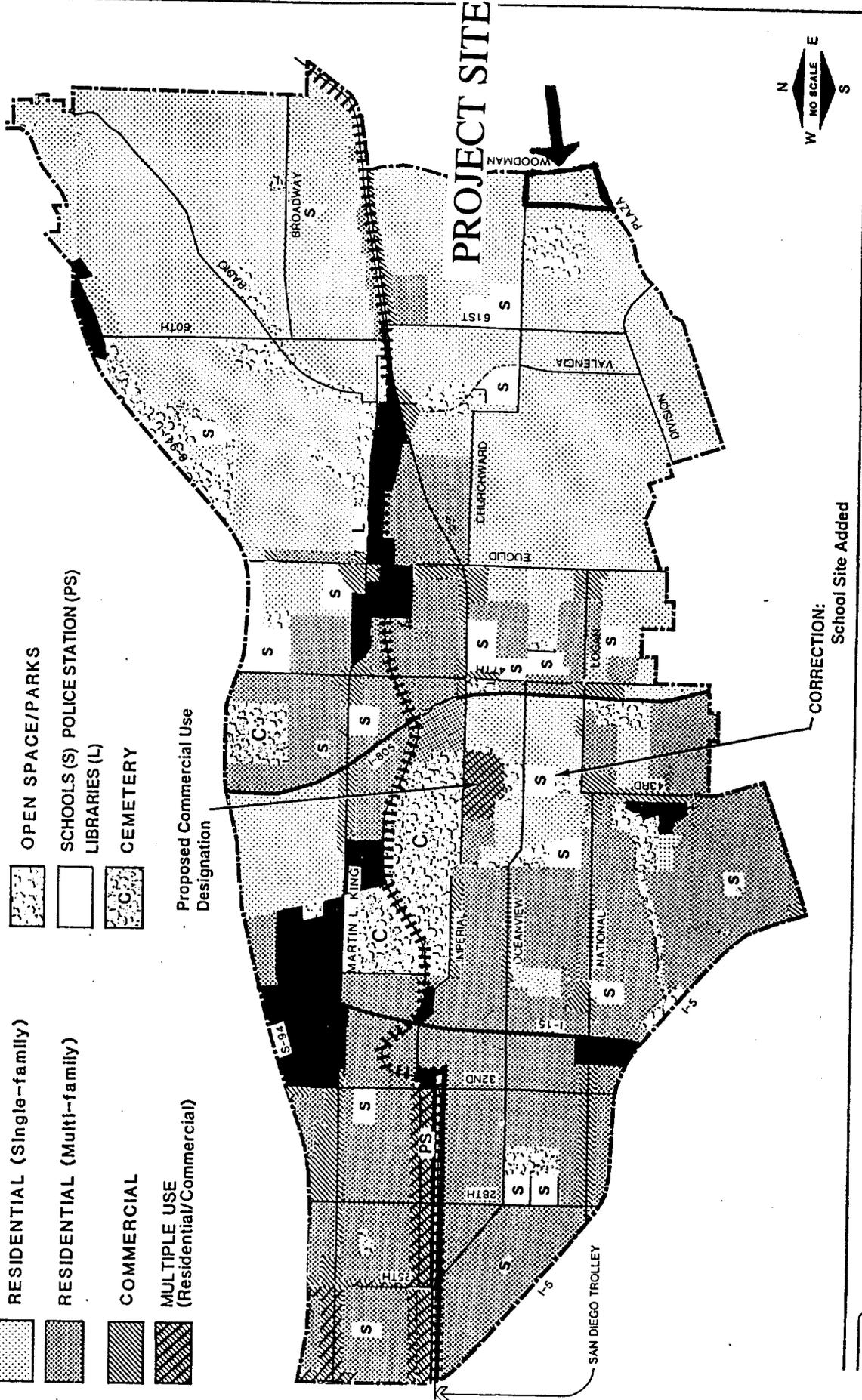


SOUTHEAST SAN DIEGO COMMUNITY PLAN MAP

LEGEND

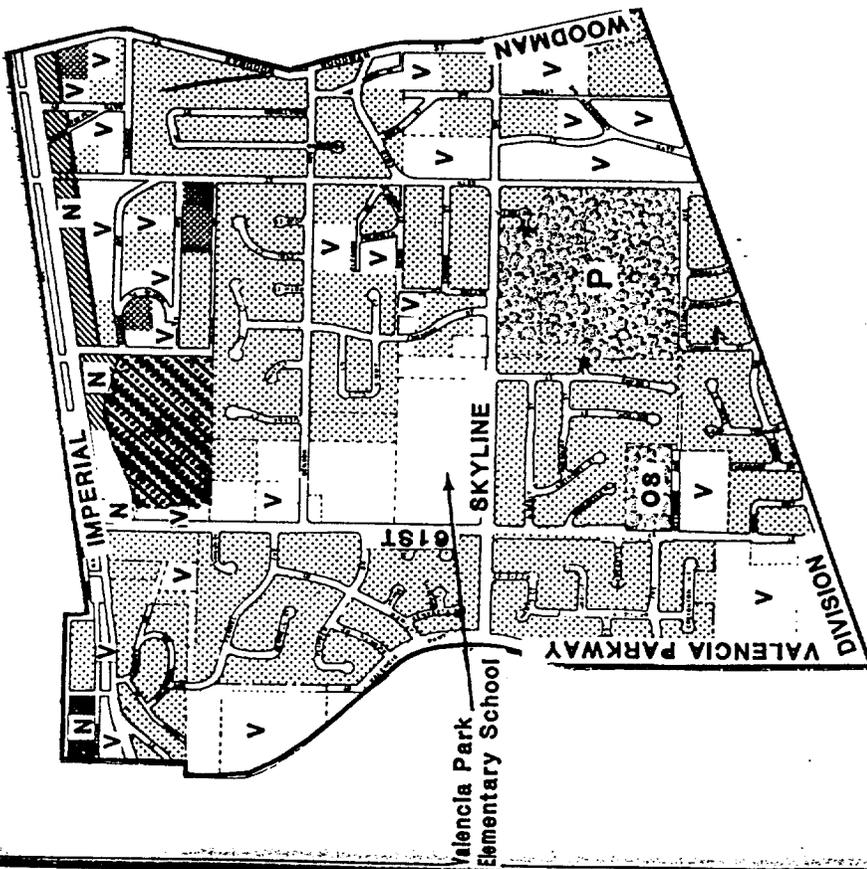
- | | | | |
|---|--|---|--|
|  | RESIDENTIAL (Single-family) |  | INDUSTRIAL |
|  | RESIDENTIAL (Multi-family) |  | OPEN SPACE/PARKS |
|  | COMMERCIAL |  | SCHOOLS (S) POLICE STATION (PS)
LIBRARIES (L) |
|  | MULTIPLE USE
(Residential/Commercial) |  | CEMETERY |

Proposed Commercial Use Designation

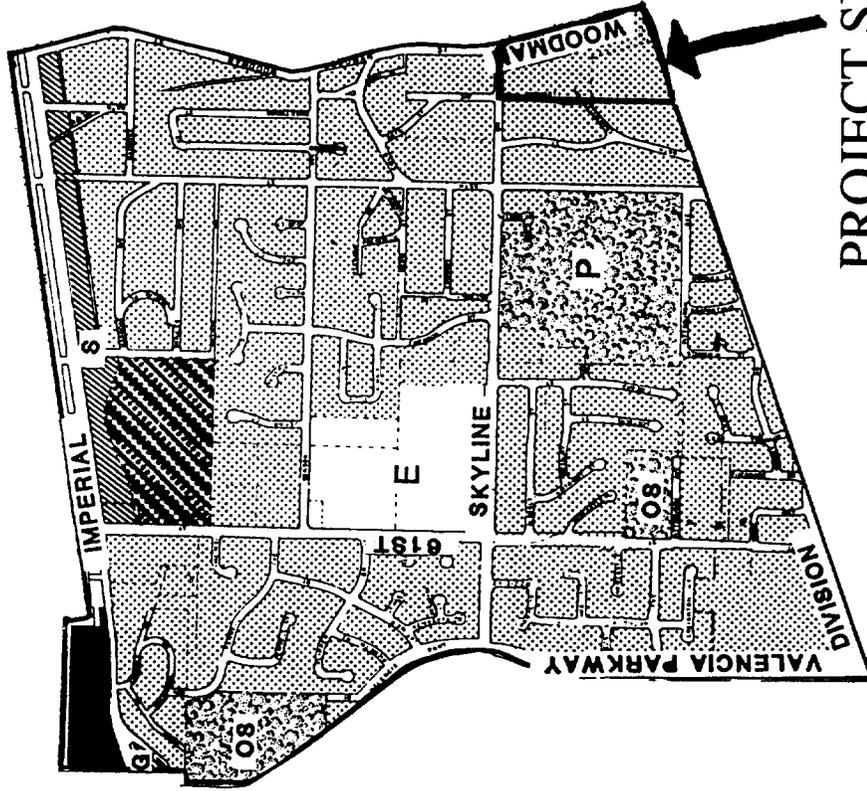


ATTACHMENT 1

EXISTING LAND USE



RECOMMENDED LAND USE

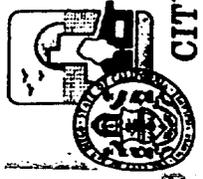
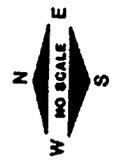


LEGEND

	RESIDENTIAL (units per acre)	COMMERCIAL
	5-10	G-GENERAL
	10-15	N-NEIGHBORHOOD
	15-30	S-SPECIALIZED
		INDUSTRIAL
		MOBILE HOME OVERLAY ZONE (16 units per acre)

	INSTITUTIONAL
	Schools
	E Elementary
	J Junior High
	S Senior High

	OPEN SPACE
	PARK
	VACANT



SOUTH ENCANTO
SOUTHEAST SAN DIEGO

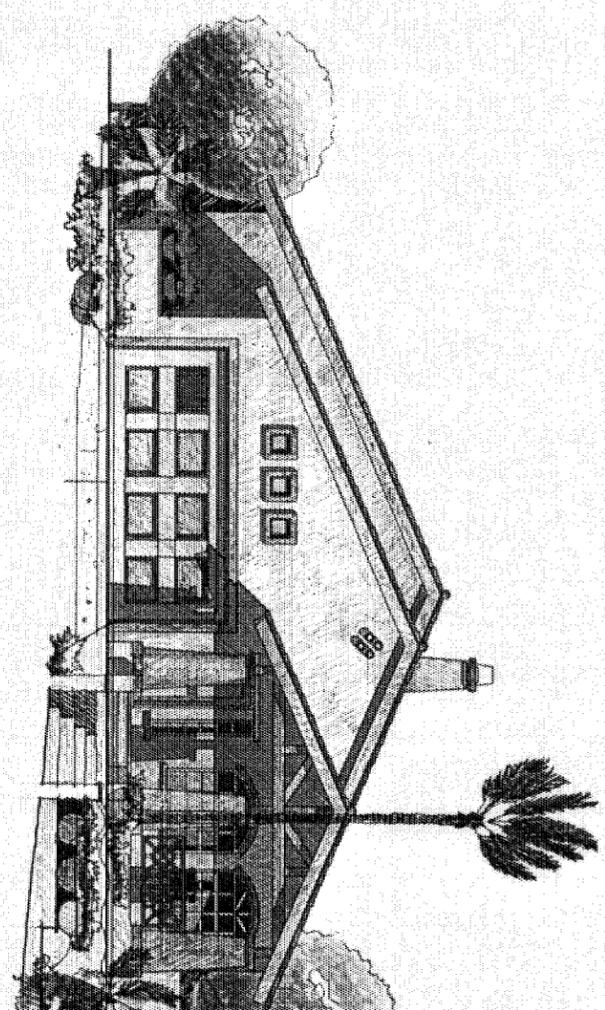
PROJECT DATA - SKYLINE TERRACE ESTATES

DEVELOPMENT STANDARDS	EXISTING/ REQUIRED	PROPOSED
Community Plan	Southeastern San Diego	No Change
Land Use Designation	Low Density Residential	No Change
Zone:	SF-5000	No Change
Lot Size:	5,000 sf min	5,001-13,389 sf
FAR:	0.50 max	0.45 for Disposition and Development Agreement (DDA) developable area
Height:	30' max	30'
Diagonal Plan Dimension:	100 % of lot width max	varies and deviates up to 181% max
Parking	2 off-street spaces per unit	2 off-street spaces per unit
Setbacks Front: Side: Street Side: Rear: Garage:	15' min 5' min 10' min 5' min 25' min	6' min (deviation) 5' min 10' min 23' min 15' min (deviation)
Right of Way:	54' min, 50' cul de sac	54' min, 50' cul de sac

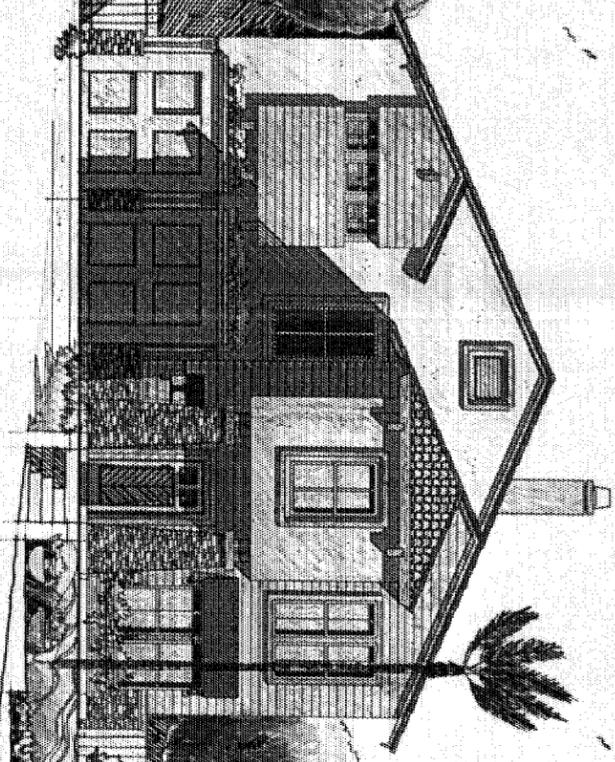
SKYLINE TERRACE ESTATES DEVIATION TABLE

LOT(S)	DEVIATION	REGULATION	PROPOSED
2	Diagonal Plan Dimension (Section 103.1705 (d)(6))	53' max	58'
8, 17, 26, 28	Diagonal Plan Dimension	51' max	60'
10	Diagonal Plan Dimension	50' max	55'
11, 29	Diagonal Plan Dimension	51' max	58'
12	Diagonal Plan Dimension	52' max	60'
13	Diagonal Plan Dimension	52' max	58'
15	Diagonal Plan Dimension	54' max	56'
16	Diagonal Plan Dimension	50' max	60'
17	Diagonal Plan Dimension	38' max	58'
18	Diagonal Plan Dimension	38' max	56'
19	Diagonal Plan Dimension	38' max	60'
20	Diagonal Plan Dimension	42' max	58'
21	Diagonal Plan Dimension	32' max	58'
1, 3, 9, 11, 13, 15, 23,	Front Yard Setback (Section 103.1705(d)(2)(A))	15' min	6'
24	Front Yard Setback	15' min	8'
20, 29	Front Yard Setback	15' min	10'
27	Front Yard Setback	15' min	11'
7, 12, 14, 16, 28	Front Yard Setback	15' min	13'
7, 8, 14, 15	Setback for Garage (Section 103.1705(d)(2)(B))	25' min	20'
9, 16, 23	Setback for Garage	25' min	15'
10, 12, 26, 28	Setback for Garage	25' min	18'

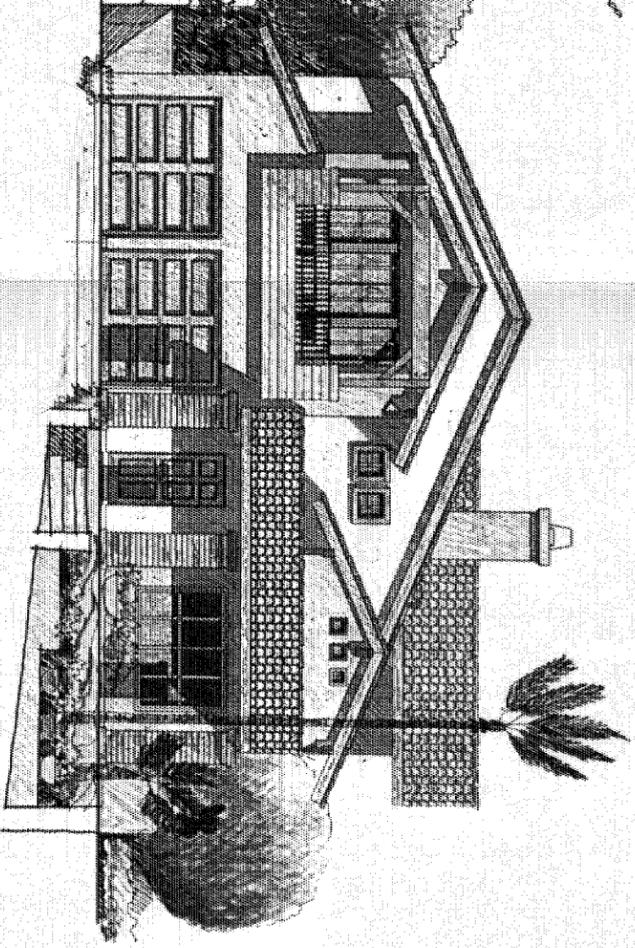
ELEV. 1A

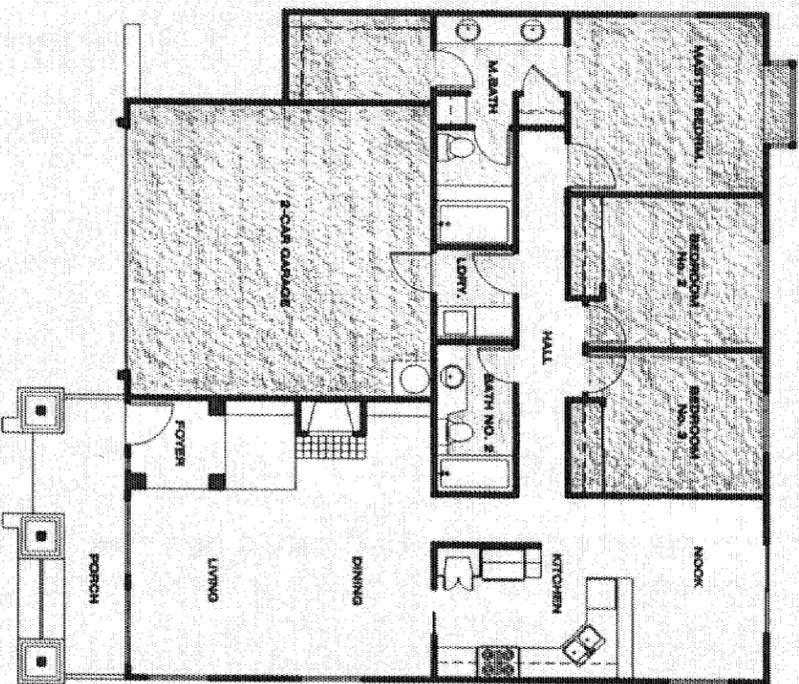


ELEV. 2C



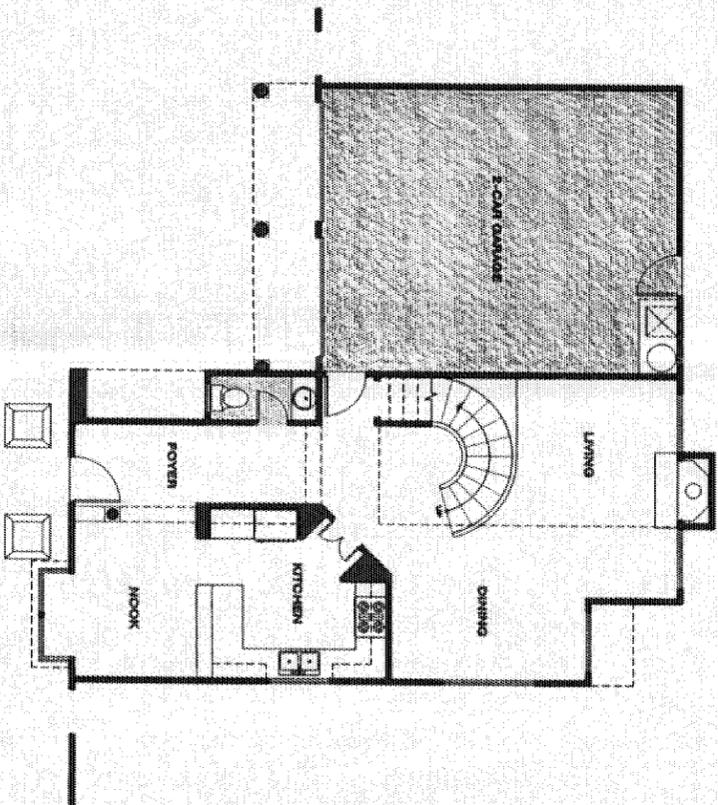
ELEV. 3B





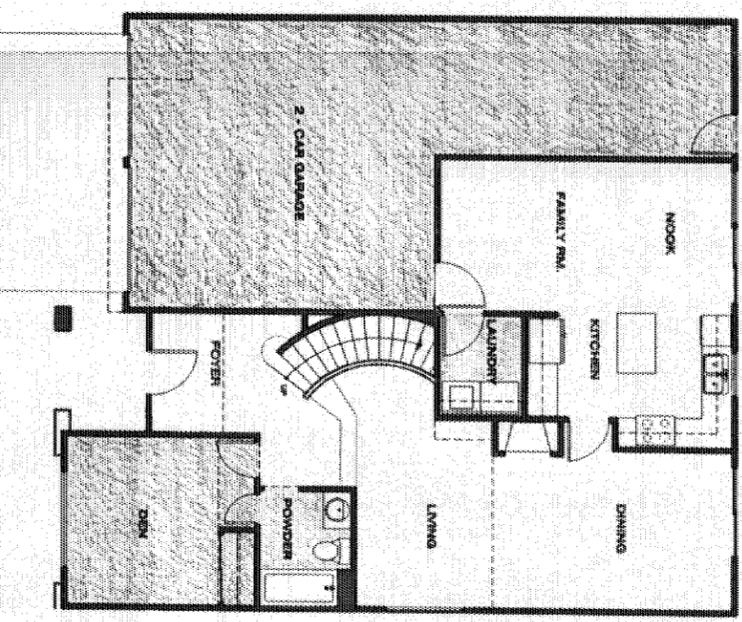
First Level
 1,448 S.F. (LIVABLE AREA)
 1,527 S.F. (GARAGE TOTAL AREA)
 1,527 S.F. (GROSS TOTAL AREA)

PLAN 1A



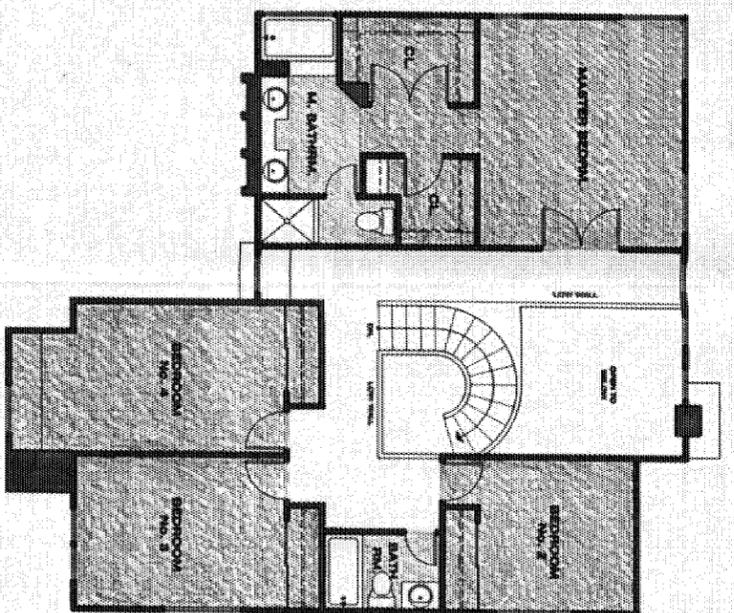
First Level
 448 S.F. (LIVABLE AREA)
 1,200 S.F. (GARAGE TOTAL AREA)
 1,200 S.F. (GROSS TOTAL AREA)

PLAN 2C

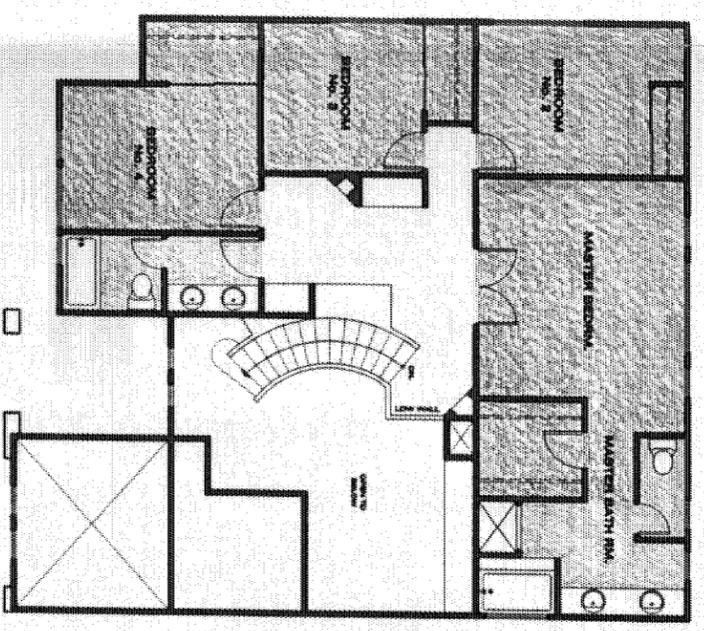


First Level
 1,700 S.F. (LIVABLE AREA)
 1,828 S.F. (GARAGE TOTAL AREA)
 1,828 S.F. (GROSS TOTAL AREA)

