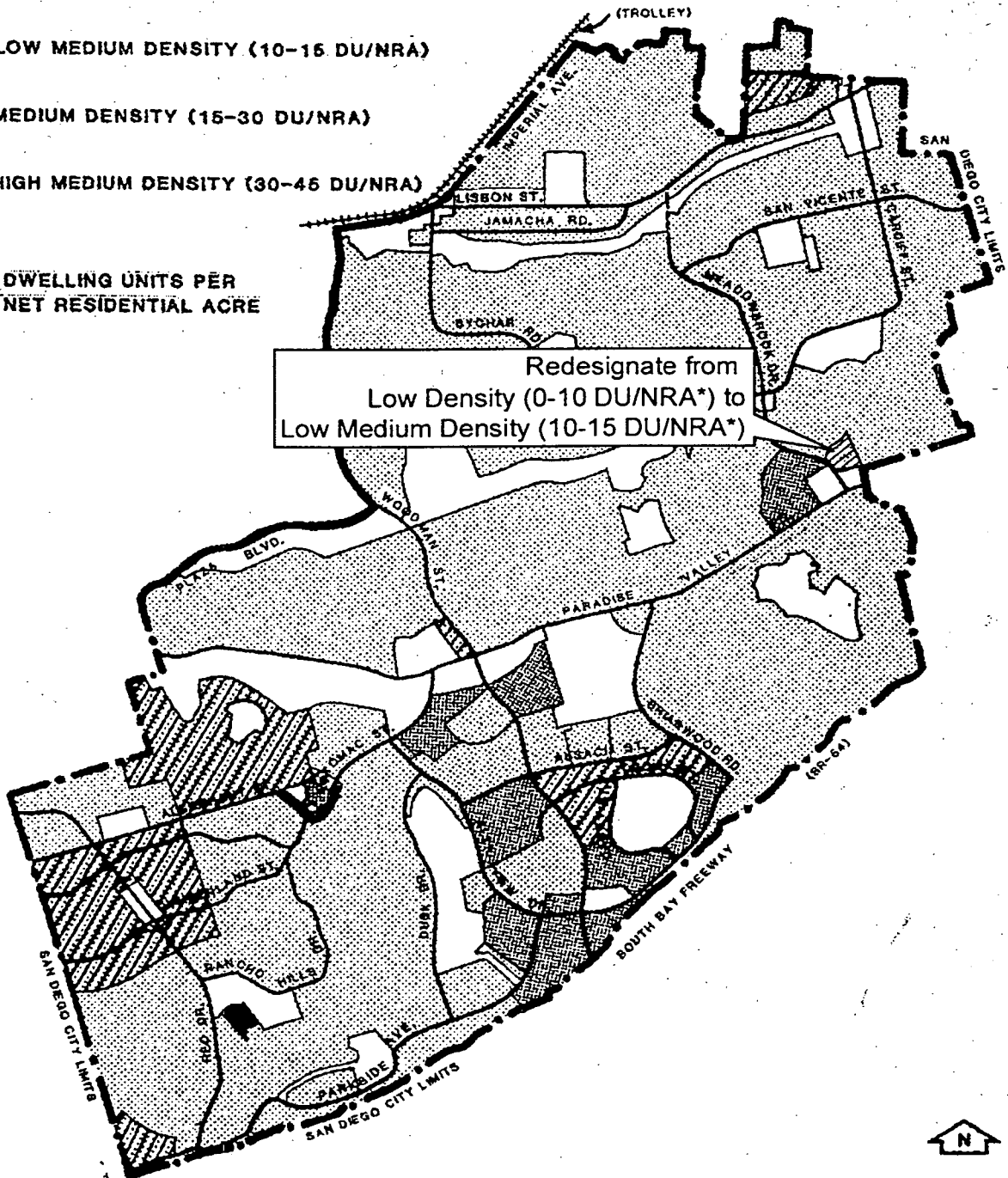
**SKYLINE - PARADISE HILLS**

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FIGURE  
**24**

-  LOW DENSITY (0-10 DU/NRA\*)
-  LOW MEDIUM DENSITY (10-15 DU/NRA)
-  MEDIUM DENSITY (15-30 DU/NRA)
-  HIGH MEDIUM DENSITY (30-45 DU/NRA)