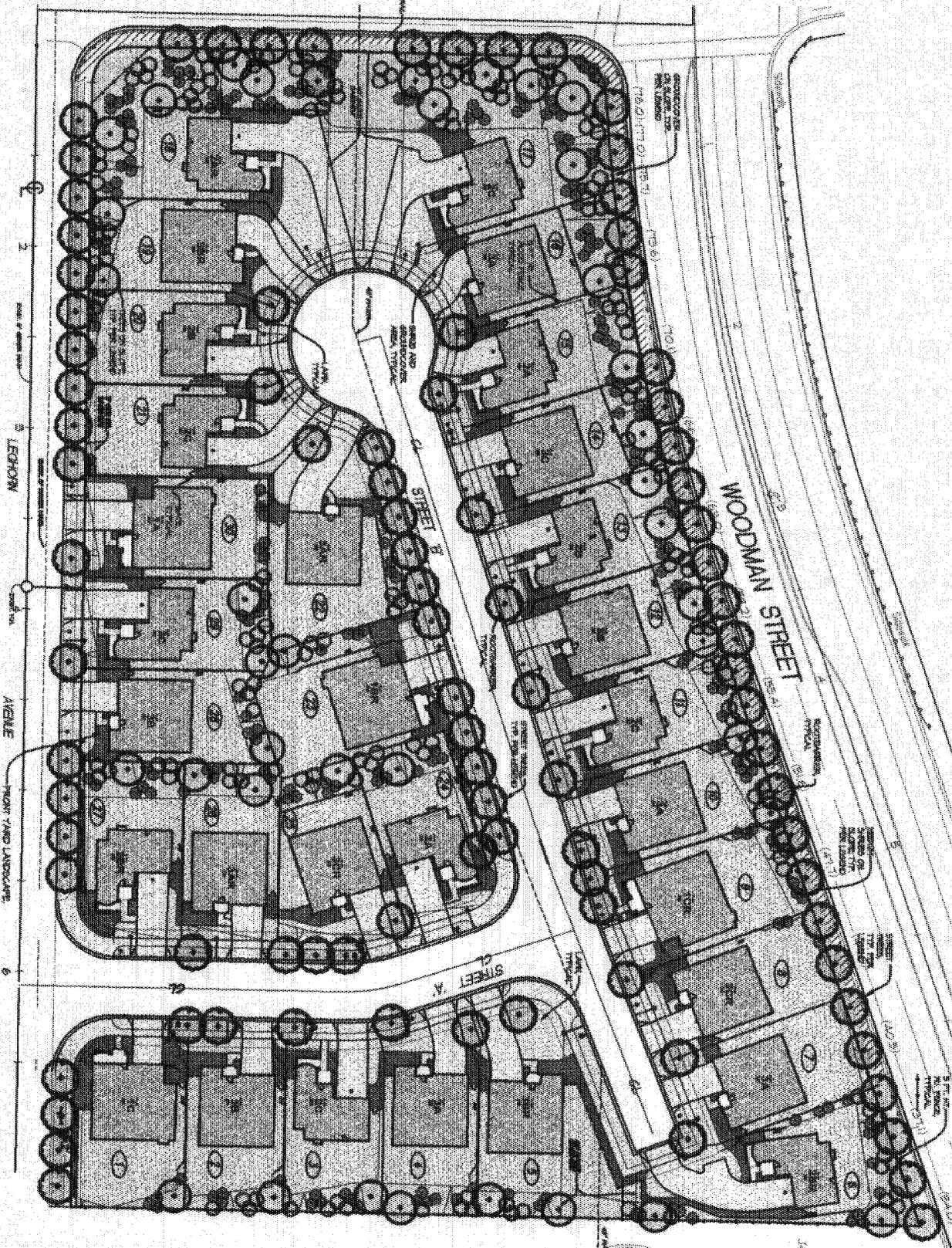
PLAN 3B
 ATTACHMENT 5



Second Level
 1,289 S.F. (LIVABLE AREA)
 141 S.F. (LOFT TOTAL AREA)

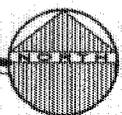


Second Level
 1,171 S.F. (LIVABLE AREA)
 276 S.F. (LOFT TOTAL AREA)

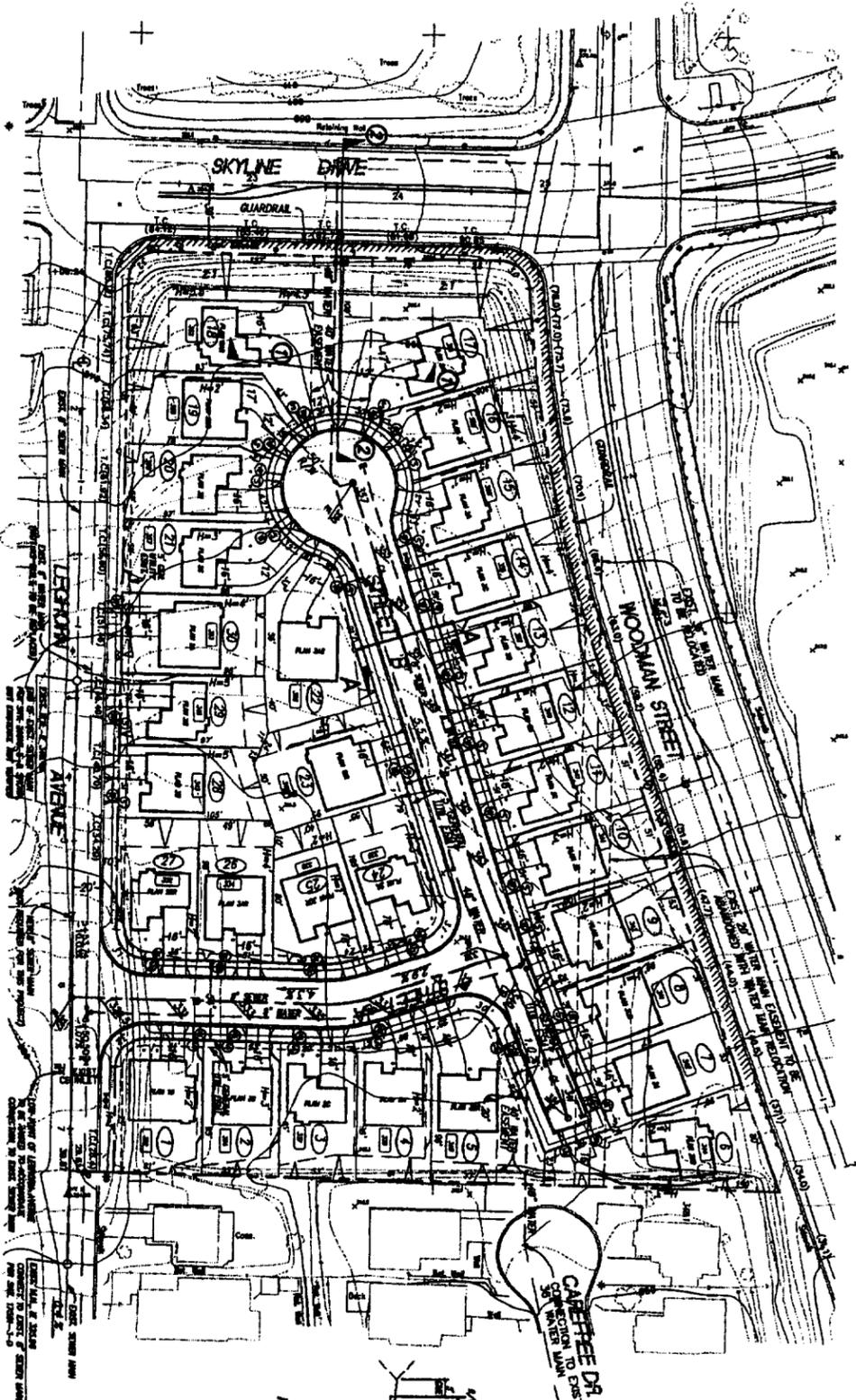


SKYLINE TERRACE

SCALE: 1"=80'-0"
 NOVEMBER 12, 2001



SKYLINE TERRACE - SITE PLAN TENTATIVE MAP NO. 41-0046

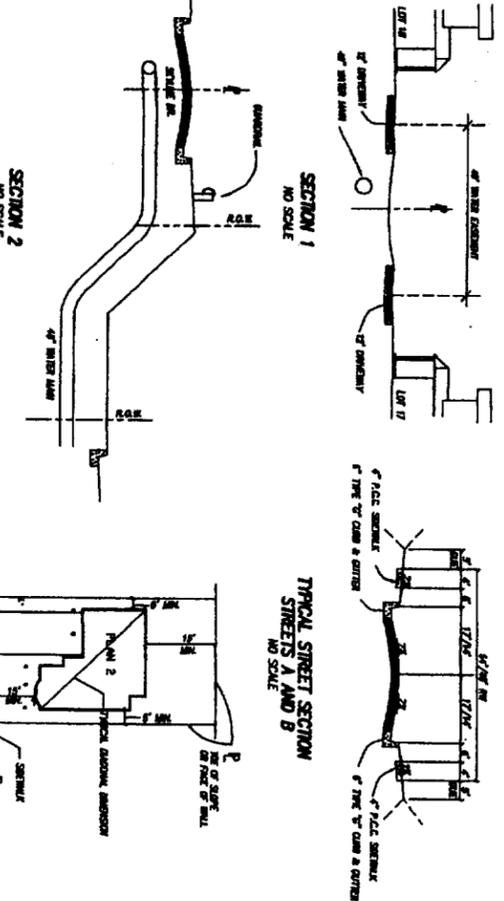
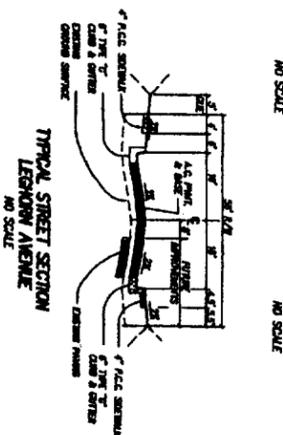
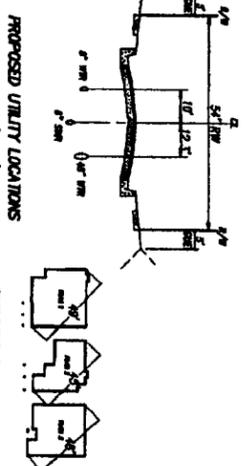


- LEGEND:**
- EXISTING SLOPE
 - RETAINING WALL
 - EXISTING SIDEWALK

GENERAL DATA:

TOTAL AMOUNT OF SITE TO BE GRADED 5.1 AC
 PERCENT OF TOTAL SITE GRADED 100%
 AMOUNT OF SITE WITH SLOPES OR GRADES 0.4 AC
 AMOUNT OF SITE WITH SLOPES OR GRADES N/A
 CUT VOLUME 20,000 CY
 FILL VOLUME 20,000 CY
 MAXIMUM HEIGHT OF CUT SLOPES 15'
 MAXIMUM HEIGHT OF CUT SLOPES 25'
 RETAINING WALLS SHALL BE LOCATED AT BUILDING APPROXIMATES

OWNER & DEVELOPER:
 CHER-BEE & ASSOC.
 300 S. MAIN AVENUE, SUITE 300
 DENVER, CO 80202
 (303) 252-2200



PARKING CALCULATIONS

LOT NO.	PLAN	BEDROOMS	RENTAL UNITS	RENTAL UNITS
1	1C	1	2	2
2	2C	1	2	2
3	3C	1	2	2
4	4C	1	2	2
5	5C	1	2	2
6	6C	1	2	2
7	7C	1	2	2
8	8C	1	2	2
9	9C	1	2	2
10	10C	1	2	2
11	11C	1	2	2
12	12C	1	2	2
13	13C	1	2	2
14	14C	1	2	2
15	15C	1	2	2
16	16C	1	2	2
17	17C	1	2	2
18	18C	1	2	2
19	19C	1	2	2
20	20C	1	2	2
21	21C	1	2	2
22	22C	1	2	2
23	23C	1	2	2
24	24C	1	2	2
25	25C	1	2	2
26	26C	1	2	2
27	27C	1	2	2
28	28C	1	2	2
29	29C	1	2	2
30	30C	1	2	2

LOT AND BUILDING DATA

LOT NO.	LOT AREA (SQ. FT.)	BLDG. FT. 1	BLDG. FT. 2	BLDG. FT. 3	BLDG. FT. 4	BLDG. FT. 5	BLDG. FT. 6	BLDG. FT. 7	BLDG. FT. 8	BLDG. FT. 9	BLDG. FT. 10	BLDG. FT. 11	BLDG. FT. 12	BLDG. FT. 13	BLDG. FT. 14	BLDG. FT. 15	BLDG. FT. 16	BLDG. FT. 17	BLDG. FT. 18	BLDG. FT. 19	BLDG. FT. 20	BLDG. FT. 21	BLDG. FT. 22	BLDG. FT. 23	BLDG. FT. 24	BLDG. FT. 25	BLDG. FT. 26	BLDG. FT. 27	BLDG. FT. 28	BLDG. FT. 29	BLDG. FT. 30	TOTAL FLOOR AREA (SQ. FT.)
1	5881	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
2	5882	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
3	5883	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
4	5884	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
5	5885	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
6	5886	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
7	5887	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
8	5888	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
9	5889	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
10	5890	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
11	5891	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
12	5892	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
13	5893	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
14	5894	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
15	5895	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
16	5896	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
17	5897	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
18	5898	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
19	5899	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
20	5900	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
21	5901	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
22	5902	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
23	5903	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
24	5904	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
25	5905	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
26	5906	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
27	5907	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
28	5908	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
29	5909	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	
30	5910	202'-0"	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	1425	

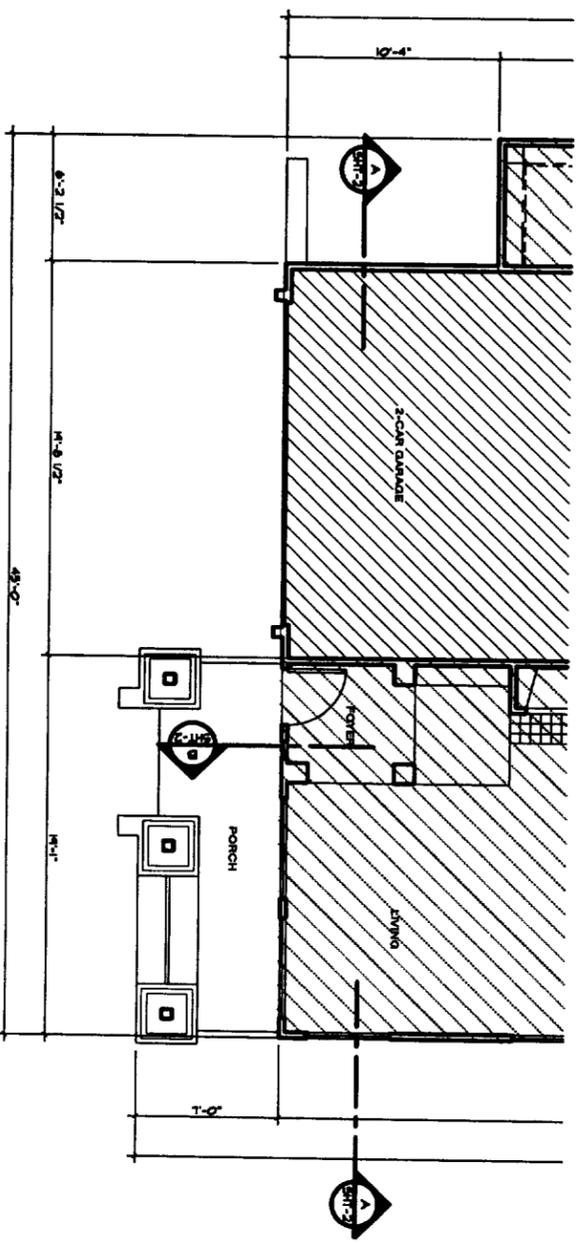
* TOTAL GROSS AREA CONSIST OF FIRST FLOOR AREA SECOND FLOOR AREA AND PENTHOUSE FLOOR AREA GARAGE AREA HAS BEEN EXCLUDED FOR FLOOR/AREA RATIO CALCULATION

- GENERAL NOTES**
- EXISTING ZONE IS S-5000
 - PROPOSED ZONE IS S-5000
 - EXISTING TOPOGRAPHIC INFORMATION IS FROM VARIOUS AERIAL SURVEYS AND THE CITY OF SAN DIEGO
 - WATER SERVICE TO BE PROVIDED BY THE CITY OF SAN DIEGO
 - SEWER SERVICE TO BE PROVIDED BY THE CITY OF SAN DIEGO
 - GRADING TO BE PROVIDED BY CONTRACTOR AND NECESSARY UNDERGROUND PIPES TO BE CITY OF SAN DIEGO RESPONSIBILITY. THE PROJECT IS LOCATED IN AN UNZONED FLOOD PLAIN AREA SUBJECT TO OUTSIDE AGENCY REVIEW
 - GAS AND ELECTRIC SERVICE TO BE PROVIDED BY SCS&E
 - TELEPHONE SERVICE TO BE PROVIDED BY PACIFIC BELL TELEPHONE CO.
 - CABLE TV SERVICE TO BE PROVIDED BY CABLE TV CO.
 - ALL EXISTING UNDERGROUND UTILITIES SHALL BE UNDERGROUND
 - THE SERVICE TO BE PROVIDED BY THE CITY OF SAN DIEGO
 - SCHOOL FACILITIES TO BE PROVIDED BY THE SAN DIEGO UNIFIED SCHOOL DISTRICT
 - ALL UTILITIES SERVICES, NEAR PAVEMENT STRIPWAYS, ETC. TO MEET THE REQUIREMENTS OF THE RESPECTIVE ZONE
 - LAUNDRY COORDINATES 184-1746
 - PROXIMITY PROFILES REFER TO 130424-2
 - ASSESSOR'S PARCEL NUMBER: 546-05-04-01-07-08 & 09
 - TOTAL NUMBER OF LOTS: 30
 - TOTAL AREA: 5.1 AC
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND
 - MINIMUM SLOPE RATES ARE 2% FOR CUT AND FILL
 - ALL LOT DIMENSIONS SHOWN ARE APPROXIMATE
 - THESE PLANS HAVE BEEN DESIGNED FOR AND ARE IN SUBSTANTIAL COMPLIANCE WITH ALL UNIFIED CODES AND ORDINANCES FOR RESIDENTIAL ACCESS
 - THE HIGHEST RETAINING WALL REMOVES 5.5 FEET ON LOT 18

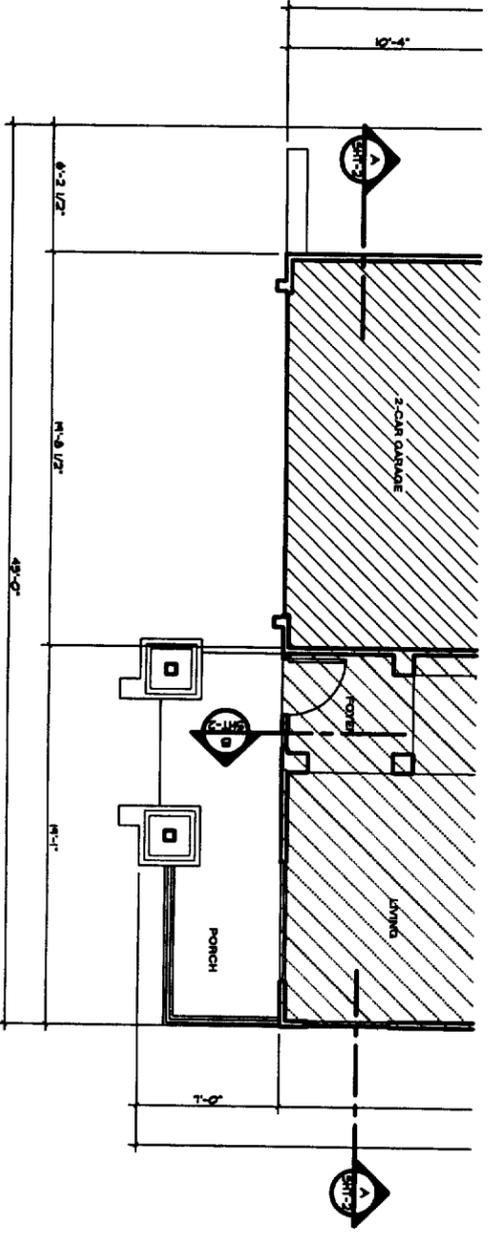
- FIRE DEPARTMENT NOTES**
- PROVIDE BUILDING ADDRESS NUMBERS, HEIGHT AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY FOR FIRE FIGHT 1-0-4 (CFC BR.4.4)
 - TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH CFC BR.4.5

LEGAL DESCRIPTION

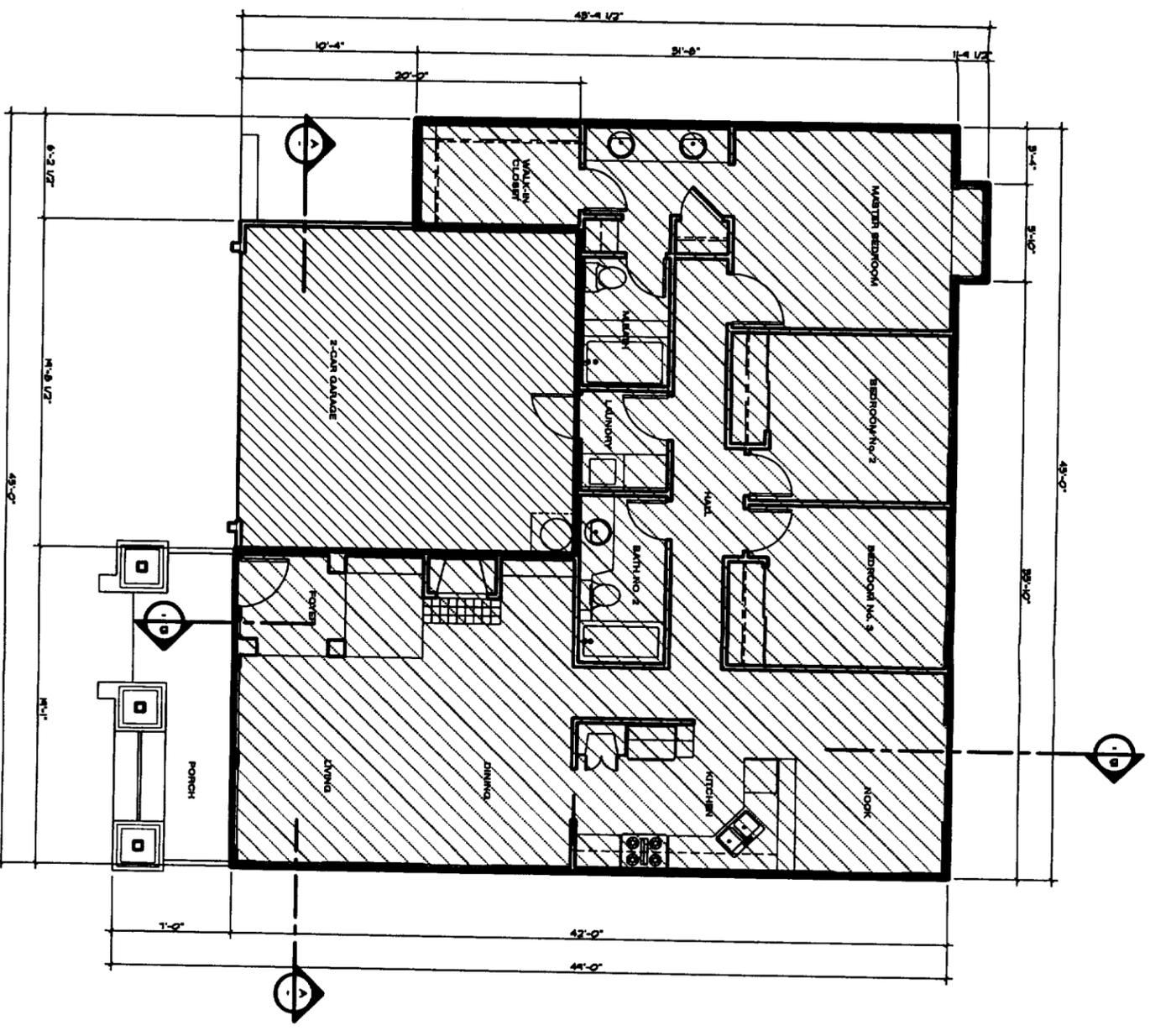
LOTS 1 THRU 6 OF SKYLINE PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11504, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 28, 1988.



FLOOR PLAN 1B
 1448 sq. ft. (livable area)
 2892 sq. ft. (garage)
 1837 sq. ft. (gross total area)
 SCALE: 1/4"=1'-0"



FLOOR PLAN 1C
 1448 sq. ft. (livable area)
 2892 sq. ft. (garage)
 1837 sq. ft. (gross total area)
 SCALE: 1/4"=1'-0"



FLOOR PLAN 1A
 1448 sq. ft. (livable area)
 2892 sq. ft. (garage)
 1837 sq. ft. (gross total area)
 SCALE: 1/4"=1'-0"

Prepared By:
 Neuhberg + White, Inc.
 1775 Hancock St., Ste. 270
 San Diego, CA 92110
 619-542-1180
 619-542-1665 FAX

Project Address:
 Southwest corner of Shylife
 and Woodson Streets,
 San Diego California

Project Name:
 Shylife Terrace Estates
 TVSDP No. 41-0046
 PJK No. 46004544

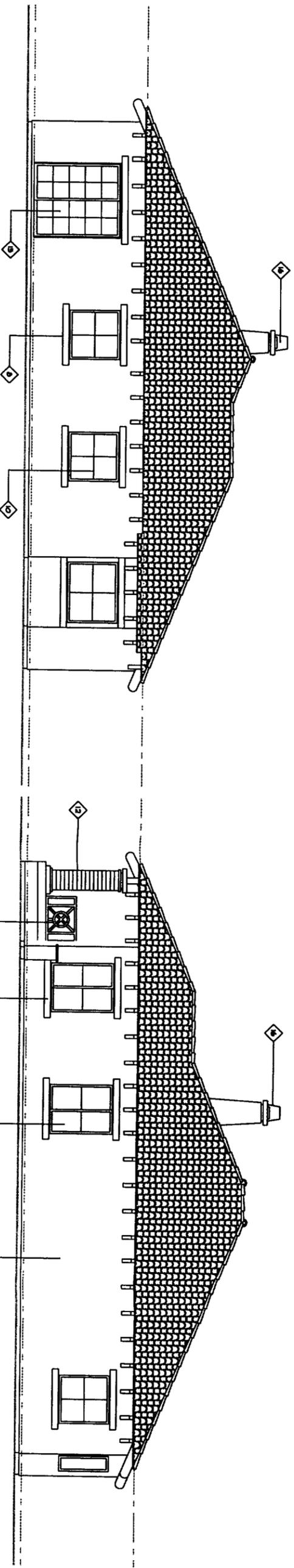
Sheet Title:
 FLOOR PLAN 1A
 PARTIAL FLOOR PLANS 1B & 1C

Revision 14:
 Revision 13:
 Revision 11:
 Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:

Original Date: JANUARY 5, 2001

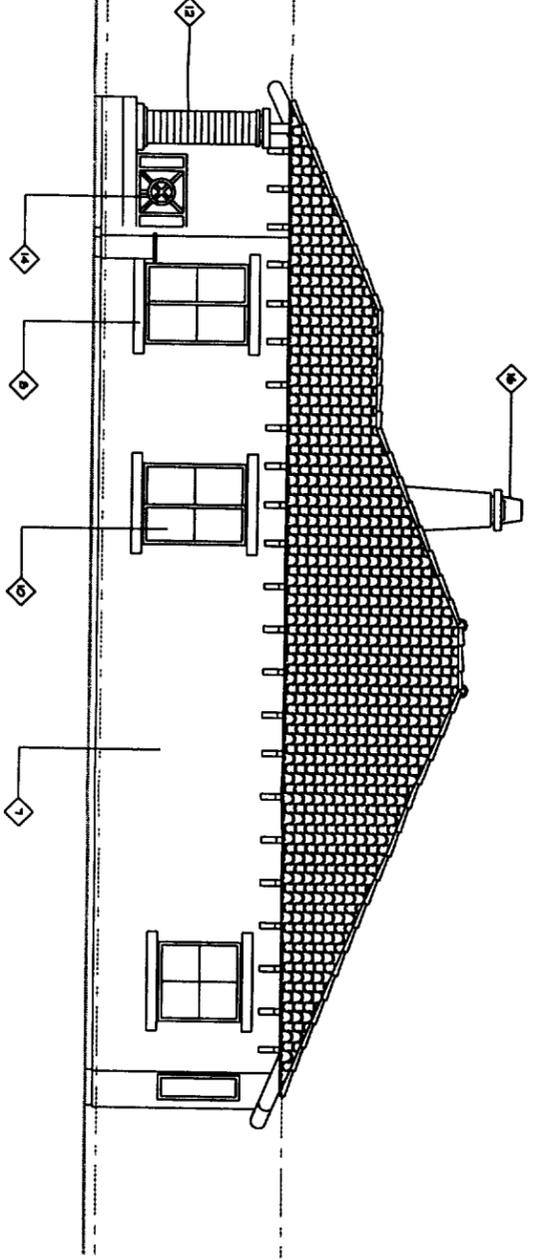
Revision 14: _____
 Revision 13: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

OCT. 16, 2001
 SEPT. 20, 2001
 JAN. 20, 2001
 JUNE 29, 2001



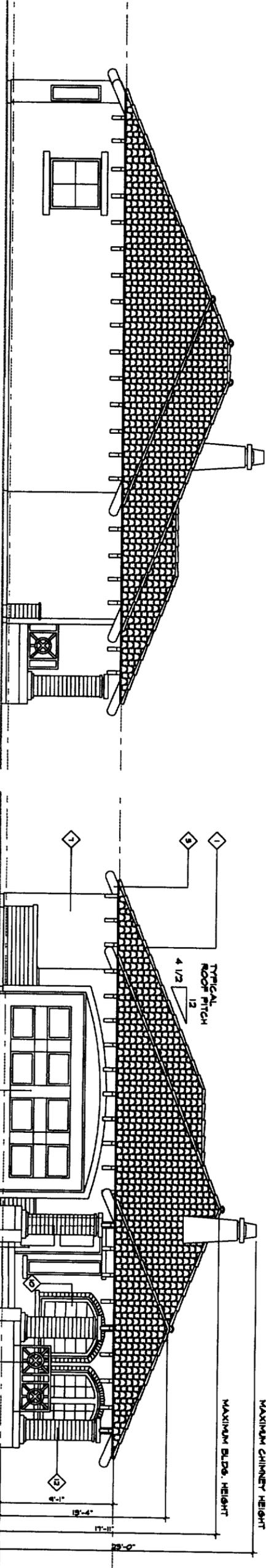
REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 6" DIAM. VITREOUS CLAY VENT PIPES
- 3 DECO. ACCENT TRIM
- 4 N/A
- 5 4 X 8 RES. WOOD OUTLOOKERS
- 6 2 X WOOD FASCIA
- 7 EXTERIOR STUCCO
- 8 STUCCO FOAM TRIM
- 9 BRICK VENEER @ SURROUND
- 10 ALUMINUM WINDOWS W/WARRANTS
- 11 SOLID WOOD DOOR @ ENTRY
- 12 BRICK COLUMNS
- 13 SECTIONAL GARAGE DOOR
- 14 WROUGHT IRON GUARDRAIL
- 15 ALUMINUM SLIDING DOOR
- 16 METAL CAP & ARRESTOR
- 17 CONC BASE (TO MATCH STUCCO COLOR)

Prepared By:

Masberg + Miller, Inc.
1775 Hornock St., Ste. 210
San Diego, CA 92110
619-542-1128
619-542-1665 FAX

Project Address:

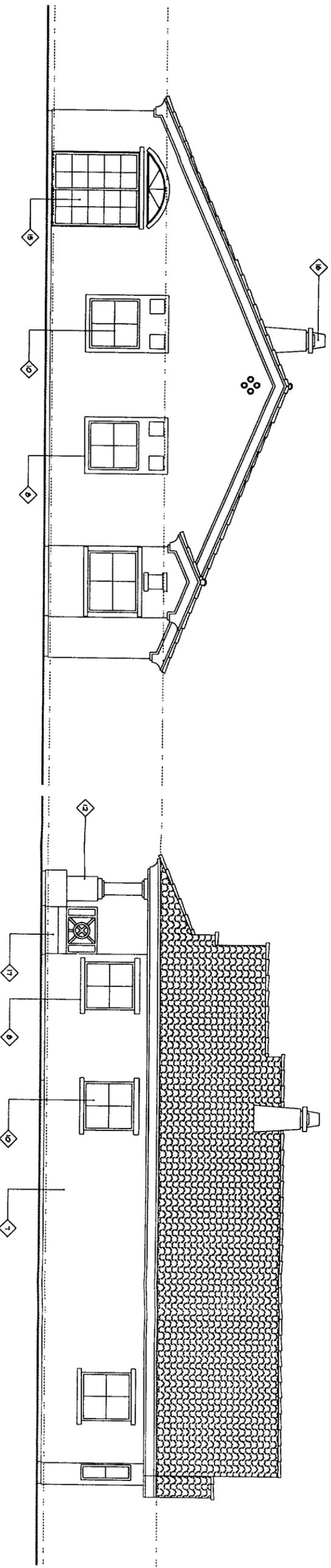
Southeast corner of Skyline
and Woodman Streets,
San Diego California

Project Name:

Skyline Terrace Estates
TV/SOP No. 41-0046
PJK No. 98004544

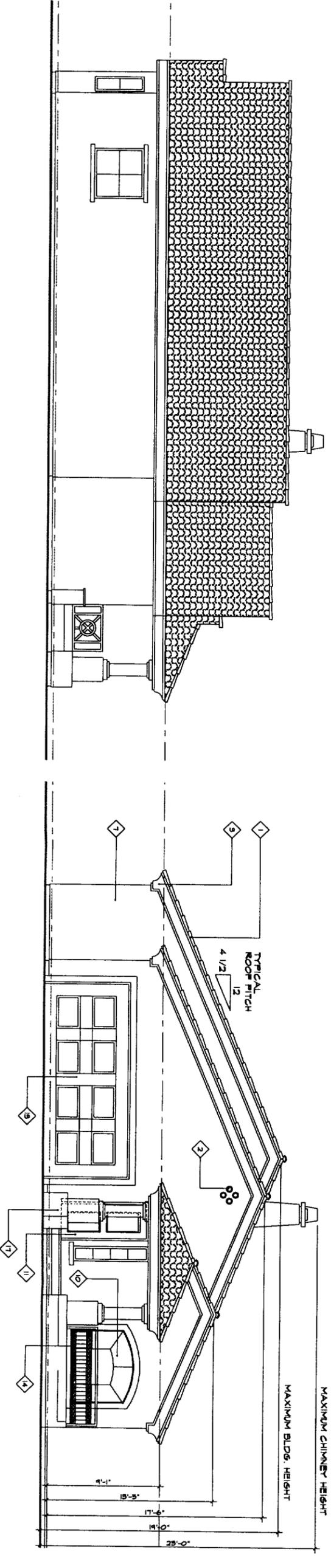
Sheet Title:
EXTENSION ELEVATIONS PLAN B'

Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	JANUARY 5, 2001
Original Date:	JANUARY 5, 2001



REAR ELEVATION
SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

FRONT ELEVATION
SCALE: 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 6" DIAM. VITREOUS CLAY VENT PIPES
- 3 DECO. ACCENT TRIM
- 4 N/A
- 5 2 X WOOD FASCIA
- 6 EXTERIOR STUCCO
- 7 STUCCO FOAM TRIM
- 8 N/A
- 9 ALUMINUM MILDONS MOUNTINGS
- 10 SOLID WOOD DOOR @ ENTRY
- 11 STUCCO COLUMNS
- 12 SECTIONAL GARAGE DOOR
- 13 WROUGHT IRON GUARDRAIL
- 14 ALUMINUM SLIDING DOOR
- 15 METAL CAP & ARRESTOR (CHIMNEY)
- 16 CONC. BASE (TO MATCH STUCCO COLOR)
- 17

Prepared By:
 Washberg + White, Inc.
 1775 Herndon St., Ste. 210
 San Diego, CA 92110
 619-542-1185
 619-542-1865 FAX

Project Address:
 Southwest corner of Skyline
 and Woodson Streets,
 San Diego California

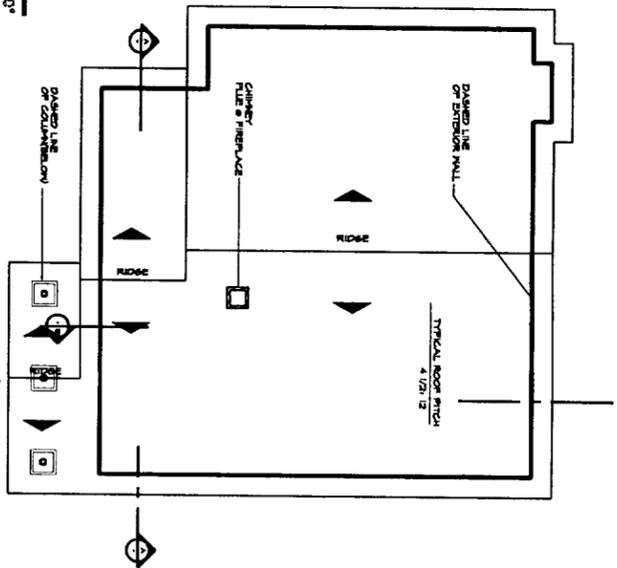
Project Name:
 Skyline Terrace Estates
 TV/SDP No. 41-0046
 P2K No. 46004544

Sheet Title:
 EXTERIOR ELEVATIONS PLAN 'C'

Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	
Original Date:	JANUARY 5, 2001

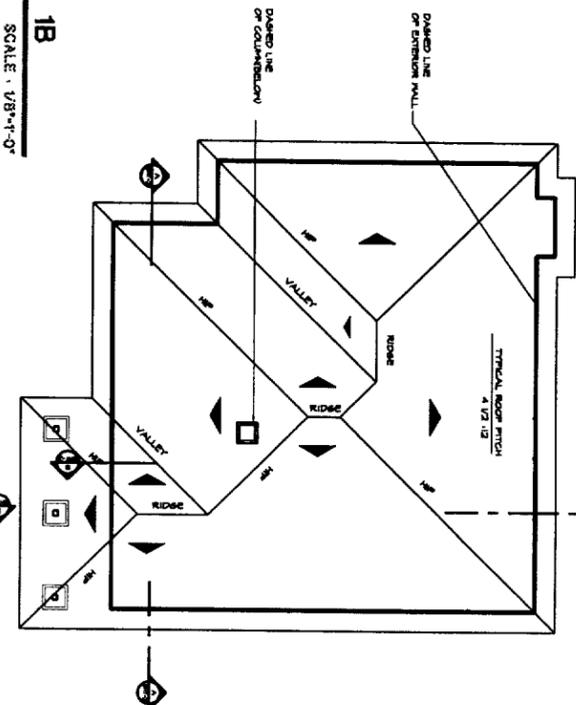
ROOF PLAN 1A

SCALE: 1/8"=1'-0"



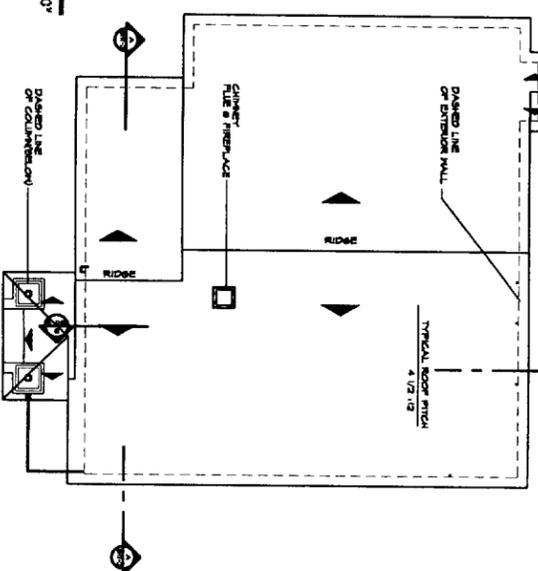
ROOF PLAN 1B

SCALE: 1/8"=1'-0"



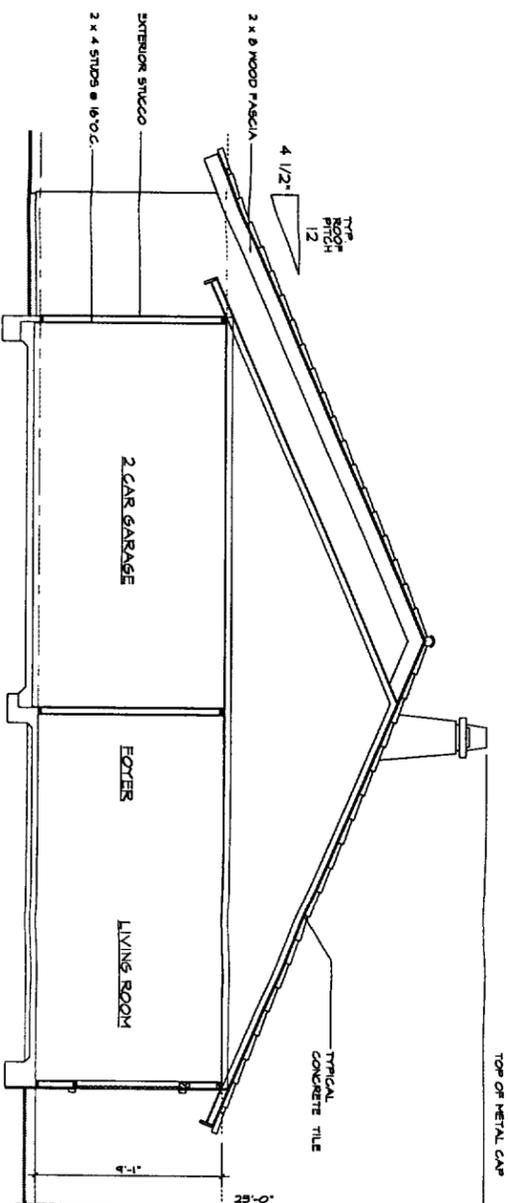
ROOF PLAN 1C

SCALE: 1/8"=1'-0"



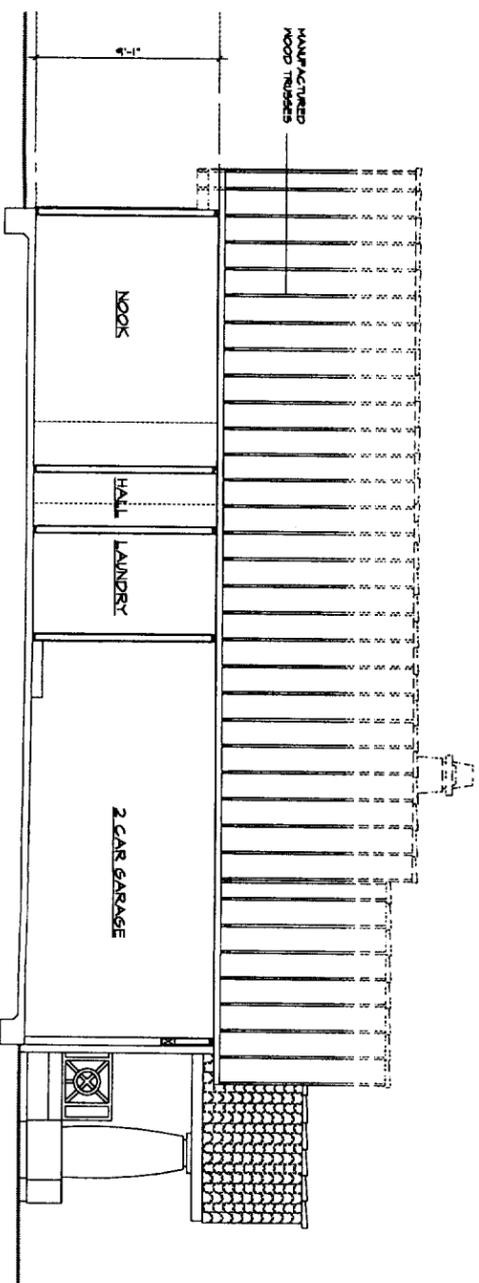
SECTION A-A

SCALE: 1/4"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"



Prepared By:

Nashberg + Mills, Inc.
1775 Hancock St., Ste. 210
San Diego, CA 92110
619-542-1189
619-542-1685 FAX

Project Address:

Southwest corner of Skyline
and Woodman Streets,
San Diego California

Project Name:

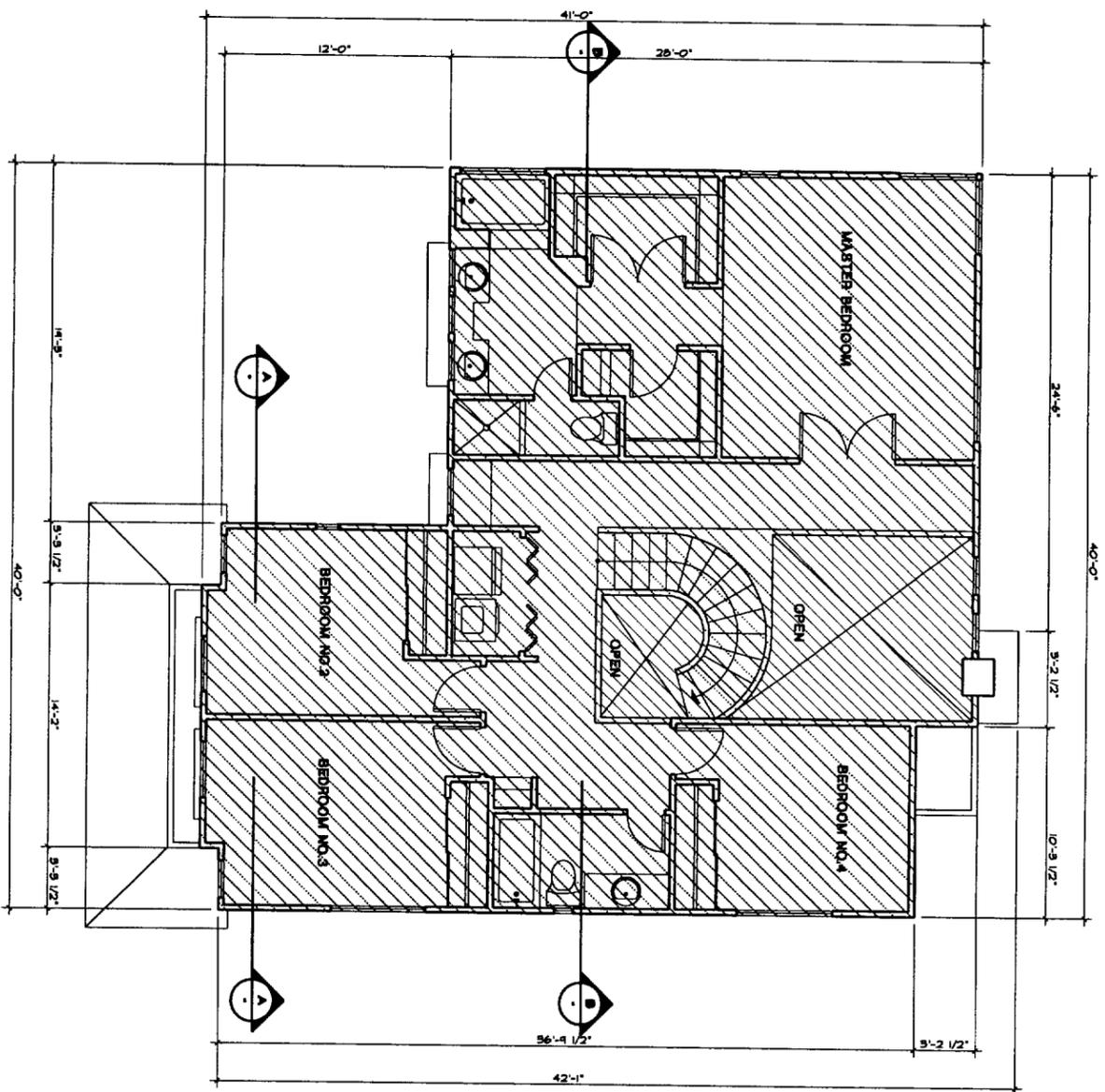
Skyline Terrace Estates
TN/SDP No. 41-0046
PK No. 46004544

Sheet Title:

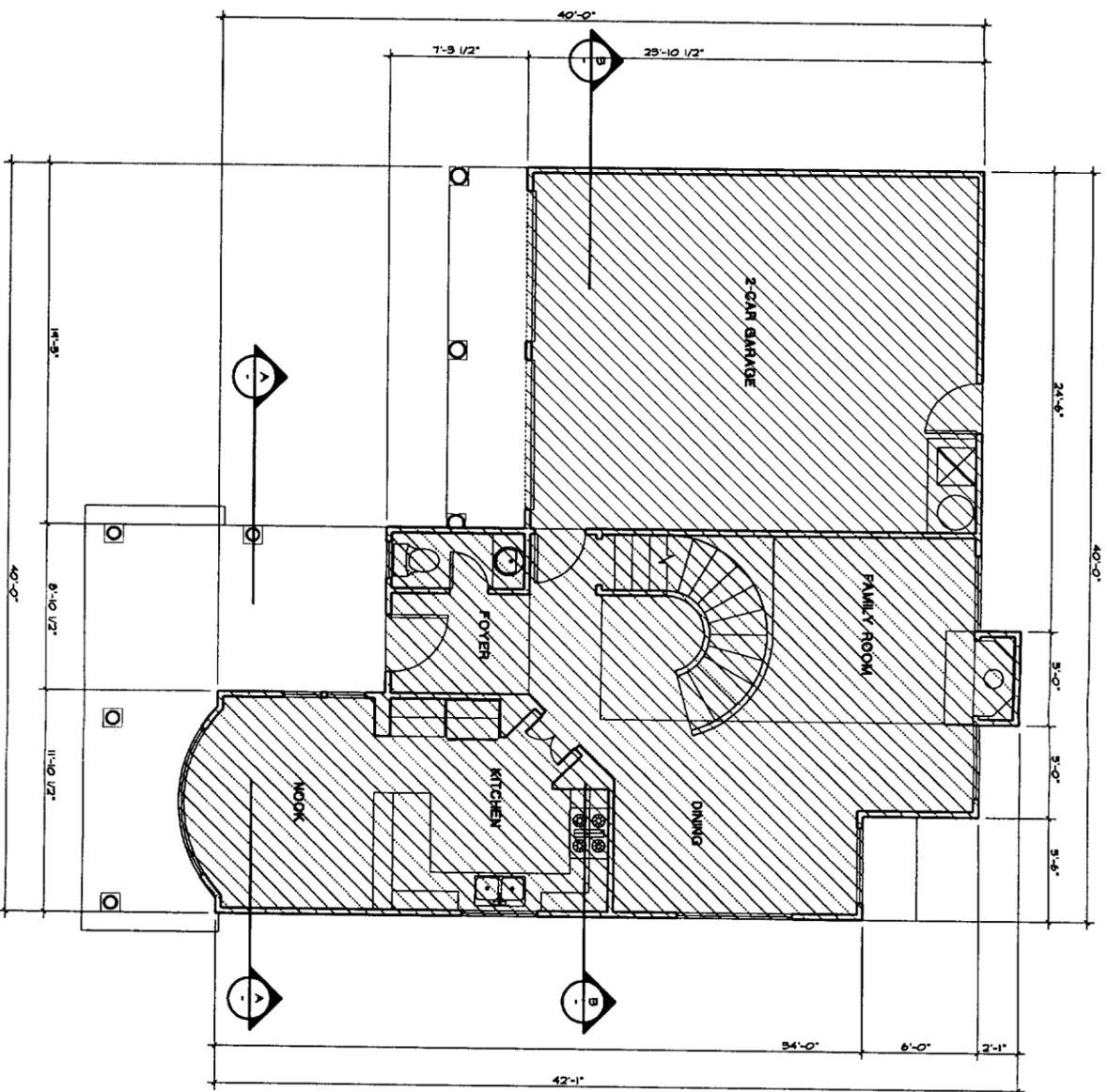
ROOF PLANS 1A, 1B, 1C
BUILDING SECTIONS A & B

Revision 14:

Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	JANUARY 5, 2001



SECOND FLOOR PLAN 2A
 1239 sq. ft. Livable Area
 441 sq. ft. Phantom Area
 SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN 2A
 743 sq. ft. Livable Area
 460 sq. ft. Garage
 SCALE: 1/4"=1'-0"

Prepared By:

Mashberg + White, Inc.
 1775 Horcock St., Ste. 210
 San Diego, CA 92110
 619-542-1188
 619-542-1663 FAX

Project Address:

Southwest corner of Skyline
 and Woodman Streets,
 San Diego California

Project Name:

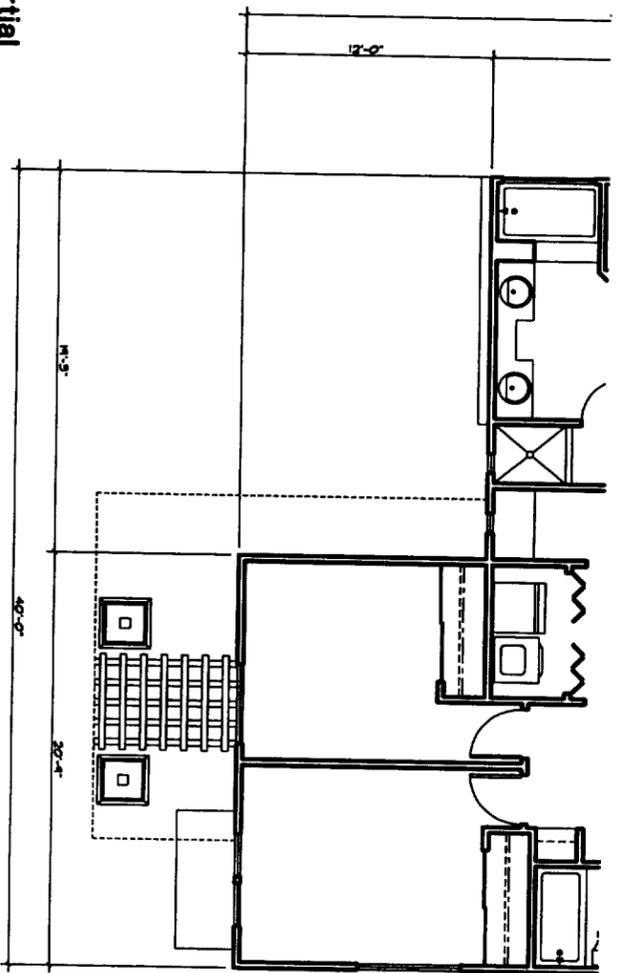
Skyline Terrace Estates
 TM/SDP No. 41-0046
 PZK No. 96004544

Sheet Title:

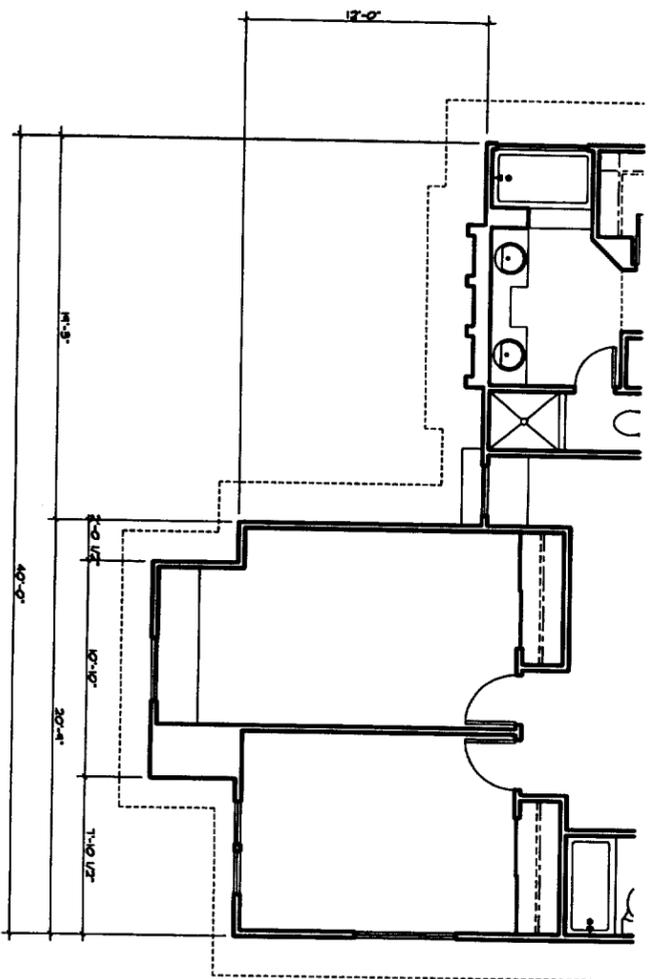
FIRST FLOOR PLAN '2A'
 SECOND FLOOR PLAN '2A'

Revision 14:

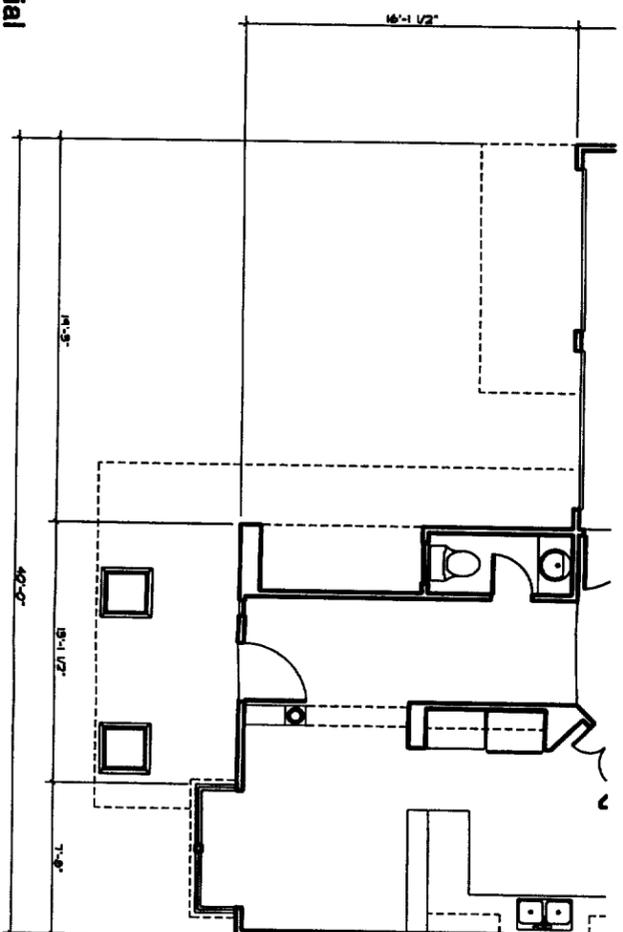
Revision 13:	
Revision 12:	
Revision 10:	
Revision 9:	
Revision 8:	
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Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	
Original Date:	JANUARY 5, 2001



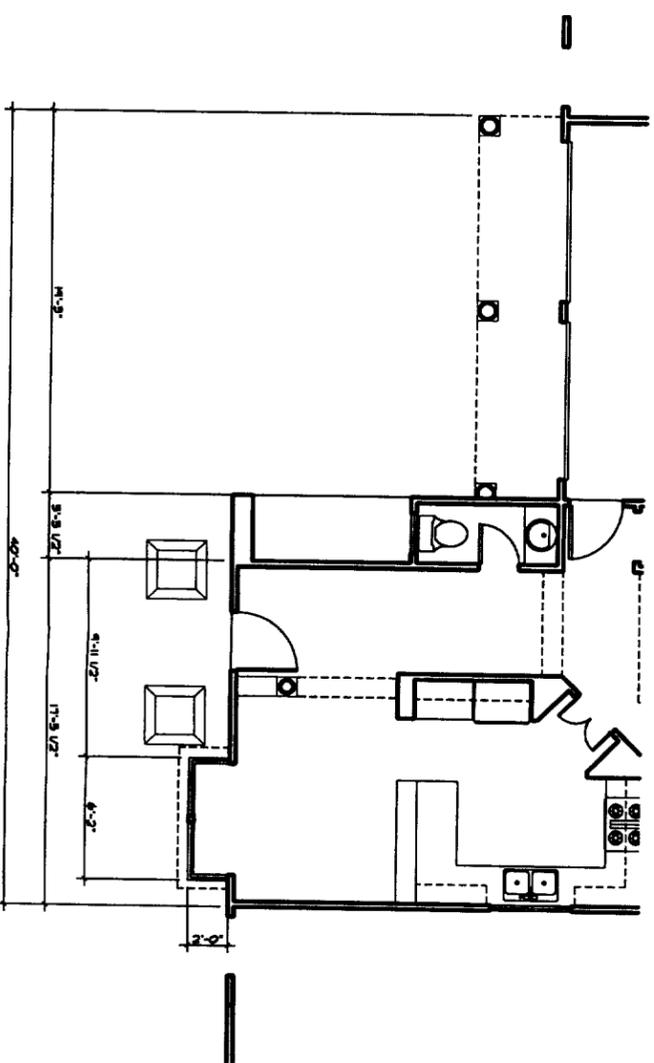
Partial
SECOND FLOOR PLAN 2B
1140 sq. ft. LIVEABLE AREA
141 sq. ft. PHANTOM AREA
SCALE: 1/4"=1'-0"



Partial
SECOND FLOOR PLAN 2C
1270 sq. ft. LIVEABLE AREA
141 sq. ft. PHANTOM AREA
SCALE: 1/4"=1'-0"



Partial
FIRST FLOOR PLAN 2B
781 sq. ft. LIVEABLE AREA
480 sq. ft. GARAGE AREA
SCALE: 1/4"=1'-0"



Partial
FIRST FLOOR PLAN 2C
781 sq. ft. LIVEABLE AREA
480 sq. ft. GARAGE AREA
SCALE: 1/4"=1'-0"

Prepared By:
Nashberg + Nyle, Inc.
1775 Horcock St., Ste. 210
San Diego, CA 92101
619-542-1189
619-542-1189
619-542-1685 FAX

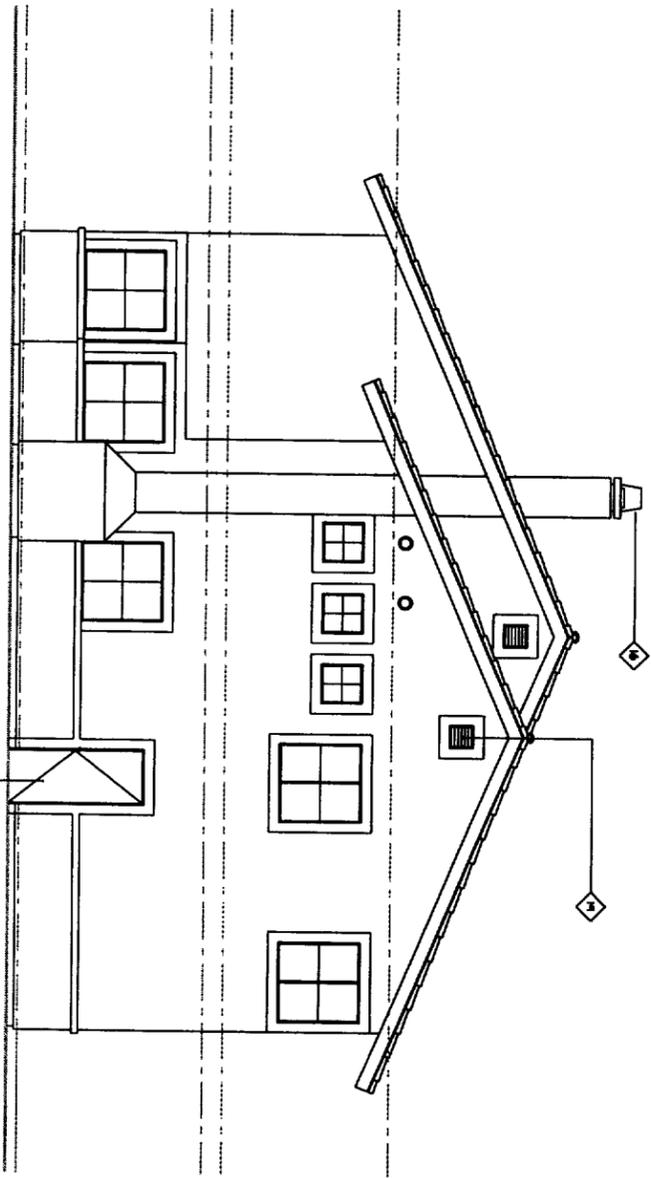
Project Address:
Southwest corner of Skyline
and Noodan Streets,
San Diego California

Project Name:
Skyline Terrace Estates
TVSDP No. 41-0046
P2K No. 46004544

Sheet Title:

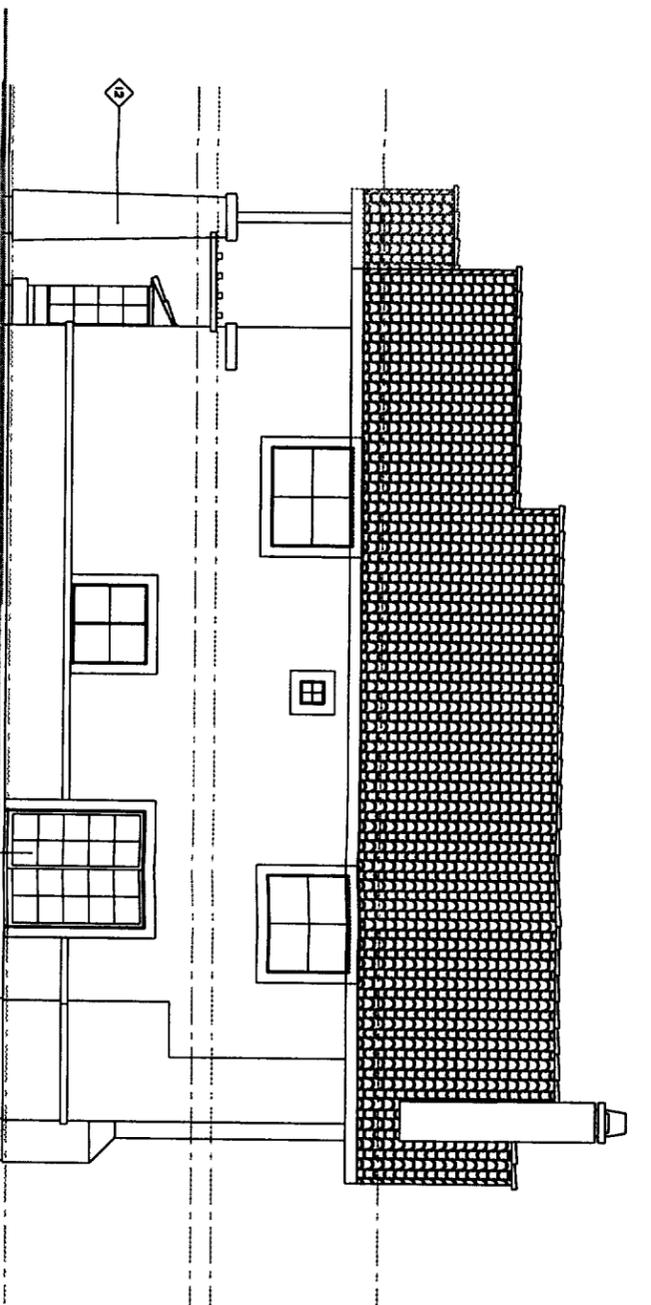
Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 30, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	JANUARY 5, 2001
Original Date:	JANUARY 5, 2001

Scale 1/4"=1'-0" (N.M.)



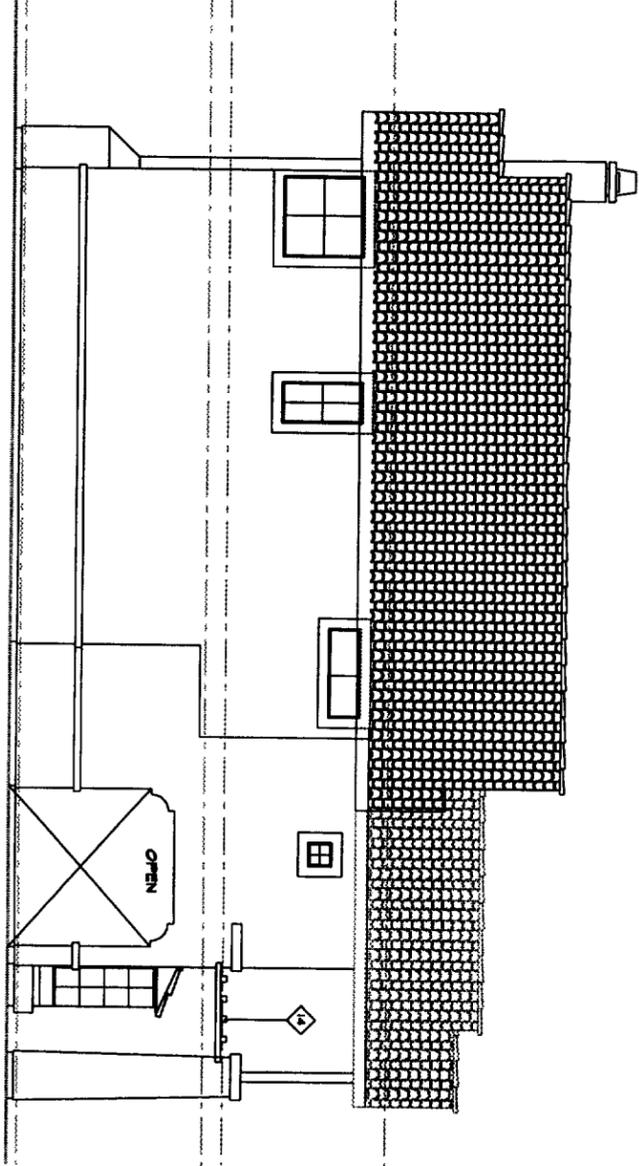
REAR ELEVATION

SCALE : 1/4"=1'-0"



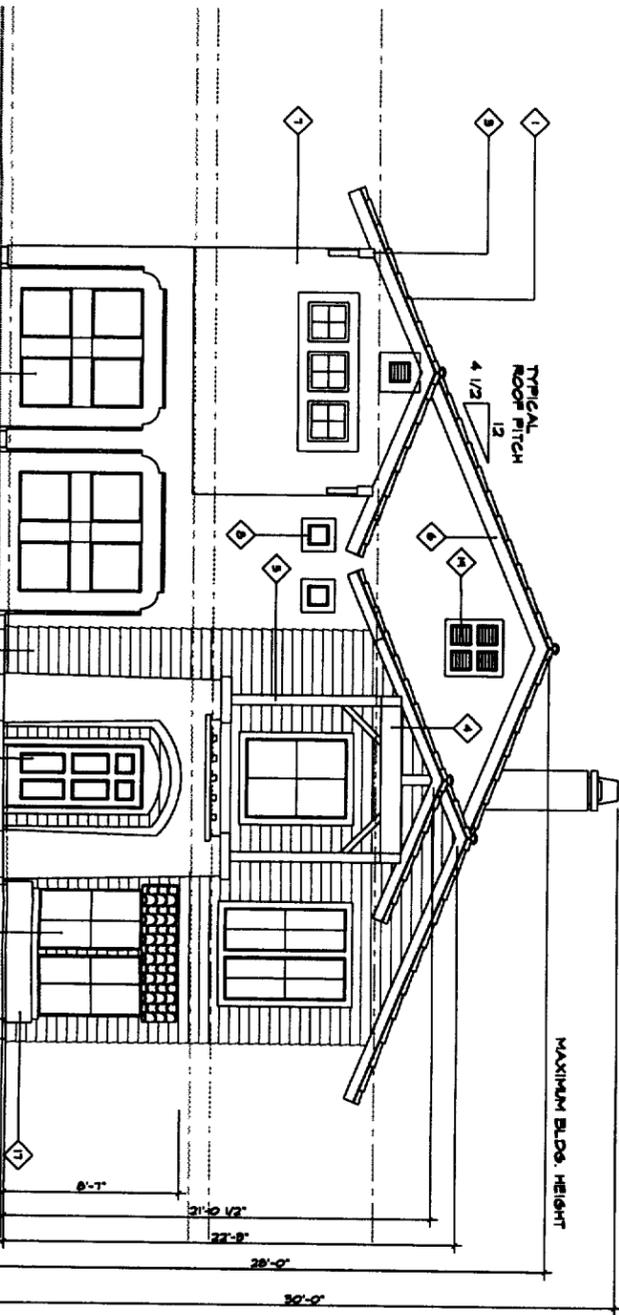
RIGHT SIDE ELEVATION

SCALE : 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4"=1'-0"



FRONT ELEVATION

SCALE : 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 6" DIAM. VITREOUS CLAY VENT PIPES.
- 3 DECO. ACCENT TRIM (BEAM)
- 4 DECO WOOD TRUSS
- 5 6 x 6 REBAMIN WOOD POST
- 6 2 X WOOD FASCIA
- 7 EXTERIOR STUCCO
- 8 STUCCO FOAM TRIM
- 9 1 X 6 SHIP LAP WOOD SIDING
- 10 ALUMINUM WINDOWS W/MANTLES
- 11 SOLID WOOD DOOR @ ENTRY
- 12 STUCCO COLUMNS
- 13 SECTIONAL GARAGE DOOR
- 14 4 X 4 REBAMIN WOOD TRELLIS
- 15 ALUMINUM SLIDING DOOR
- 16 METAL CAP & ANCHOR
- 17 STUCCO POTSHIELD BASE TRIM
- 18 METAL DOOR
- 19 6:1 METAL SCREENED ATTIC VENT

Prepared By:

Westberg + Miller, Inc.
1775 Hancock St., Ste. 2710
San Diego, CA 92110
619-542-1155
619-542-1655 FAX

Project Address:

Southwest corner of Skyline
and Woodson Streets,
San Diego California

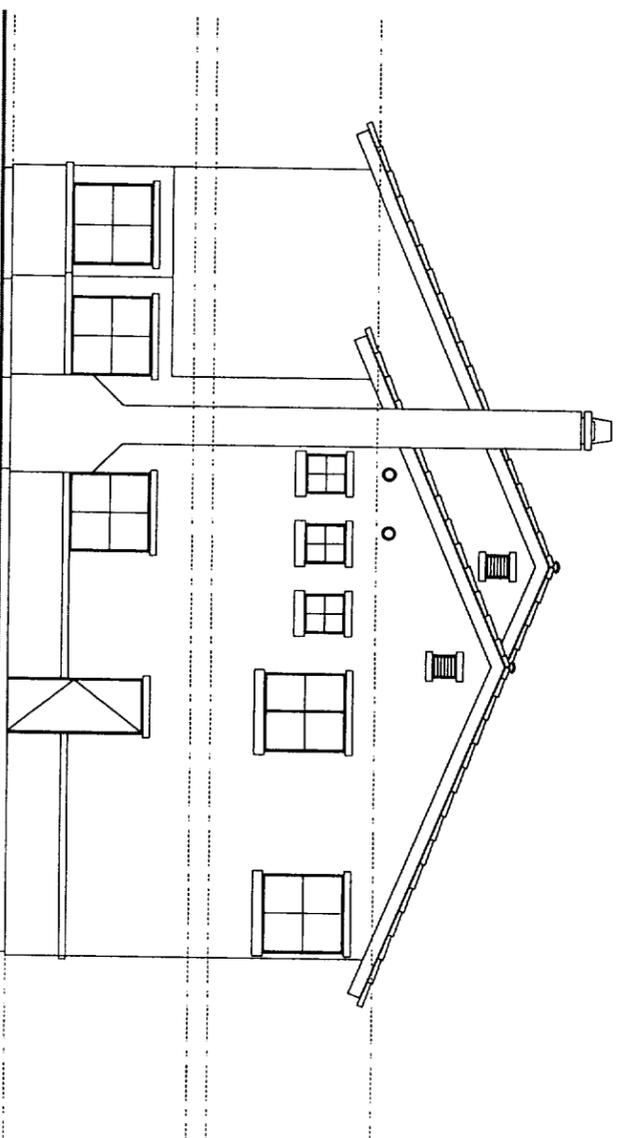
Project Name:

Skyline Terrace Estates
TN/SDP No. 41-0046
PK No. 46004544

Sheet Title:

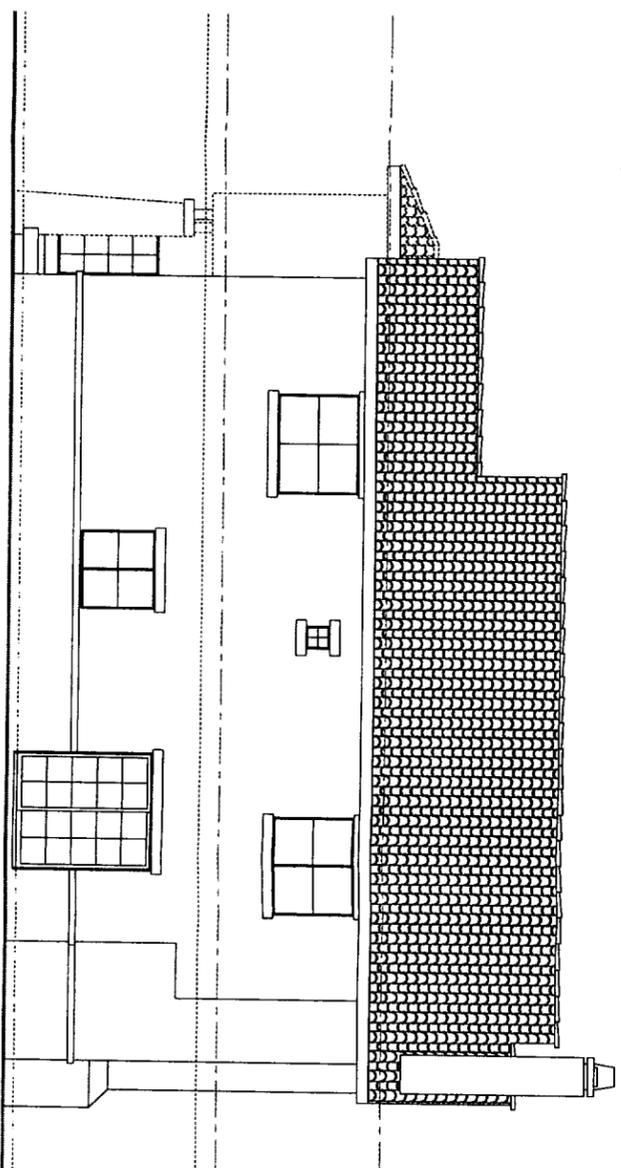
EXTERIOR ELEVATIONS PLAN 2B

Revision	Date
Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	JANUARY 5, 2001



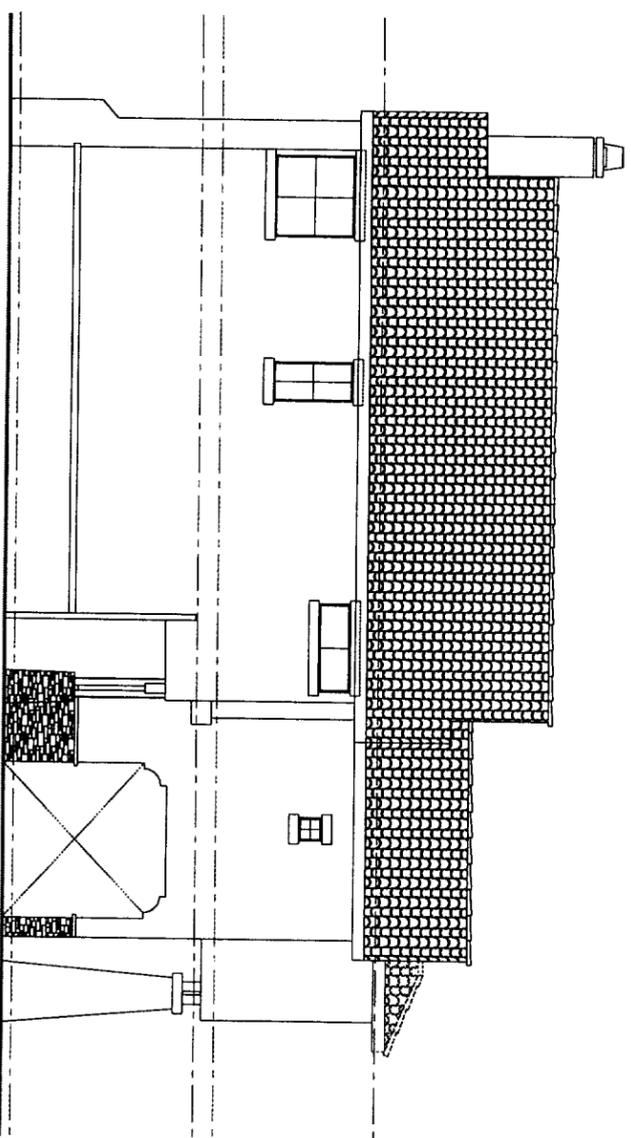
REAR ELEVATION

SCALE: 1/4"=1'-0"