DWELLING UNITS PER  
NET RESIDENTIAL ACRE



## RECOMMENDED RESIDENTIAL DENSITIES

SKYLINE-PARADISE HILLS

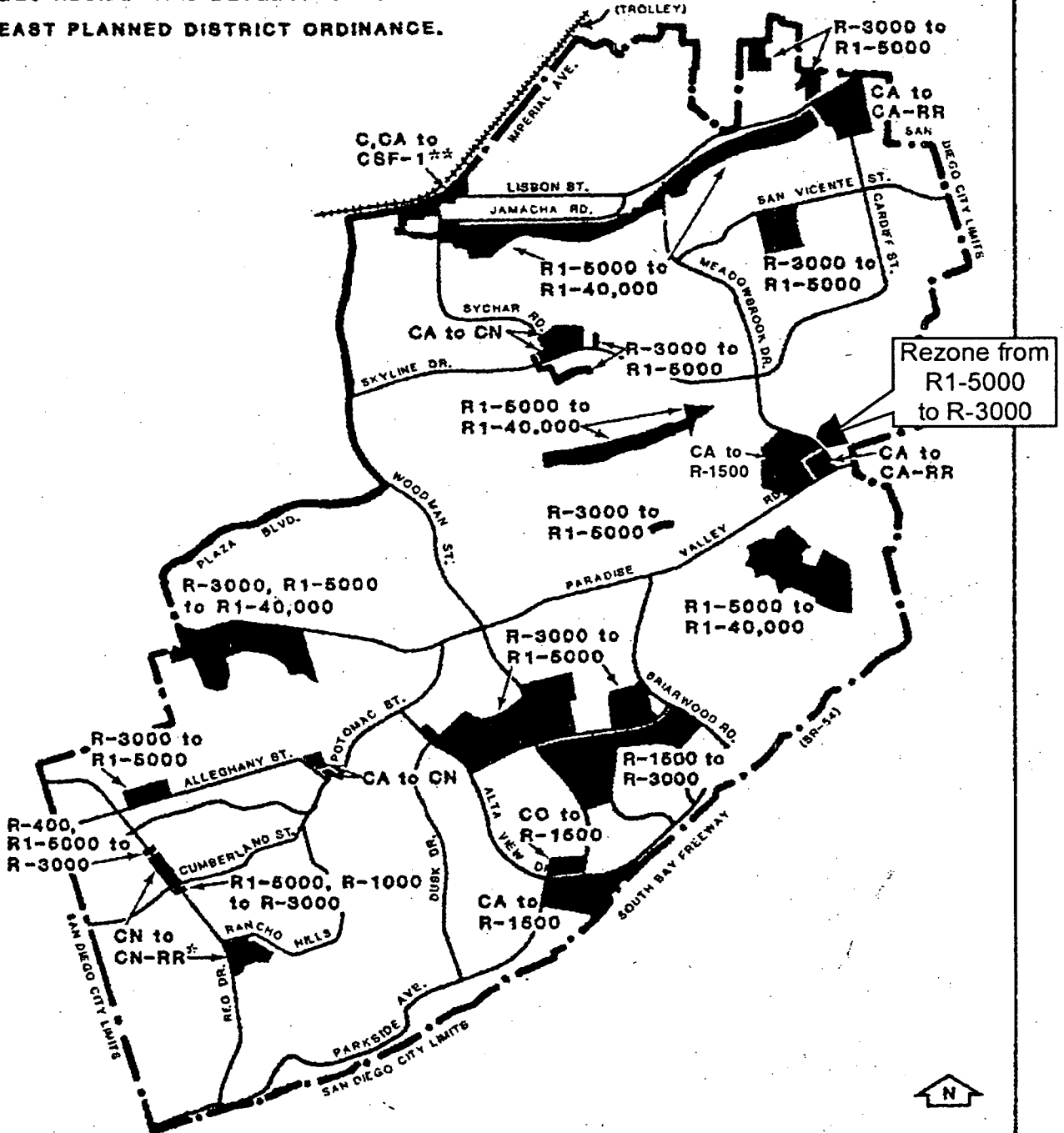
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FIGURE  
**6**

MAP DOES NOT SHOW REZONES TO INSTITUTIONAL OVERLAY ZONE OR OPEN SPACE ZONES.

\*CN-RR OR EQUIVALENT ZONE THAT PRECLUDES RESIDENTIAL DEVELOPMENT.

\*\* SOUTHEAST PLANNED DISTRICT ORDINANCE.



## RECOMMENDED REZONINGS

SKYLINE-PARADISE HILLS

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FIGURE  
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