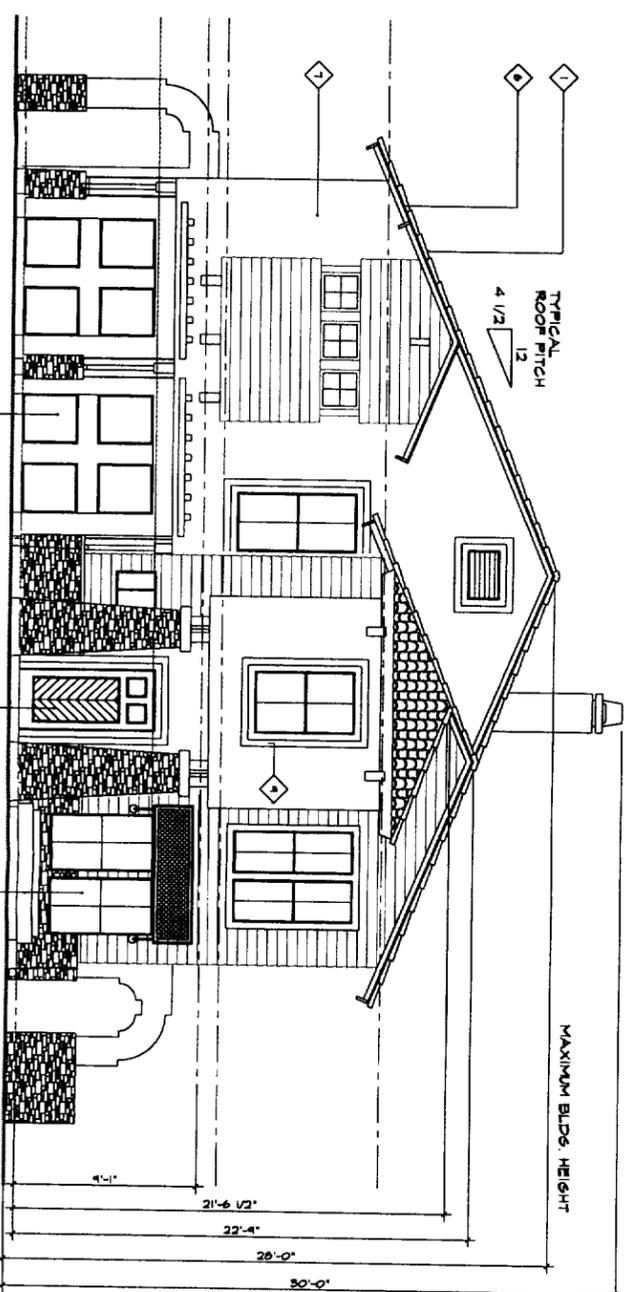
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE MISSION BARREL TILE
- 2 6" DIAM. VITREOUS CLAY VENT PIPES
- 3 DECO. ACCENT TRIM
- 4 DECO WOOD TRUSS
- 5 4 X 8 RES. WOOD OUTLOOKERS
- 6 2 X WOOD FASCIA
- 7 EXTERIOR STUCCO
- 8 STUCCO FOAM TRIM
- 9 BRICK VENEER @ SURROUND
- 10 ALUMINUM WINDOWS AWAITING
- 11 SOLID WOOD DOOR @ ENTRY
- 12 BRICK COLUMNS
- 13 SECTIONAL GARAGE DOOR
- 14 WROUGHT IRON GUARDRAIL

Prepared By:

Westberg + White, Inc.
 1775 Hancock St., Ste. 270
 San Diego, CA 92110
 619-542-1185
 619-542-1669 FAX

Project Address:

Southeast corner of Skyline
 and Woodson Streets,
 San Diego California

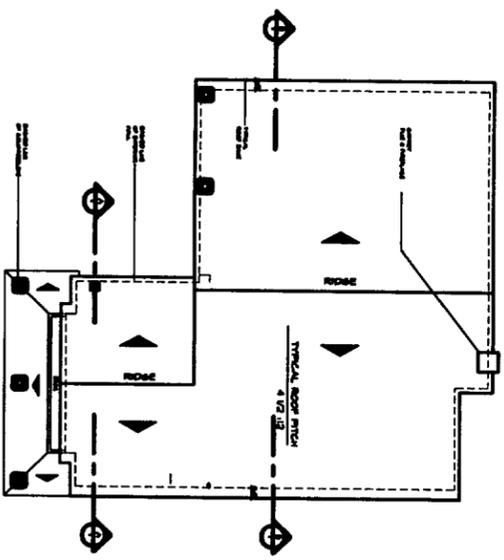
Project Name:

Skyline Terrace Estates
 TR/SDP No. 41-0046
 P2K No. 46004544

Sheet Title:

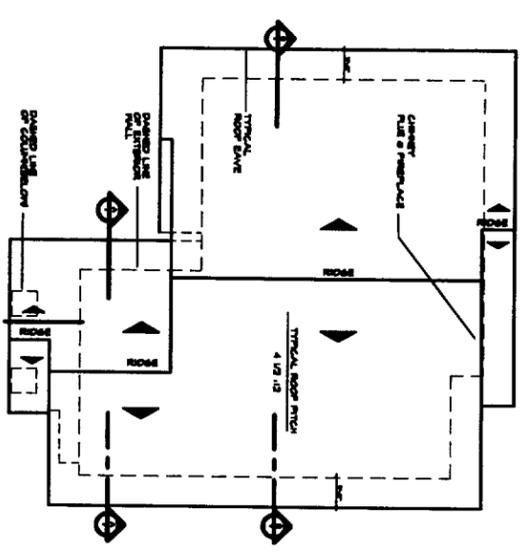
EXTERIOR ELEVATIONS PLAN 2C

Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	
Original Date:	JANUARY 5, 2001



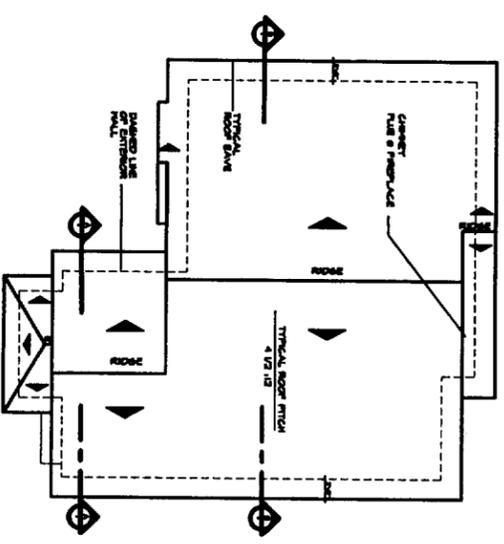
ROOF PLAN 2A

SCALE: 1/8"=1'-0"



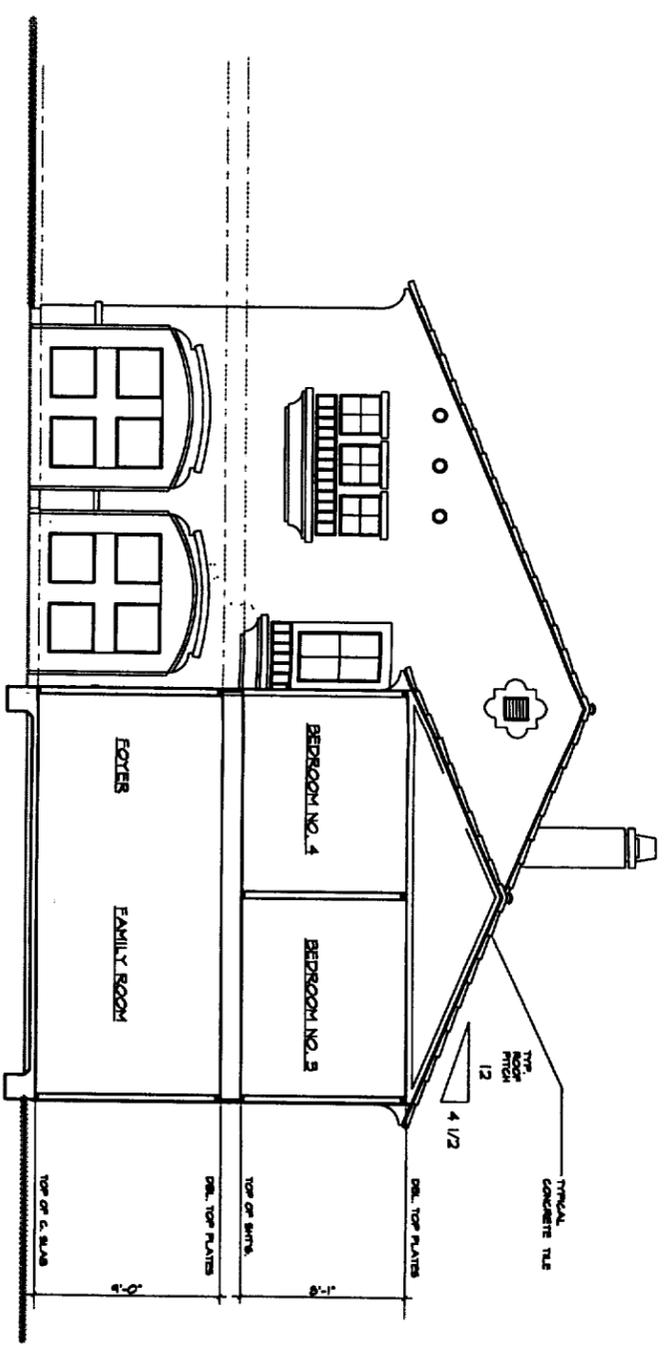
ROOF PLAN 2B

SCALE: 1/8"=1'-0"



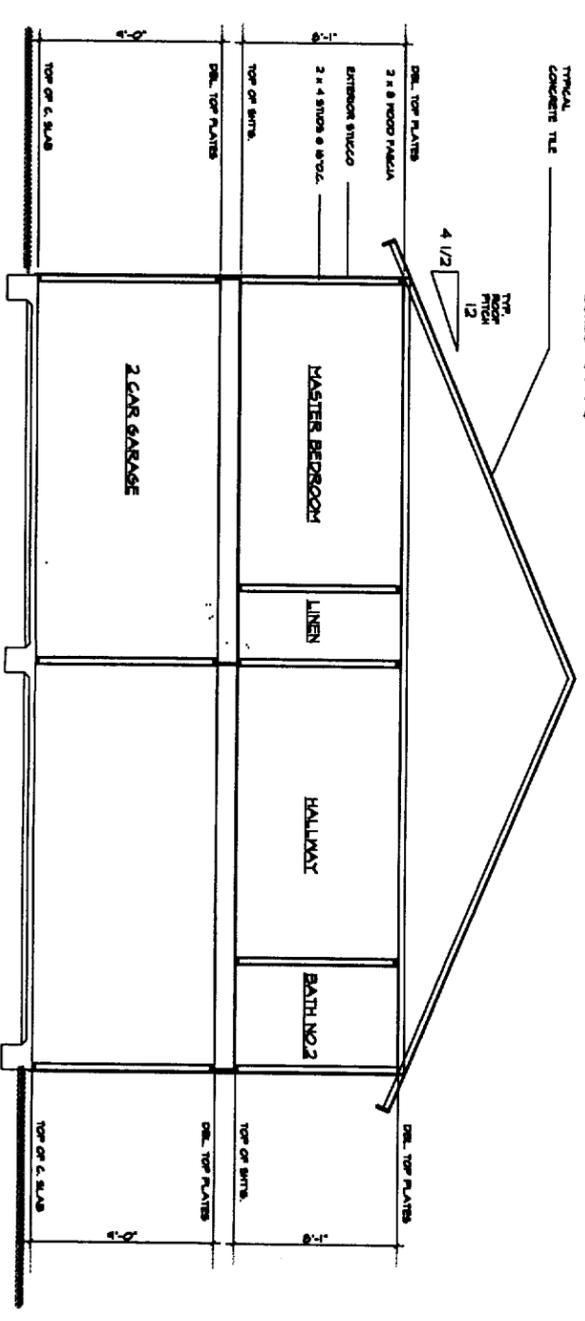
ROOF PLAN 2C

SCALE: 1/8"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"



SECTION A-A

SCALE: 1/4"=1'-0"

Prepared By:

Mastberg + White, Inc.
 1715 Hancock St., Ste. 210
 San Diego, CA 92103
 619-542-1188
 619-542-1665 FAX

Project Address:

Southwest corner of Skyline
 and Woodman Streets,
 San Diego California

Project Name:

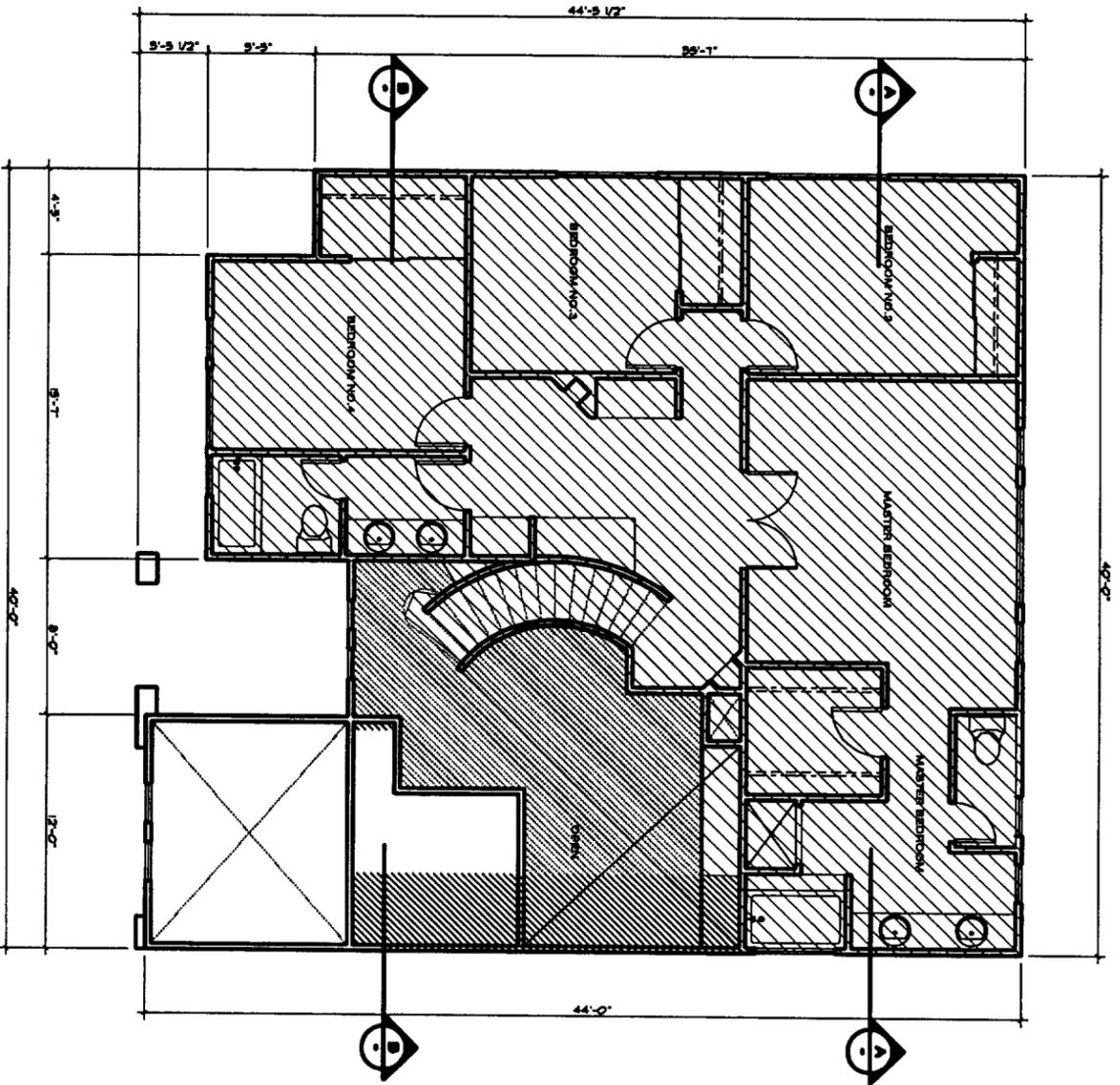
Skyline Terrace Estates
 TR/SOP No. 41-0046
 PK No. 48004944

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	JANUARY 5, 2001

Sheet Title:
 ROOF PLANS 2A-2B, 2C
 BUILDING SECTION
 scale 1/4"=1'-0" (N.A.S.)

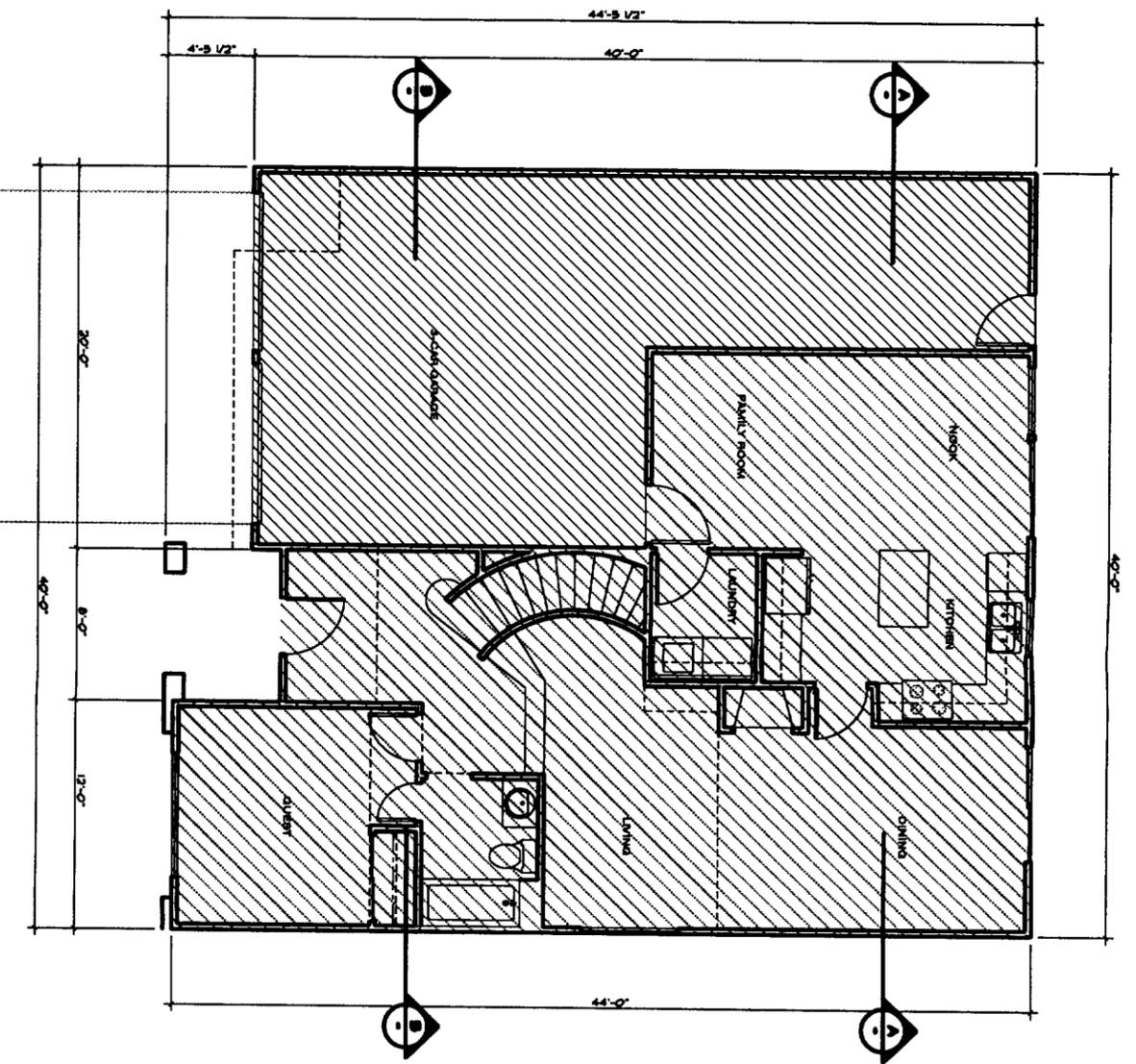
SECOND FLOOR PLAN 3A
 1771 sq. ft. LIVINGABLE AREA
 227 sq. ft. PHANTOM AREA

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN 3A
 1082 sq. ft. LIVINGABLE
 284 sq. ft. GARAGE

SCALE: 1/4"=1'-0"



Prepared By:

Westberg + White, Inc.
 1775 Hancock St., Ste. 210
 San Diego, CA 92110
 619-542-1185
 619-542-1653 FAX

Project Address:

Southeast corner of Skyline
 and Woodman Streets,
 San Diego California

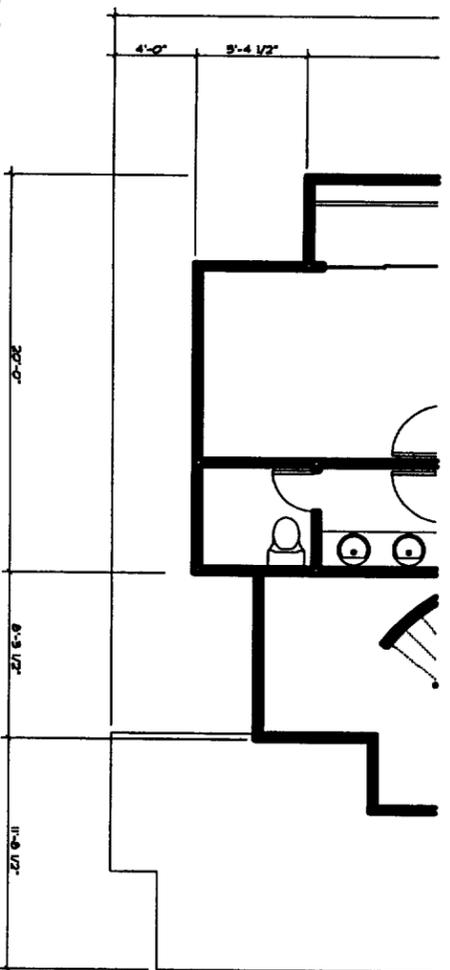
Project Name:

Skyline Terrace Estates
 TRP No. 11-0046
 PK No. 48004544

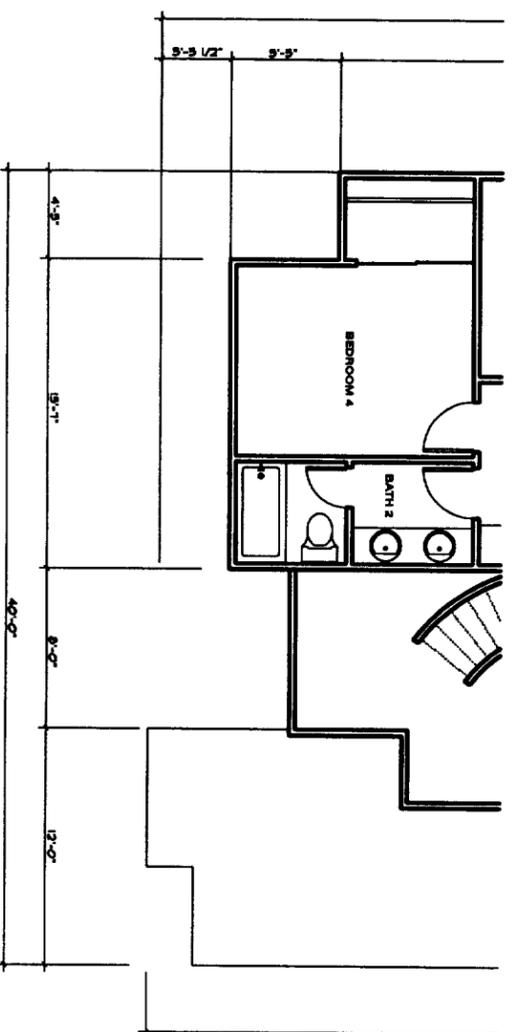
Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 24, 2001
Revision 1:	
Original Date:	JANUARY 5, 2001

Sheet Title: FIRST & SECOND FLOOR PLAN 3A

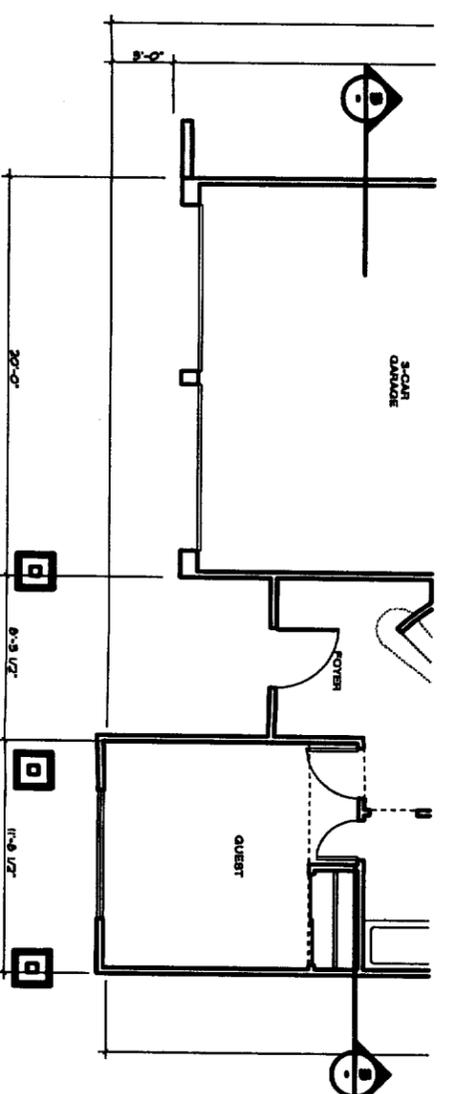
16 Sheet of 24



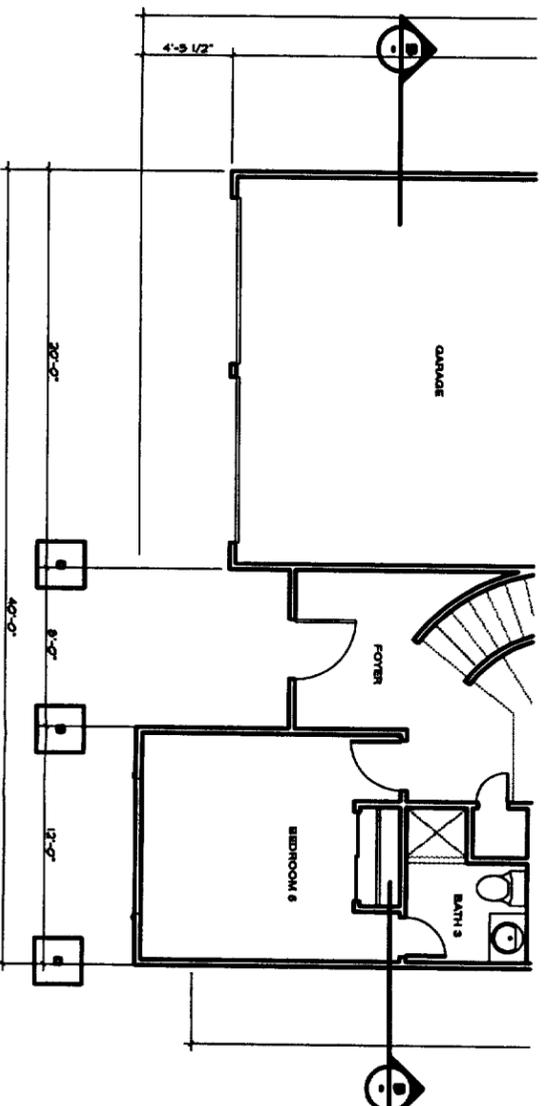
**Partial
SECOND FLOOR PLAN 3C**
1771 sq. ft. LIVINGABLE
281 sq. ft. PHANTOM AREA
SCALE - 1/4"=1'-0"



**Partial
SECOND FLOOR PLAN 3B**
1771 sq. ft. LIVINGABLE
281 sq. ft. PHANTOM AREA
SCALE - 1/4"=1'-0"



**Partial
FIRST FLOOR PLAN 3C**
1089 sq. ft. LIVINGABLE AREA
884 sq. ft. (GARAGE)
SCALE - 1/4"=1'-0"



**Partial
FIRST FLOOR PLAN 3B**
1047 sq. ft. LIVINGABLE AREA
884 sq. ft. (GARAGE)
SCALE - 1/4"=1'-0"

Prepared By:

Washberg & Mills, Inc.
1715 Hancock St., Ste. 2710
San Diego, CA 92110
619-542-1185
619-542-1665 FAX

Project Address:

Southwest corner of Skyline
and Woodman Streets,
San Diego California

Project Name:

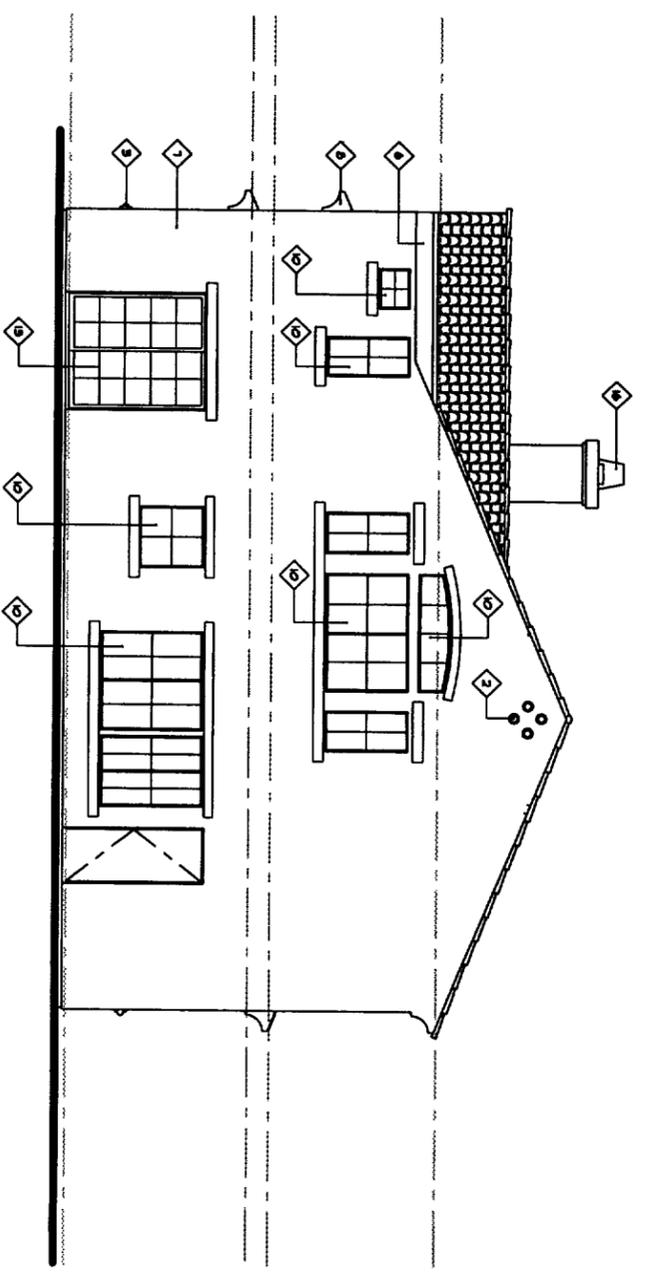
Skyline Terrace Estates
TRIGDP No. 41-0246
PKR No. 46004544

Sheet Title:

PARTIAL FIRST & SECOND FLOOR
PLANS OF 'SB' & 'SC'

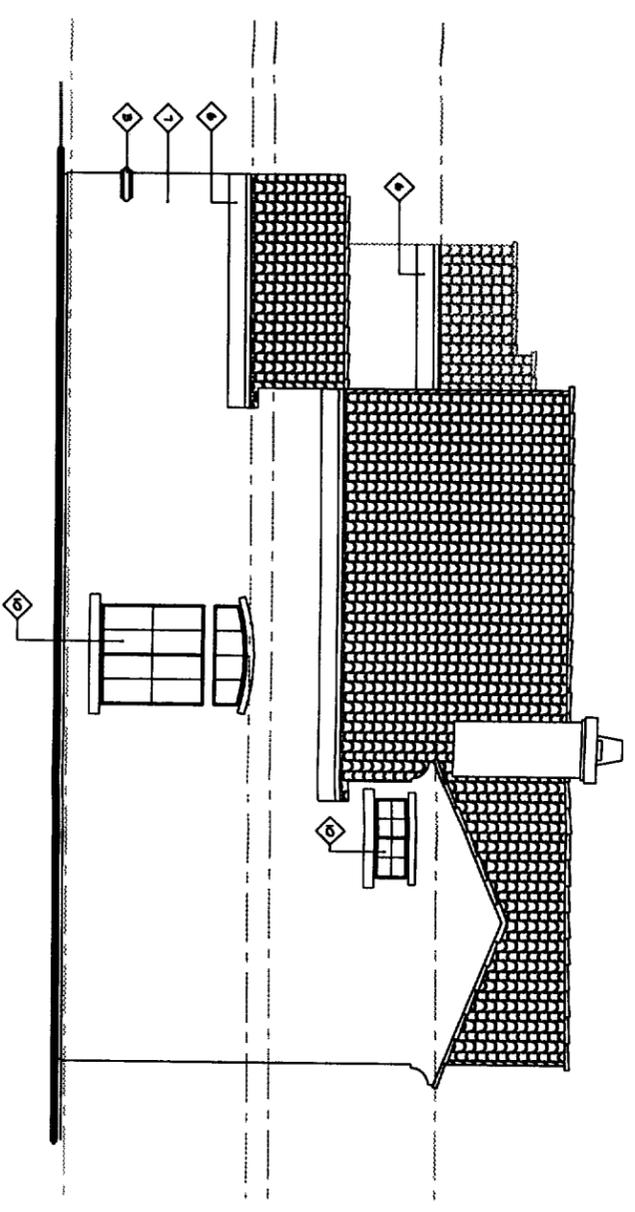
Revision 14:	
Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 24, 2001
Revision 1:	JANUARY 5, 2001

Original Date: JANUARY 5, 2001



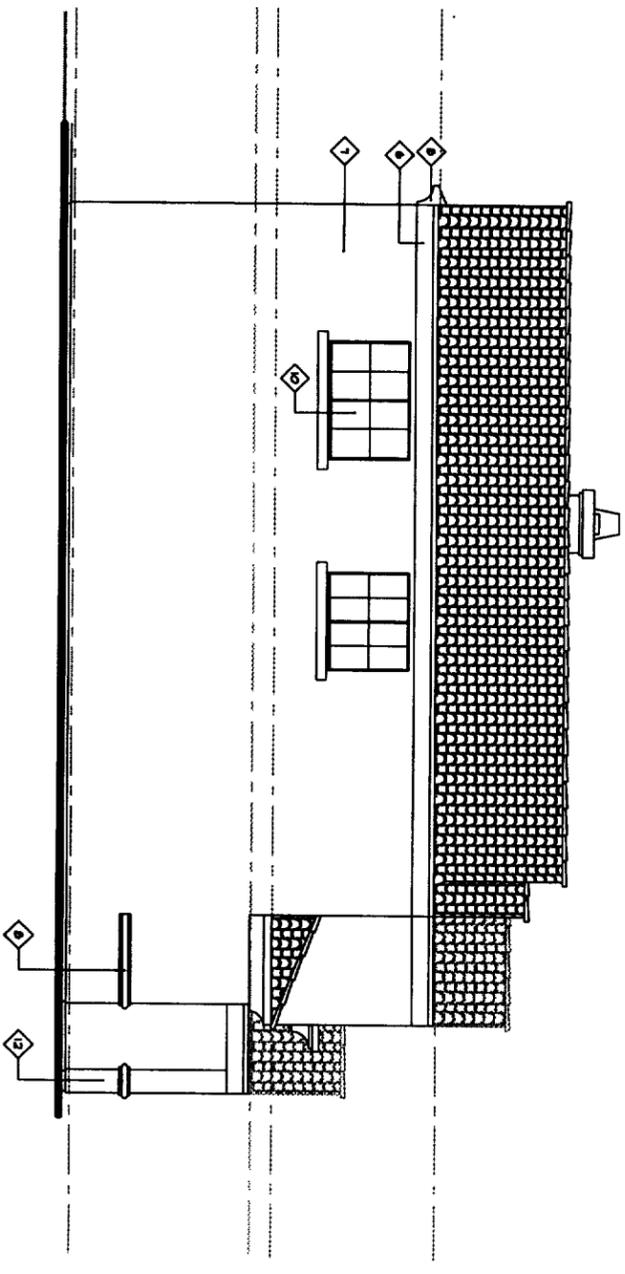
REAR ELEVATION

SCALE: 1/4"=1'-0"



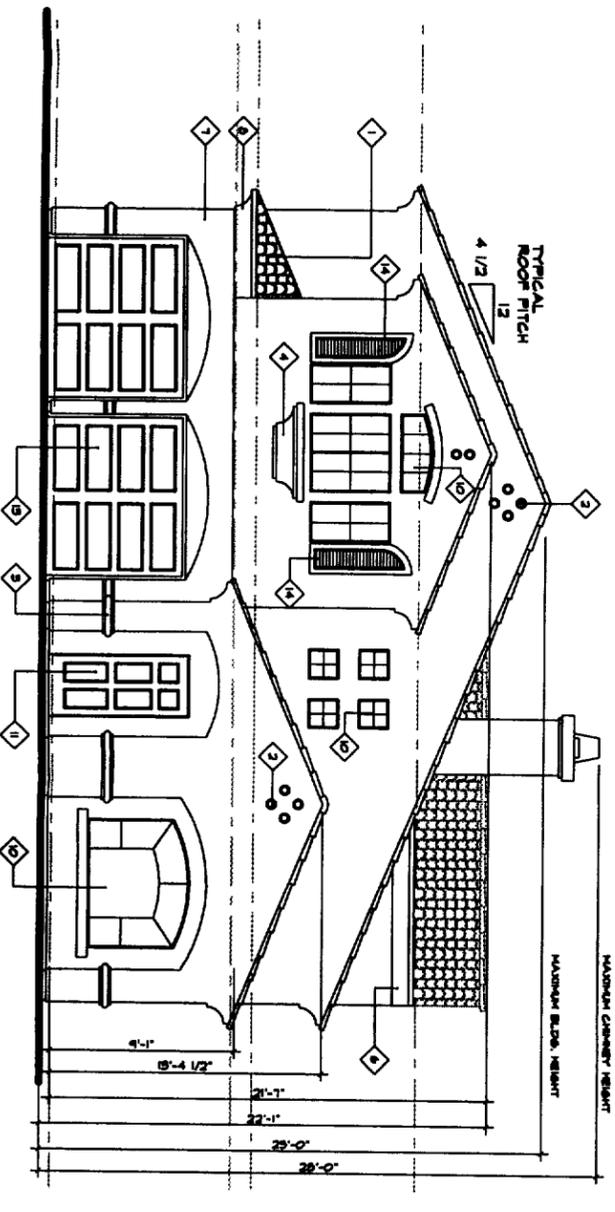
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 6" DIAM. VITREOUS CLAY VENT PIPES
- 3 DECO. ACCENT TRIM
- 4 DECO FOAM SILL LEDGE
- 5 NOT USED
- 6 2 X WOOD FASCIA
- 7 EXTERIOR STUCCO
- 8 STUCCO FOAM TRIM & FASCIA
- 9 NOT USED
- 10 ALUMINUM WINDOWS W/MUNTINS
- 11 SOLID WOOD DOOR @ ENTRY
- 12 STUCCO COLUMNS
- 13 SECTIONAL GARAGE DOOR
- 14 DECO WOOD LOVERS
- 15 ALUMINUM SLIDING DOOR
- 16 METAL CAP & SPARK ARRESTOR

Prepared By:

Nashberg + Mills, Inc.
 1775 Horcock St., Ste. 270
 San Diego, CA 92108
 619-542-1180
 619-542-1685 FAX

Project Address:

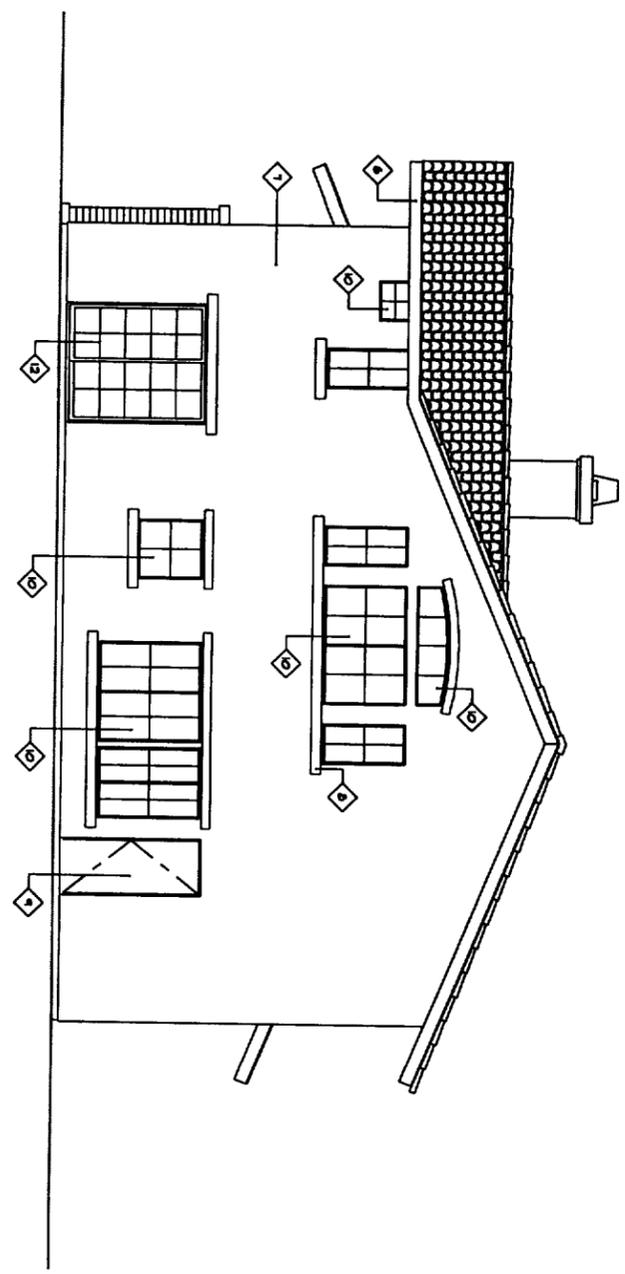
Southwest corner of Skyline
 and Woodson Streets,
 San Diego California

Project Name:

Skyline Terrace Estates
 TR/SDP No. 41-0046
 P2K No. 46004544

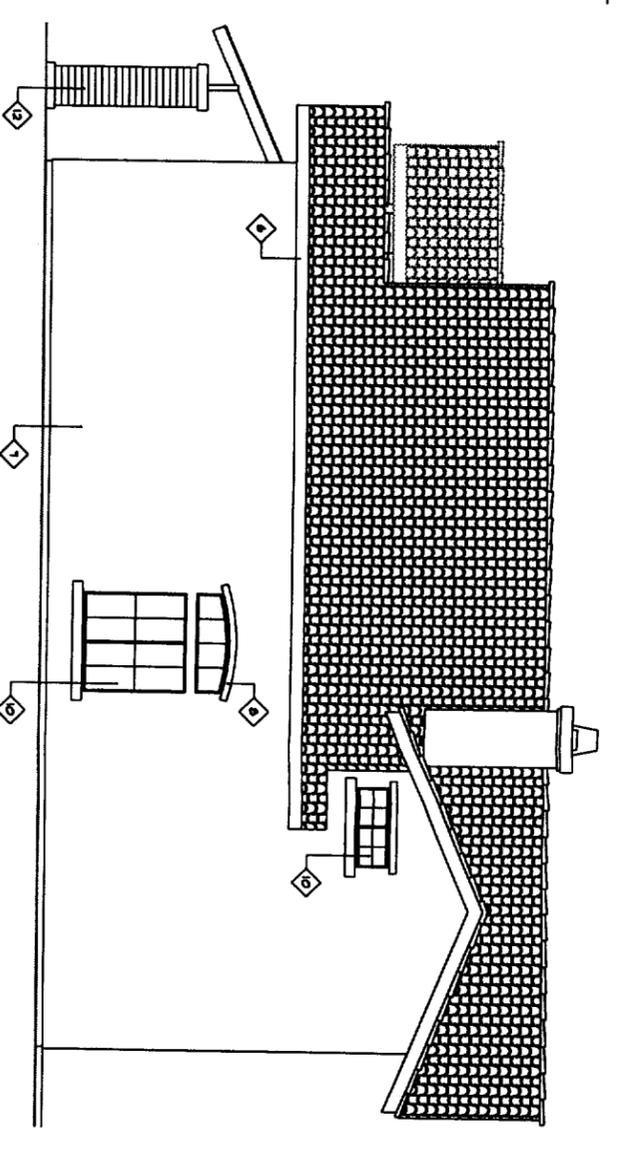
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Revision 13:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 24, 2001
Revision 1:	JANUARY 5, 2001
Original Date:	JANUARY 5, 2001

Sheet Title:
 EXTERIOR ELEVATIONS PLAN 5A.



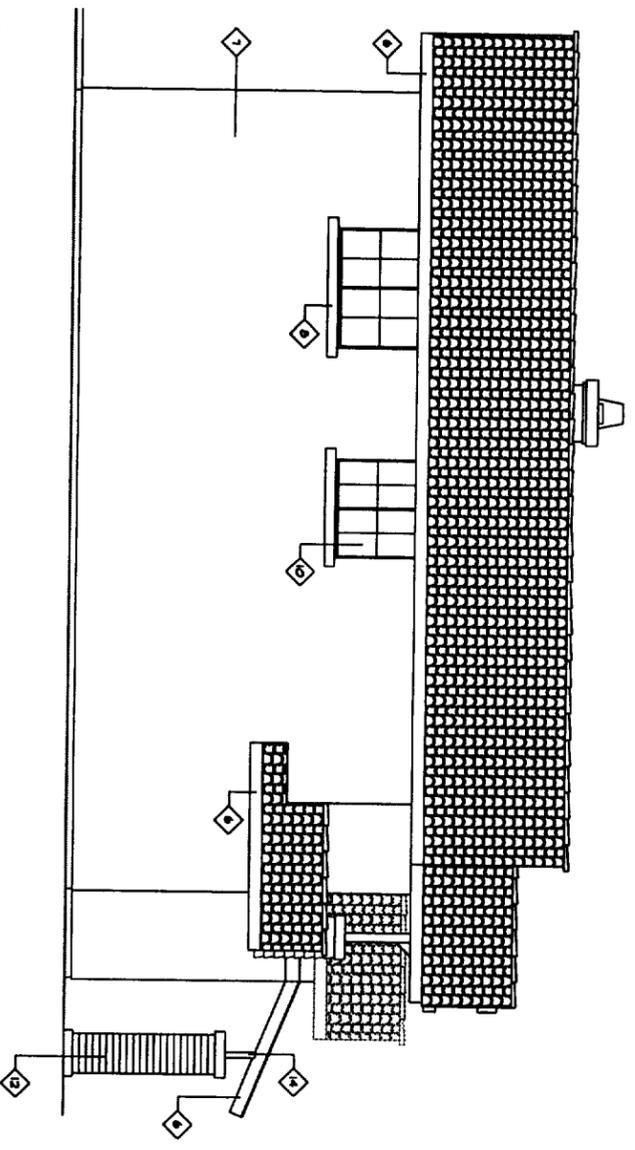
REAR ELEVATION

SCALE: 1/4"=1'-0"



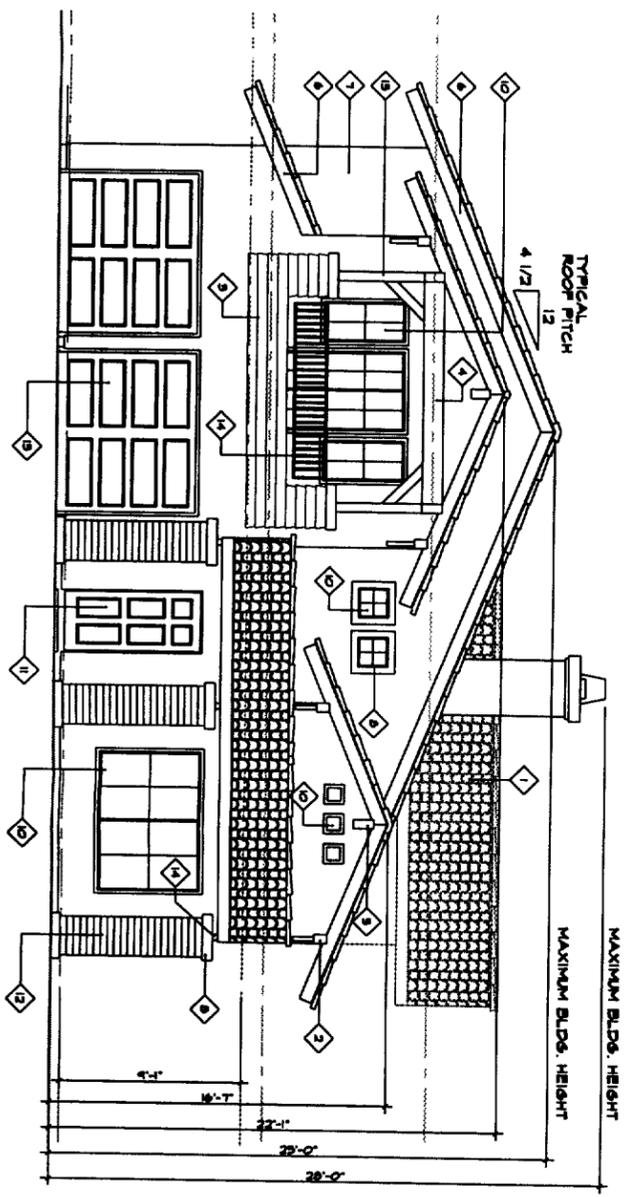
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 4 X 6 RES. WOOD OUTLOOKERS
- 3 SHIP LAP SIDING
- 4 4 X 12 REDAWN WOOD BEAM
- 5 4 X 12 WOOD OUTLOOKERS
- 6 2 X WOOD FASCIA
- 7 EXTERIOR STUCCO
- 8 STUCCO FOAM TRIM
- 9 NOT USED
- 10 ALUMINUM WINDOWS W/MANTLES
- 11 SOLID WOOD DOOR @ ENTRY
- 12 BRICK COLUMNS
- 13 SECTIONAL GARAGE DOOR
- 14 WROUGHT IRON GUARDRAIL
- 15 6 X 6 RES. WOOD COLUMN
- 16 ALUMINUM SLIDING DOOR
- 17 METAL CAP & SPARK ARRESTOR

Prepared By:

Watersberg + Mills, Inc.
 1775 Hancock St., Ste. 210
 San Diego, CA 92110
 619-542-1189
 619-542-1665 FAX

Project Address:

Southwest corner of Skyline
 and Moorpark Streets,
 San Diego California

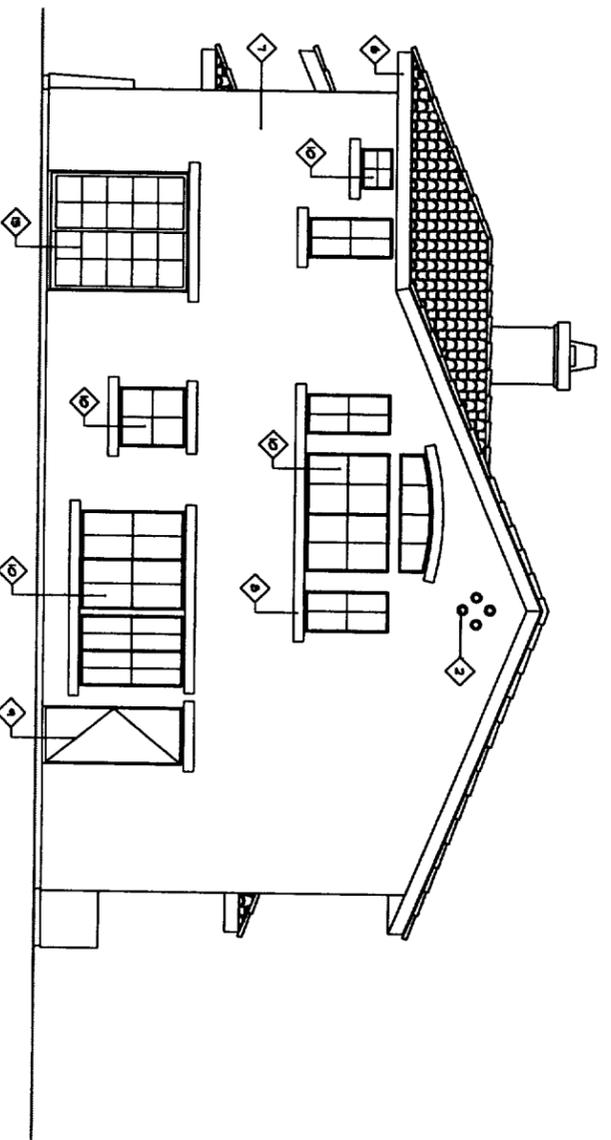
Project Name:

Skyline Terrace Estates
 TV/SDF No. 41-0046
 P2K No. 46004544

Sheet Title:

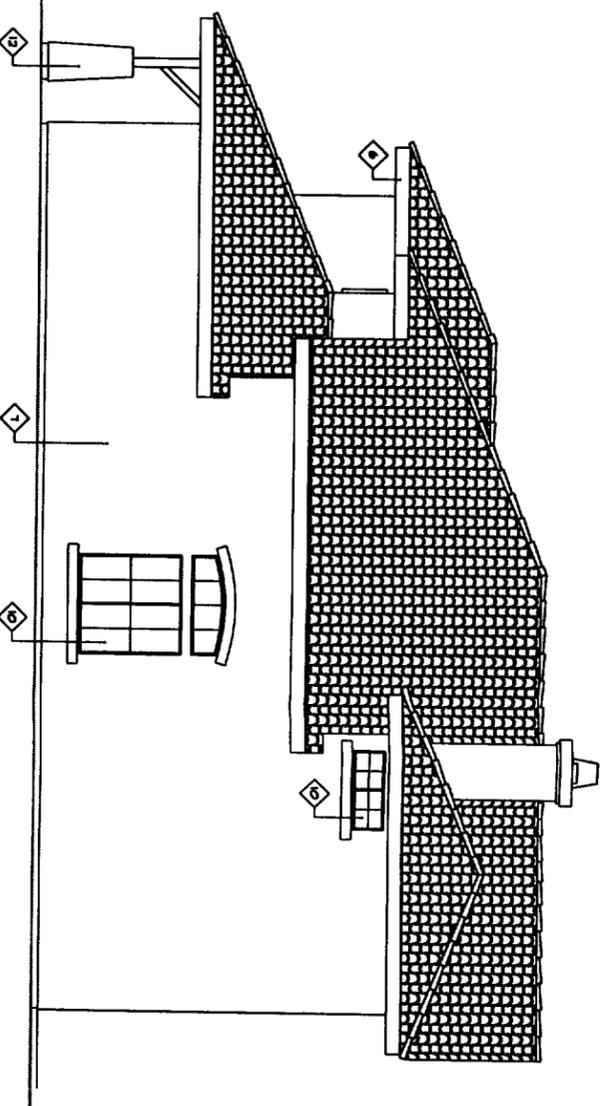
EXTERIOR ELEVATIONS PLAN 55'

Revision	Date
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Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCT. 16, 2001
Revision 4:	SEPT. 20, 2001
Revision 3:	JULY 20, 2001
Revision 2:	JUNE 29, 2001
Revision 1:	JANUARY 5, 2001



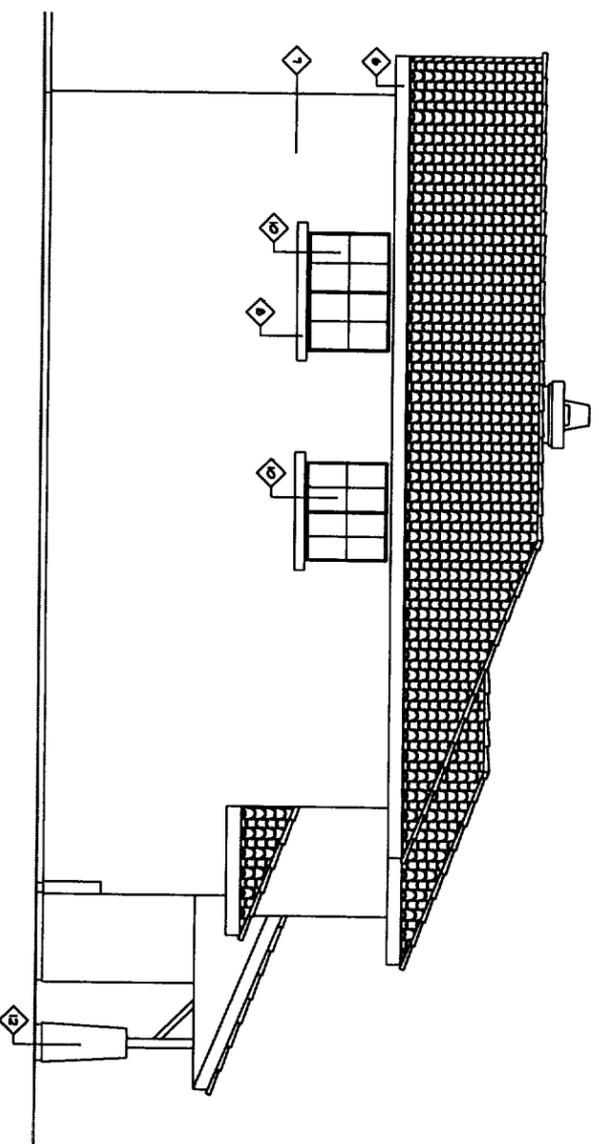
REAR ELEVATION

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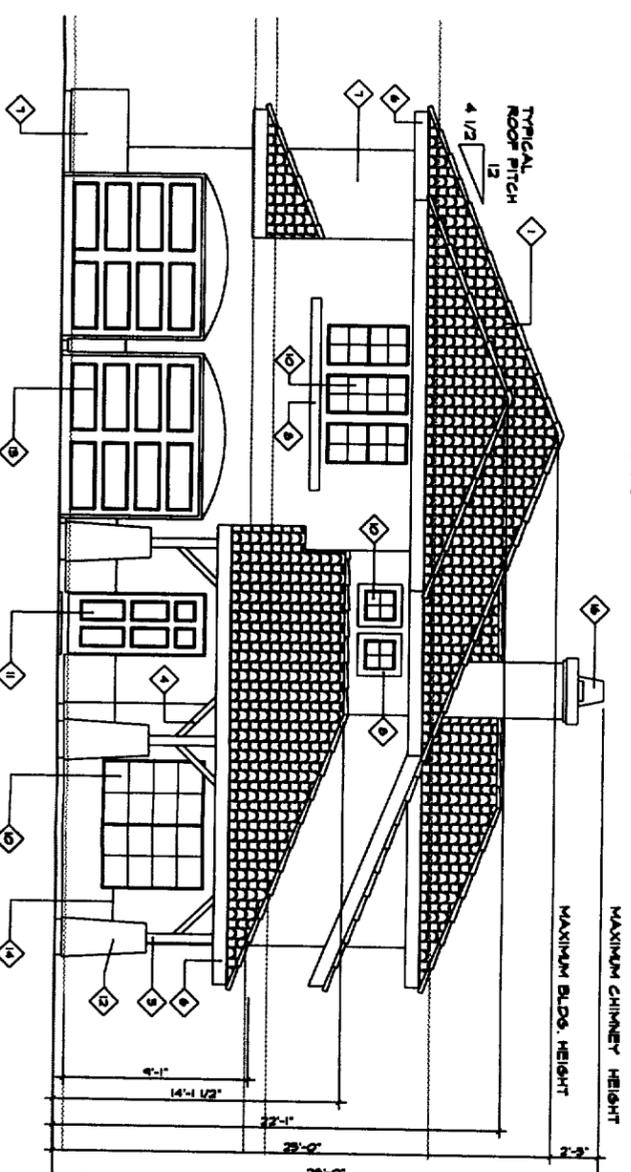
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

COLOR MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 6" DIAM. VITREOUS GLAY VENT PIPES.
- 3 6 X 6 WOOD COLUMN
- 4 4 X 4 DECO. WOOD BRACE
- 5 NOT USED
- 6 2 X WOOD FASCIA
- 7 EXTERIOR STUCCO
- 8 STUCCO FOAM TRIM
- 9 METAL DOOR
- 10 ALUMINUM WINDOWS W/MANTLES
- 11 SOLID WOOD DOOR @ ENTRY
- 12 STUCCO COLUMNS
- 13 SECTIONAL GARAGE DOOR
- 14 LINE OF CHANGE OF COLOR @ STUCCO

- 15 ALUMINUM SLIDING DOOR
- 16 METAL CAP & SPARK ARRESTOR

Prepared By:

Washburn & Mills, Inc.
1715 Hancock St., Ste. 270
San Diego, CA 92101
619-542-1100
619-542-1665 FAX

Project Address:

Southwest corner of Skyline
and Woodson Streets,
San Diego California

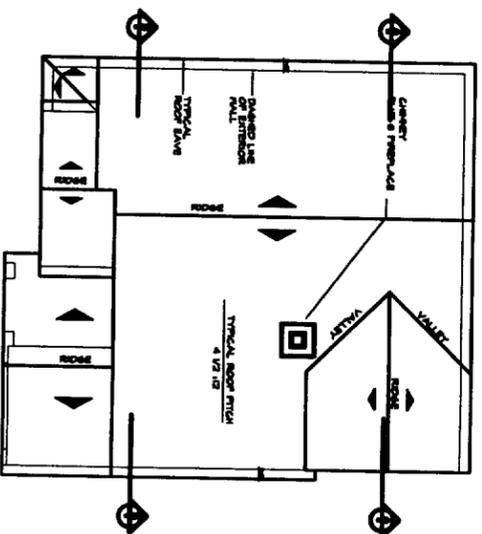
Project Name:

Skyline Terrace Estates
TV/SOP No. 41-0046
PK No. 96004544

Sheet Title:

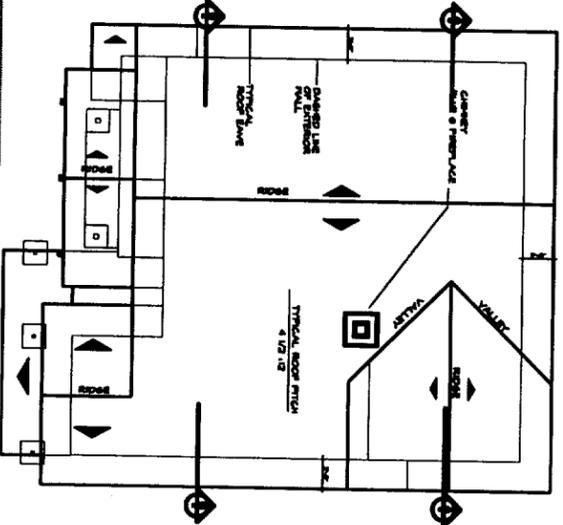
EXTERIOR ELEVATIONS PLAN 5C

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Revision 13:	
Revision 11:	
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Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
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Revision 1:	
Original Date:	JANUARY 5, 2001
Revision 14:	
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Original Date:	JANUARY 5, 2001



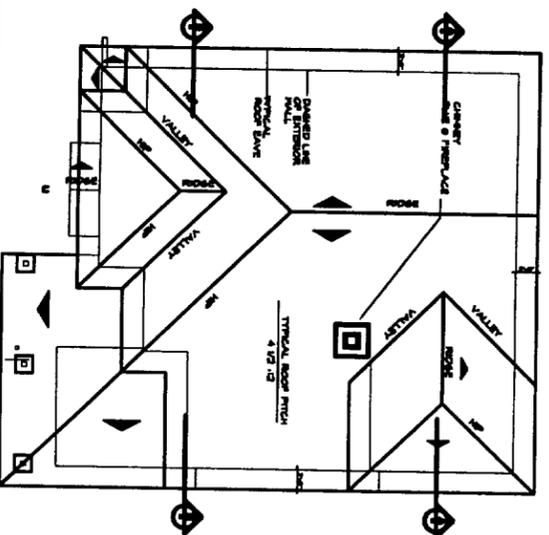
ROOF PLAN 3A

SCALE: 1/8"=1'-0"



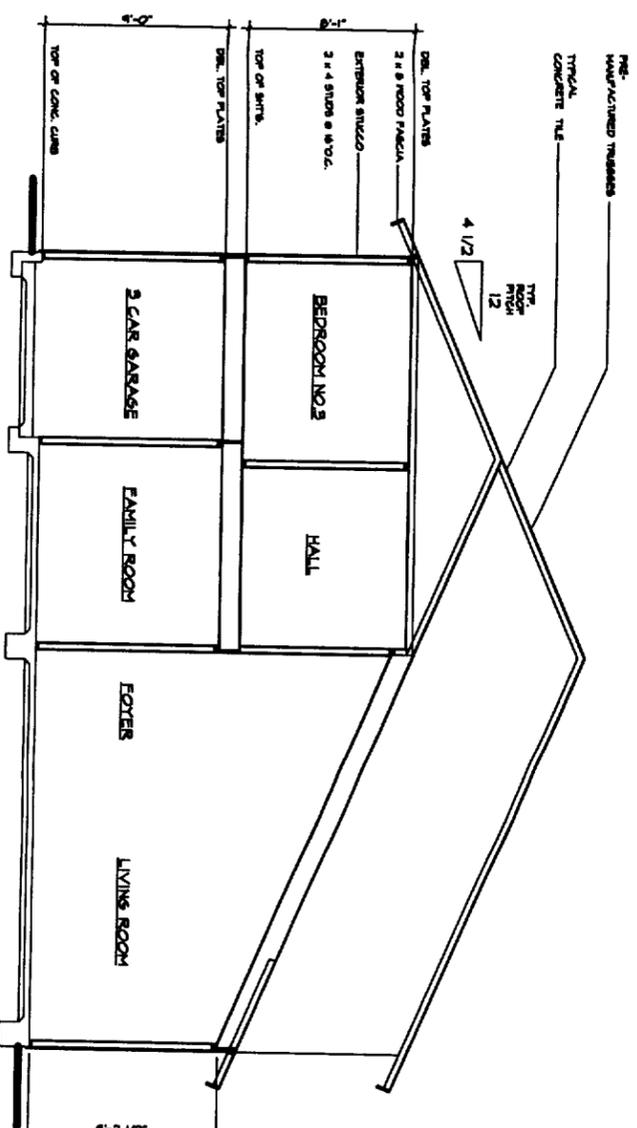
ROOF PLAN 3B

SCALE: 1/8"=1'-0"



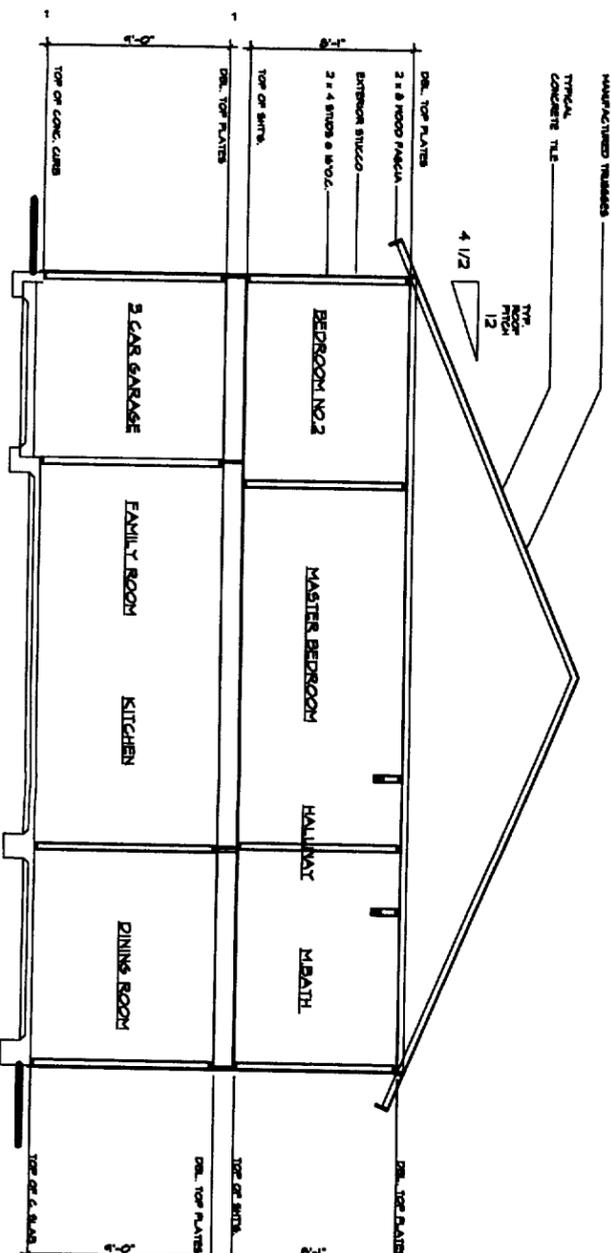
ROOF PLAN 3C

SCALE: 1/8"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"



SECTION A-A

SCALE: 1/4"=1'-0"

Prepared By:

Hastberg + Wyle, Inc.
1715 Hancock St., Ste. 210
San Diego, CA 92110
619-542-1185
619-542-1665 FAX

Project Address:

Southwest corner of Skyline
and Woodson Streets,
San Diego California

Project Name:

Skyline Terrace Estates
TV/SOP No. 48-0046
PK No. 46001544

Sheet Title:

ROOF PLAN 3A, 3B, 3C
SECTIONS A & B

Scale 1/4"=1'-0" (UNO)

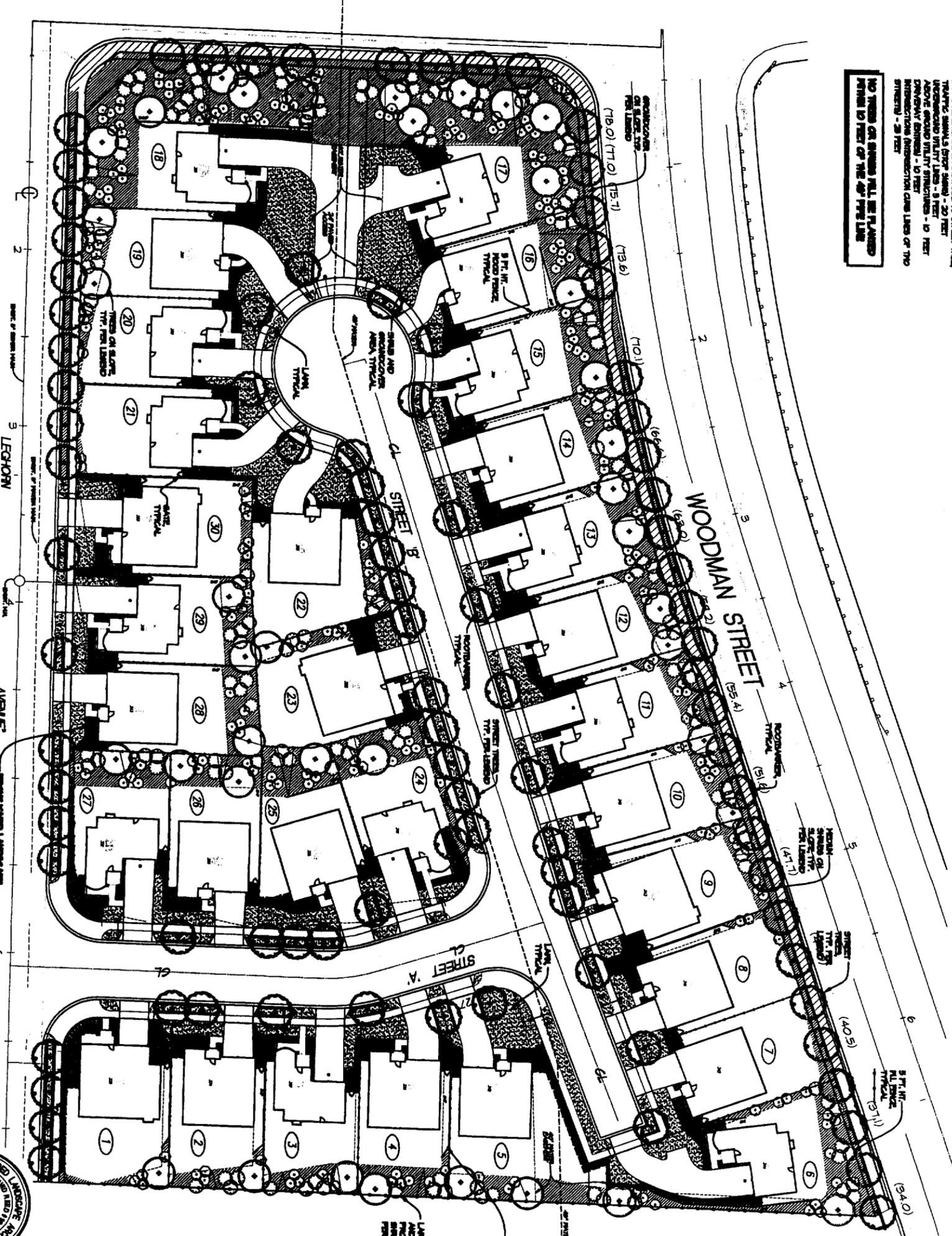
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Revision 13:	
Revision 11:	
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Revision 9:	
Revision 8:	
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Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date:	Date
	JANUARY 5, 2001
	OCT. 16, 2001
	SEPT. 20, 2001
	JULY 20, 2001
	JUNE 24, 2001

MINIMUM TREE SPACING REQUIREMENTS

PROPOSED MINIMUM DISTANCE TO STREET TREE:
 TRUNKS SHALL BE SPACED 20 FEET
 ALONG SIDEWALKS AND 25 FEET
 ALONG DRIVEWAYS. ALL TREE TRUNKS
 SHALL BE SPACED 10 FEET
 FROM DRIVEWAYS AND 15 FEET
 FROM SIDEWALKS. DISTANCE FROM TRUNK TO
 DRIVEWAY SHALL BE 15 FEET.

**NO TREES OR SHRUBS SHALL BE PLANTED
 WITHIN 10 FEET OF THE CURB LINE**



GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, CHAPTER 141, AND ALL OTHER APPLICABLE REGULATIONS AND ORDINANCES.

2. ALL IRRIGATION SYSTEMS SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION OF PLANTS AND SHRUBS. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SCHEDULE.

3. ALL PLANTING SHALL BE PROVIDED WITH A 9" MINIMUM TREE SPACING FROM THE CURB LINE AND ALL PLANT MATERIAL SHALL BE PROVIDED IN A HEALTHY AND SOUND CONDITION. EXCEPT ON DRIVEWAYS AND SIDEWALKS, ALL PLANTING SHALL BE SPACED FROM THE CURB LINE AS SHOWN ON THE PLAN.

IRRIGATION NOTES

1. ALL PLANTED AREAS SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRESSURIZATION AND PREZONATION CONTROLLED HEADS. EACH LOT SHALL HAVE ITS OWN IRRIGATION SYSTEM. ALL SYSTEMS SHALL BE PROVIDED WITH SEPARATE METERING AND VALVES. ALL SYSTEMS SHALL BE PROVIDED WITH SEPARATE METERING AND VALVES. ALL SYSTEMS SHALL BE PROVIDED WITH SEPARATE METERING AND VALVES.

MAINTENANCE NOTES

1. ALL PLANTING SHALL BE PROVIDED ON ALL PLANTED AREAS OF THE SITE FOR THE DURATION OF THE PROJECT. ALL PLANTING SHALL BE PROVIDED ON ALL PLANTED AREAS OF THE SITE FOR THE DURATION OF THE PROJECT.

NOTE:
 ALL PROPOSED retaining walls shall be finished & colored to match the adjacent existing wall.

MAINTENANCE NOTES

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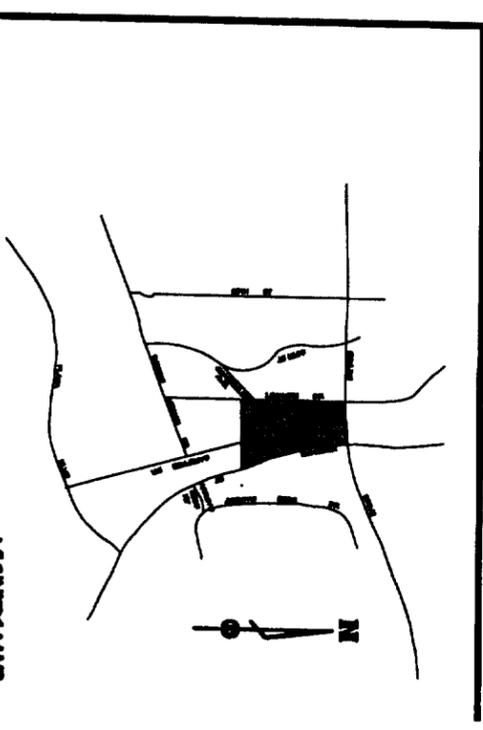
IRRIGATION NOTES

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MAINTENANCE NOTES

1. ALL PLANTING SHALL BE PROVIDED ON ALL PLANTED AREAS OF THE SITE FOR THE DURATION OF THE PROJECT. ALL PLANTING SHALL BE PROVIDED ON ALL PLANTED AREAS OF THE SITE FOR THE DURATION OF THE PROJECT.

NOTE:
 ALL PROPOSED retaining walls shall be finished & colored to match the adjacent existing wall.



VICINITY MAP

PREPARED BY:
 DAVID REED LANDSCAPE ARCHITECTS
 2771 INDIA STREET, SUITE A
 SAN DIEGO, CA 92101
 PHONE: (619) 294-9300

PROJECT ADDRESS:
 SKYLINE DRIVE & WOODMAN STREET

PROJECT NAME:
 SKYLINE TERRACE

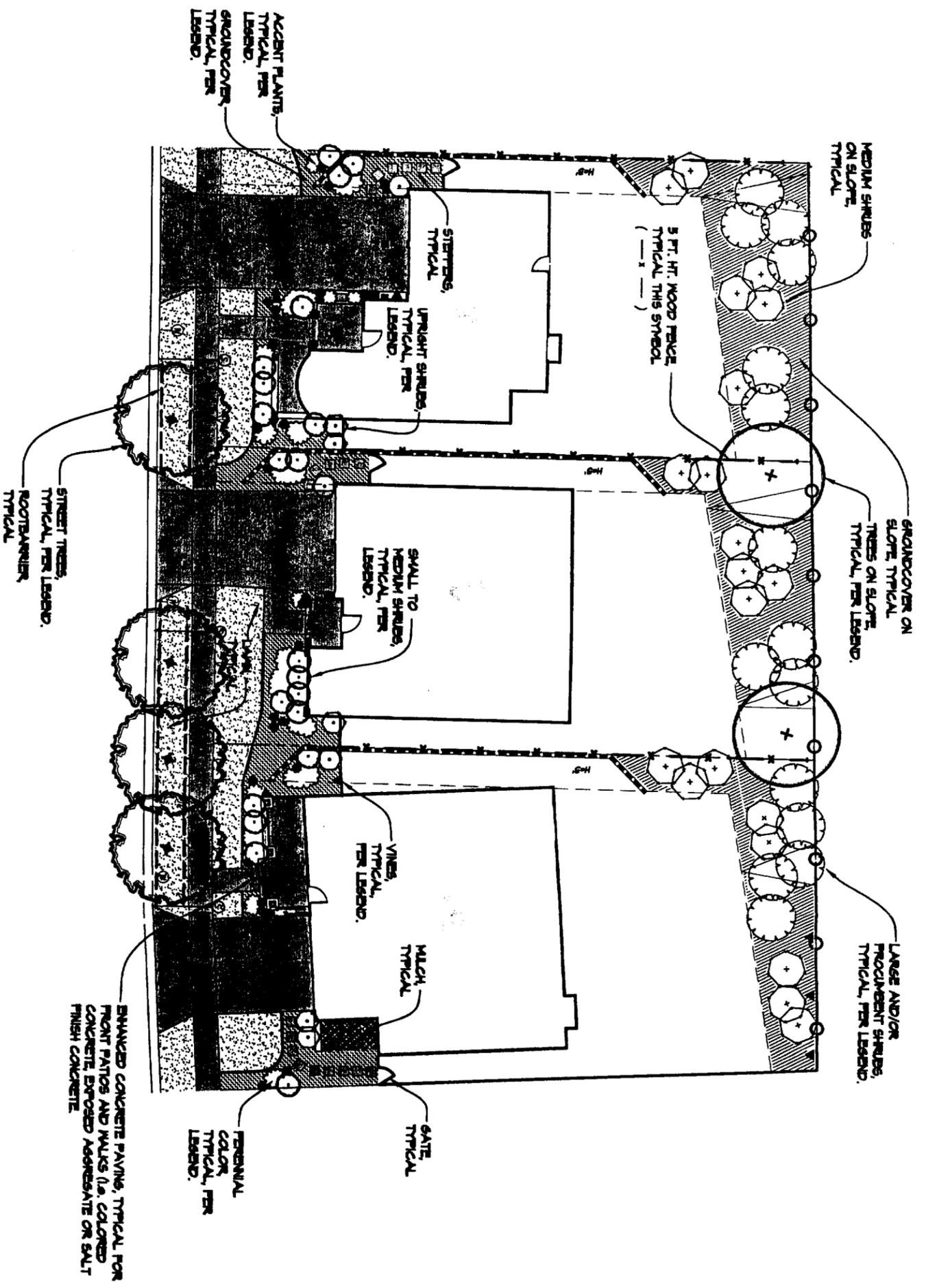
REVISIONS:
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 REVISION 14: 1-05-01

FOR PLANTING LEGEND SEE SHEET 24



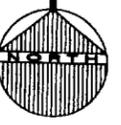
DAVID REED LANDSCAPE ARCHITECTS
 2771 INDIA STREET, SUITE A
 SAN DIEGO, CALIFORNIA 92101
 (619) 294-9300 FAX 294-9341

PROJECT TITLE:
 LANDSCAPE CONCEPT
ATTACHMENT 5



TYPICAL FRONT YARD PLAN

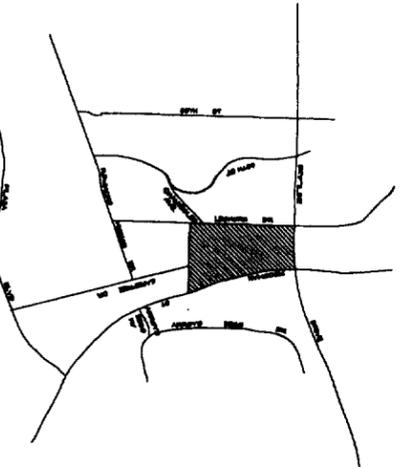
SCALE 1/8"=1'-0"



FOR PLANTING LEGEND SEE SHEET 24



DAVID REED
 LANDSCAPE ARCHITECT
 2711 NOLA STREET, SUITE A
 SAN DIEGO, CALIFORNIA 92108
 (619) 299-3300 FAX 299-3341



VICINITY MAP
 NO SCALE



PREPARED BY:
DAVID REED, LANDSCAPE ARCHITECT
 2711 NOLA STREET, SUITE A
 SAN DIEGO, CA. 92108
 PHONE: (619) 299-3300

PROJECT ADDRESS:
 SKYLINE DRIVE & WOODMAN STREET

PROJECT NAME:
 SKYLINE TERRACE

SHEET TITLE:
 LANDSCAPE CONCEPT PLAN

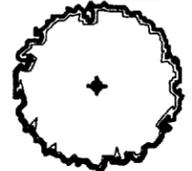
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REVISION 12	
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REVISION 9	
REVISION 8	
REVISION 7	
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	SEPTEMBER 14, 2001

ORIGINAL DATE: _____

PLANT LEGEND

THIS IS A PRELIMINARY LIST. IT REPRESENTS THE INTENT AND CONCEPT OF THE LANDSCAPE IMPROVEMENTS SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT MAY CHANGE SPECIES, BUT SPACING AND SIZES WILL NOT BE LESS IN FINAL PLANS.

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



SYMBOL
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SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



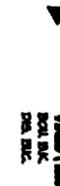
SYMBOL
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COMMON NAME
NOTES

SYMBOL



SYMBOL
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NOTES

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



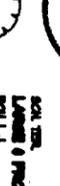
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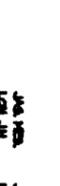
SYMBOL
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SYMBOL
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NOTES

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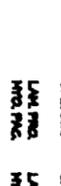
SYMBOL
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COMMON NAME
NOTES

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

SYMBOL



SYMBOL
SCIENTIFIC NAME
COMMON NAME
NOTES

PREPARED BY:
 DAVID BEED LANDSCAPE ARCHITECTS
 271 NOVA STREET, SUITE A
 SAN DIEGO, CA 92101
 PHONE: (619) 294-3500

PROJECT ADDRESS:
 SECTION DRIVE & HOODMAN STREET

VICINITY MAP
 NO SCALE

DAVID BEED
 LANDSCAPE ARCHITECT
 271 NOVA STREET, SUITE A
 SAN DIEGO, CALIFORNIA 92101
 (619) 294-3500

PROJECT TITLE: LANDSCAPE CONCEPT PLAN

PROJECT WAVE: STYLING TERRACE

SHEET TITLE: ATTACHMENT 5

SHEET 24 OF 24

REVISIONS:

REVISION 14	
REVISION 13	
REVISION 12	
REVISION 11	
REVISION 10	
REVISION 9	
REVISION 8	
REVISION 7	
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	SEPTEMBER 14, 2001

ORIGINAL DATE: _____

**CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT**

PROJECT TRAFFIC INFORMATION

PROJECT NAME: Skyline Terrace Estates - (TM/SDPP/PDP/SESDPDO ADMENDMENT 1272)

PROJECT TRIP GENERATION: 300 Average Daily Traffic

Adjacent Freeway	Existing Freeway Average Daily Traffic	Existing Freeway Level Of Service	Project Average Daily Traffic On Freeway	Near Term Plus Project Average Daily Traffic	Near Term Plus Project Level Of Service	Planned Transportation Improvements
Martin Luther King, Jr. Freeway(State Route 94) (Euclid Avenue - Massachusetts Avenue)	169,000	E	150	169,150	E	none
State Route 805 (Imperial Avenue)	236,000	E	150	236,150	E	none

Adjacent Arterial	Existing Arterial Average Daily Traffic	Existing Arterial Level Of Service	Project Average Daily Traffic On Arterial	Near Term Plus Project Average Daily Traffic	Near Term Plus Project Level Of Service	Planned Transportation Improvements
Skyline Drive (East of Woodman St.)	10,000	90	10,090	A	A	none
Skyline Drive (West of Woodman St.)	10,000	90	10,090	A	A	none
Woodman Street (North of Skyline Dr.)	6,800	60	6,860	A	A	none
Woodman Street (South of Skyline Dr.)	6,800	60	6,860	A	A	none

This project is estimated to generate 300 average daily trips (ADT). The project impact on the surrounding transportation network is minimal, and no street improvements are required for this project.

DRAFT SUBJECT TO CHANGE AT PUBLIC HEARING
CITY COUNCIL RESOLUTION NO. ____ (MMRP)

WHEREAS, CARTER REESE & ASSOCIATES, Applicant, and PROJECT DESIGN CONSULTANTS, Engineer, filed an application for a 30 lot tentative map, located southerly of Skyline Drive, westerly of Woodman Street, and easterly of Leghorn Avenue and described as Lots 1 thru 6, Map 11304, in the SF-5000 Zone; and

WHEREAS, on [DATE], the City Council of the City of San Diego considered TM No. 3759, Project No. 1272, Skyline Terrace Estates pursuant to the Municipal Code Sections 125.0430 and 144.0240 of the City of San Diego, and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Diego makes the following Findings:

1. The map proposes the subdivision of a 5.1 acre site into 30 lots for residential development. This type of development is consistent with the General Plan and the Southeastern San Diego Community Plan, which designates the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.
2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the SF-5000 zone in that:
 - a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Development Permit (PDP)/Site Development Permit (SDP).
 - b. All lots meet the minimum dimension requirements of the SF-5000 zone, as allowed under a PDP/SDP.
 - c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, side yard and rear yard regulations, as allowed under a PDP/SDP.
 - d. Development of the site is controlled by Planned Development Permit/Site Development Permit No. 1272.
3. The design and proposed improvements for the subdivision are consistent with State Map

Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating or cooling opportunities.

4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.
6. The design of the subdivision or the proposed improvements could cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. However, the project as revised now avoids or mitigates the potentially significant environmental effects based upon the findings of Mitigated Negative Declaration No. 41-0046, which is included herein by this reference.
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems, in as much as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities, as well as other related public services.
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision, as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.
9. The Planning Commission has reviewed the adopted Housing Element, the Progress Guide, and the General Plan of the City of San Diego, and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.
10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the City Council Tentative Map No.3759 Skyline Terrace Estates, Project No. 1272, is hereby APPROVED, subject to the following conditions:

1. This tentative map will expire _____.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the

City Engineer, prior to the recordation of the first final map, unless otherwise noted.

3. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this tentative map, may protest the imposition within 90 days of the approval of this tentative map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
4. The final map shall conform to the provisions of PDP/SDP Permit No.1272.
5. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. 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. 769830.

6. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
7. "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."
8. Every 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 Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
9. The approval of this tentative map by 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 Section 1531 et seq.).

10. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
11. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

12. WATER AND SEWER REQUIREMENTS

WATER:

- a. Prior to the approval of any public improvement drawings, the subdivider shall provide an acceptable water study in a manner satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and public water facilities necessary to serve this development including redundancy.
- b. The subdivider shall design and construct all public water facilities as required in the accepted water study necessary to serve this development, and extending to the subdivision boundaries, in a manner satisfactory to the Water Department Director. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water study and final engineering.
- c. The subdivider shall relocate, and upsize to 48-inch, the Otay 2nd Pipeline traversing the project site in a manner satisfactory to the Water Department Director, for which the City will reimburse the subdivider seventy-five (75) percent of the actual cost of design and construction in accordance with City regulations and practices pertaining thereto. Agreement for work shall be executed prior to recordation of the first final map.
- d. The subdivider shall install fire hydrants at locations satisfactory to the Fire Marshall, the Water Department Director and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the subdivider shall install a redundant water system satisfactory to the Water Department Director.

- e. The subdivider agrees to design and construct all proposed public water facilities, including pipelines, services, meters, and easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards, and practices pertaining thereto. Proposed facilities that do not meet the current standards for construction, operation, maintenance and access, shall be redesigned.
- f. The subdivider shall grant minimum forty-foot-wide water easements over the portions of the Otay 2nd Pipeline not located within fully improved public rights-of-way, satisfactory to the Water Department Director. No encroachments, including trees and shrubs, shall be installed within ten (10) feet of the outside edge of pipe. Easement, as shown on the approved tentative map, will require modification based on final engineering.
- g. The subdivider shall process encroachment maintenance and removal agreements for all acceptable encroachments, including, but not limited to, structures, enhanced paving, or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
- h. The subdivider shall provide acceptable loading calculations, in a manner satisfactory to the Water Department Director, for the Otay 2nd Pipeline and easement to insure proposed development loading will not exceed the load bearing capabilities of the pipeline.

WASTEWATER:

- a. Prior to the submittal of any public improvement drawings, including grading plans, the developer shall provide evidence of an accepted sewer study satisfactory to the Metropolitan Wastewater Department Director, for the sizing, grade and alignment of proposed public gravity sewer mains.
- b. The developer shall install all facilities, as required by the accepted sewer study, necessary to serve the proposed development and extending to the subdivision boundary. Sewer facilities, as shown on the approved tentative map, will require modification based on the accepted sewer study.
- c. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
- d. Prior to the issuance of any building or grading permits, the developer shall abandon all prior sewer easements in this development, satisfactory to the

Metropolitan Wastewater Department Director.

- e. Providing sewer for this development is dependent upon prior construction of certain sewer facilities in previously approved developments in the area. If they have not been constructed when required for this development, then the construction of certain portions of these previously approved sewer facilities, as required by the City Engineer, will become off-site improvements required for this development.
13. The drainage system proposed for this subdivision is subject to approval by the City Engineer.
 14. Streets "A" is classified as a residential local street. Applicant shall dedicate 54 ft right-of-way and construct 34 ft of pavement, curb, gutter and a 4 ft non contiguous sidewalk within a 10 ft curb to property line and dedicate an additional 5 ft General Utility Easement, satisfactory to the City Engineer.
 15. Streets "B" north of street "A" is classified as a residential local street. Applicant shall dedicate 54 ft right-of-way and construct 34 ft of pavement, curb, gutter and a 4 ft non contiguous sidewalk within a 10 ft curb to property line and dedicate an additional 5 ft General Utility Easement, satisfactory to the City Engineer.
 16. Streets "B" is classified as a residential cul-de-sac local street. Applicant shall dedicate 50 ft radius right-of-way and construct 40 ft of pavement, curb, gutter and a 4 ft non contiguous sidewalk within a 10 ft curb to property line and dedicate an additional 5 ft General Utility Easement, satisfactory to the City Engineer.
 17. Streets "B" south of street "A" is classified as a residential local street. Applicant shall dedicate 48 ft right-of-way and construct 28 ft of pavement, curb, gutter and a 4 ft non contiguous sidewalk within a 10 ft curb to property line and dedicate an additional 5 ft General Utility Easement, satisfactory to the City Engineer.
 18. Leghorn Avenue is classified as a residential local street with a 55 ft right-of-way. Applicant shall construct pavement, curb, gutter and a 4 ft non contiguous sidewalk within a 10 ft curb to property line and dedicate an additional 5 ft for a General Utility Easement (GUE) on the easterly side of the street, satisfactory to the City Engineer. The applicant shall provide improvement to the west side of Leghorn Avenue so that no private driveway would require major removal and reconstruction, satisfactory to the City Engineer.
 19. TRANSPORTATION:
 - a. The project shall comply with all current street lighting standards according to the

City of San Diego Street Design Manual (Document No. 769830, filed January 30, 1997) and the amendment to Council Policy 200-18 approved by City Council on January 10, 2000.

20. LANDSCAPING:

- a. Prior to the Final Map, the Permittee or subsequent Owner shall enter into a Landscape Maintenance Agreement for a period of time until another entity such as a Landscape Maintenance District, Home Owners Association assumes responsibility. The Landscape Maintenance Agreement shall include all landscaped areas as indicated on Exhibit A. A cost estimate and area diagram shall accompany the Landscape Maintenance Agreement and shall be submitted for review and approval by a Landscape Planner.

21. FOR INFORMATION:

- This development may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Skyline/Paradise Hills Community Plan area.
- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406 et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO,
CALIFORNIA, ON [DATE],
BY A VOTE OF ____ TO ____.

By _____
Mary Jo Lanzafame, Deputy City Attorney

CITY COUNCIL
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 3758/SITE DEVELOPMENT PERMIT
(FOR THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT) NO. 3760
PROJECT NO. 1272
FORMER PROJECT NO. 41-0046
SKYLINE TERRACE ESTATES (MMRP)

WHEREAS, CARTER REESE NO. 11 L.P., Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a 5.1 acre vacant site into thirty parcels, and construct thirty, single dwelling units with attached garages, including deviations to development regulations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 3758 and 3760), on portions of a 5.1 acre site, and;

WHEREAS, the project site is located at the southwest corner of Skyline Drive and Woodman Street in the SF-5000 zone of the Southeastern San Diego Planned District of the Southeastern San Diego Community Planning area, and;

WHEREAS, the project site is legally described as Lots 1 through 6 of Skyline Park, Map No. 11304, and

WHEREAS, on _____, the City Council of the City of San Diego considered Planned Development Permit No. 3758/Site Development Permit No. 3760 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the City Council adopts the following written Findings, dated _____.

Planned Development Permit Findings

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

The 5.1 acre project site is located at the southwest corner of Skyline Drive and Woodman Street in the SF-5000 zone of the Southeastern San Diego Planned District in the South Encanto Neighborhood of the Southeastern San Diego Community Plan area. The proposed project is located in an area designated as low-density residential (5-10 dwelling units per acre) in the Southeastern San Diego Community Plan. Thirty single dwelling units are proposed for this site for a density of 5.88 dwelling units per gross acre. Adjoining properties to the north, south and west have been developed with residential uses per the City of San Diego's Progress Guide and General Plan and the adopted Southeastern San Diego Community Plan. The development of the residential

use in this area would therefore be consistent with the Southeastern San Diego Community Plan.

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

The proposed project would develop thirty detached dwelling units ranging in size from 1,837 square feet to 3,023 square feet. The project site is located in the SF-5000 zone where single family residential units are permitted uses. Residential units are desired improvements in this area where housing is a desired asset. The thirty residences proposed, will be a density of 5.88 units per acre and will include up to five affordable housing units for low and moderate income people. The project will also involve the moving and upsizing of the Otay 2nd pipeline for water needs of the area. Conditions of the accompanying permit and tentative map resolution, require adequate pedestrian and vehicular access, parking and design criteria for the architecture of the residences. Therefore, the proposed residential units will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed thirty new single dwelling unit development will comply with most of the applicable regulations of the SF-5000 zone, including height, side and rear yard setbacks, floor area ratio for the entire premises, and onsite parking spaces. A deviation for the required garage setback would be permitted for eleven of the residences that would allow from 15 to 20 feet where 25 feet is required by the Southeastern San Diego Planned District. A deviation to the front yard setback would be permitted on sixteen of the lots for porches to encroach from two to nine feet into the required fifteen feet. Additionally, deviations for diagonal plan dimension has been allowed for seventeen of the residences from 103 to 181 percent of frontage where the maximum permitted by the Southeastern San Diego Planned District is 100 percent. These deviations have been allowed based upon the quality of the project design in providing quality affordable and new housing along with public improvements of the upsizing of the Otay 2nd pipeline and the improvement to Leghorn Avenue. The proposed project complies with the Southeastern San Diego Community Plan.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed thirty new dwelling unit development will provide needed housing in an urban community. A Disposition and Development Agreement (DDA) has been executed between the developer and the San Diego Housing Commission regarding the development of the site which contains a contingency to improve Leghorn Avenue. A

second agreement will be executed between the developer and the Southeastern San Diego Economic Development Corporation which will provide funding for the Leghorn Avenue improvements in exchange for up to five of the thirty dwelling units being restricted to low-moderate income people. Additionally, the developer will be relocating and upsizing the Otay 2nd pipeline to provide adequate water service to the community as a result of this project. When considered as a whole, the added housing units with opportunities for home ownership to low-moderate income people in quality housing, adequate water service and improved streets, this project is beneficial to the community of South Encanto and the Southeastern San Diego Community Planning area.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The proposed new thirty dwelling unit project deviates from the garage setback and diagonal plan dimension requirements of the Southeastern San Diego Planned District of the Land Development Code. The Planned District specifies a garage setback in the SF zones of 25 feet, however the project will provide eleven units at 15 to 20 feet. The garage setbacks have been reduced to provide increased rear yards for the future homeowners. The encroachment in the required front yard setbacks on sixteen of the lots from two to nine feet is for the purpose of providing front porches to enhance the neighborhood scale. Additionally, the diagonal plan dimension requirement allows a diagonal plan dimension of a maximum of 100 percent of the lot frontage. Seventeen of the lots have proposed diagonal plan dimensions of 103-181 percent of the lot frontage. This deviation is greatest on the lots fronting the cul-de-sac which allows for less frontage. The deviations are supported based upon the quality of the project design in providing increased private open space to be enjoyed by each individual unit and the added benefit to the community of new housing. The proposed project complies with the Southeastern San Diego Community Plan.

Site Development Permit Findings and Southeastern San Diego Planned District Findings

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

The 5.1 acre project site is located at the southwest corner of Skyline Drive and Woodman Street in the SF-5000 zone of the Southeastern San Diego Planned District in the South Encanto Neighborhood of the Southeastern San Diego Community Plan area. The proposed project is located in an area designated as low-density residential (5-10 dwelling units per acre) in the Southeastern San Diego Community Plan. Thirty single dwelling units are proposed for this site for a density of 5.88 dwelling units per gross acre. Adjoining properties to the north, south and west have been developed with

residential uses per the City of San Diego's Progress Guide and General Plan and the adopted Southeastern San Diego Community Plan. The development of this use in this area would therefore be consistent with the Southeastern San Diego Community Plan.

2. The proposed use and project design meet the purpose and intent of this Division, comply with the recommendations of the Southeastern San Diego San Diego Community Plan, and will not adversely affect the General Plan, or other applicable plans adopted by the City Council.

The proposed thirty new single dwelling units have been designed to provide quality residential development in the Southeastern San Diego community. In addition the design standards of the Southeastern San Diego Planned District have been followed except where deviations are requested for front yard setbacks, garage setbacks and diagonal plan dimension, in order to provide larger rear yards for the private enjoyment of the individual owners and front porches. The proposed development complies with the recommendation of the Southeastern San Diego Community Plan to provide low density single family development at this site, and the project will not adversely affect adopted plans and policies, nor the City of San Diego's General Plan and Progress Guide.

3. The proposed development shall be compatible with existing land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The proposed thirty single dwelling unit development is at the southwest corner of Skyline Drive and Woodman Street and has single-family development to the west, north and south. To the east of the project site, across Woodman Street is a vacant lot that is designated for low-density residential use (0-10 dwelling units/acre) , by the Skyline - Paradise Hills Community Plan. Therefore the proposed project is consistent with the adjoining land uses and will not be disruptive to the neighborhood and community. The closest development, at Carefree Drive, south of the proposed project, was built in the 1980's and has typical single dwelling unit architecture for that time with stucco siding and wood shingle roofing materials. The adjoining development to the west and north of the project is much older development interspersed with newer additions that does not contain a common theme. The architecture proposed for this project is typical for single dwelling unit subdivisions with stucco siding and concrete tile roofing material. Therefore the architecture is in harmony with the varied themes of architecture in the neighborhood and community.

4. The proposed use and development, because of conditions that have been applied to it, will not be detrimental to the public health, safety, and welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The proposed project would develop thirty detached dwelling units ranging in size from 1,837 square feet to 3,023 square feet. The project site is located in the SF-5000 zone where single family residential units are permitted uses. Residential units are desired improvements in this area where housing is an asset. The thirty residences proposed, will be a density of 5.88 units per acre and will include up to five affordable housing units for low and moderate income people. The project will also involve the moving and upsizing of the Otay 2nd pipeline for the water needs of the area. Conditions of the accompanying permit and tentative map resolution, require adequate pedestrian and vehicular access, parking and design criteria for the architecture of the residences. Therefore, the proposed residential units will not be detrimental to the public health, safety, and welfare.

5. The proposed development will comply with the applicable and relevant regulations of the Land Development Code.

The proposed thirty new single dwelling unit development will comply with most of the applicable regulations of the SF-5000 zone, including height, yard setbacks, floor area ratio for the entire premises, and onsite parking spaces. A deviation for the required garage setback would be permitted for eleven of the residences that allows from 15 to 20 feet where 25 feet is required by the Southeastern San Diego Planned District. A deviation for the front yard setback would be permitted on sixteen of the lots for porches to encroach between two to nine feet into the fifteen foot required setback. Additionally, deviations for diagonal plan dimension has been allowed for seventeen of the residences from 103 to 181 percent of frontage where the maximum permitted by the Southeastern San Diego Planned District is 100 percent. These deviations have been allowed based upon the quality of the project design in providing superior affordable and new housing along with public improvements including the upsizing of the Otay 2nd pipeline and the improvement to Leghorn Avenue. In addition the deviations allow for front porches where neighborhood interaction would be encouraged. The proposed project complies with the Southeastern San Diego Community Plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Planned District Permit No. 3758/Site Development Permit No. 3760 is hereby APPROVED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3758/3760, a copy of which is attached hereto and made a part hereof.

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT**

**WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TENTATIVE MAP NO. 3759/PLANNED DISTRICT PERMIT NO. 3758/SITE
DEVELOPMENT PERMIT (FOR THE SOUTHEASTERN SAN DIEGO PLANNED
DISTRICT) NO. 3760 AND AN AMENDMENT TO THE SOUTHEASTERN SAN DIEGO
PLANNED DISTRICT ORDINANCE
PROJECT NO. 1272
FORMER PROJECT NO. 41-0046
SKYLINE TERRACE ESTATES (MMRP)
CITY COUNCIL**

This Permit is granted by the City Council of the City of San Diego to CARTER REESE NO. 11 L.P., A CALIFORNIA LIMITED PARTNERSHIP, Owner and Permittee pursuant to the Land Development Code of the City of San Diego. The 5.1 acre site is located at the southwest corner of Skyline Drive and Woodman Street in the SF-5000 zone of the Southeastern San Diego Planned District of the Southeastern San Diego Community Planning area. The project site is legally described as Lots 1 through 6 of Skyline Park, Map No. 11304.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee for the subdivision of a 5.1 acre vacant site into thirty parcels, and the construction of thirty, single dwelling units with attached garages, including deviations to development regulations, at the southwest corner of Skyline Drive and Woodman Street, described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated _____, on file in the office of the Development Services Department. The facility shall include:

- a. Thirty (30) detached single-family dwelling units, one and two-stories in height, with floor area between 1,837 and 3,023 square-feet and attached garages; and
- b. Deviations on sixteen lots for porches to encroach between 2-9 feet into the required fifteen foot front yard setback; and
- c. Deviations on eleven lots for garages to encroach between 7-10 feet into the required twenty-five foot garage setback; and
- d. Deviations on seventeen lots for structures to have a diagonal plan dimension between 103-181 percent, where 100 percent is allowed; and
- e. Landscaping (planting, irrigation and landscape related improvements); and
- f. Off-street parking facilities; and
- g. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community

Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
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 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. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit 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 U.S.C. Section 1531 et seq.)
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated _____, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every

condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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 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. Prior to issuance of any grading permits for this project, a final subdivision map shall be recorded on the subject property.

11. This permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase (per the approved Exhibits "A," dated , on file in the office of the Development Services Department).

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 41-0046, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or building permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Noise
Hydrology/Water Quality

13. The Mitigation, Monitoring and Reporting Program (MMRP) shall require a deposit of \$300.00 to be collected prior to the issuance of the first grading permit to cover the City's costs associated with implementation of the MMRP.

PLANNING/DESIGN REQUIREMENTS:

14. No fewer than sixty (60) off-street parking spaces in garages (two per lot) shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated , on file in the office of Development Services Department. Parking spaces shall comply at all times with requirements of the Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

15. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a

regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

16. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

17. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

18. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

19. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

20. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

LANDSCAPE REQUIREMENTS:

21. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.

22. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A" Landscape Concept Plan, dated _____, on file in the office of Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

23. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated _____, on file in the office of Development Services Department.

24. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall identify the location of each street tree. Each street tree location must take into account a 40 square feet area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals.

25. Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape. A No Fee Street Tree Permit, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

26. 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.

ENGINEERING REQUIREMENTS:

27. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

28. The drainage system proposed with this development is subject to approval by the City Engineer.

29. Prior to building occupancy, the applicant shall conform to the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

30. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of appropriate public water facilities as identified in the accepted water study, necessary to serve this development, in a manner satisfactory to the Water Department Director and the City Engineer.

31. Prior to the issuance of any building permits, the relocated Otay 2nd Pipeline shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

32. The developer shall install all water services behind full height curb and outside of any vehicular travel way including driveways.

33. Prior to the issuance of any building permits, the developer shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer.

34. Prior to the issuance of any building or engineering permits, the developer shall grant minimum forty-foot-wide water easements over the portions of the Otay 2nd Pipeline not located within fully improved public rights-of-way in a manner satisfactory to the Water Department Director and the City Engineer. Easements, as shown on approved Exhibit 'A', will require modification based on final engineering.

35. Prior to the issuance of any building permits, the developer shall process encroachment maintenance and removal agreements for all acceptable encroachments of structures, enhanced paving or landscaping into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

36. The developer agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

37. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

38. The developer agrees to design all proposed public sewer facilities in accordance with established criteria in the City of San Diego's current sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

39. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within 90 days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the City Council of the City of San Diego on .

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

("Southeast San Diego Planned District" added 8-3-1987 by O-16921 N.S.)

*(Retitled to "Southeastern San Diego Planned District"
on 4-7-1998 by O-18494 N.S.; effective 1-1-2000.)*

§103.1701 Purpose and Intent

[No change]

§103.1702 Boundaries of the Planned District

[No change]

§103.1703 Applicable Regulations

(a) General Provisions

- (1) Where not otherwise specified in this division, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures);
Chapter 12 (Land Development Reviews) except Article 6;
Division 6 (Planned Development Permit Procedures);
Chapter 13 (Zones);
Chapter 14, Article 1 (Separately Regulated Use Regulations);
Chapter 14, Article 2, Division 1 (Grading Regulations);
Chapter 14, Article 2, Division 2 (Drainage Regulations);
Chapter 14, Article 2, Division 3 (Fence Regulations);
Chapter 14, Article 2, Division 4 (Landscape Regulations);
Chapter 14, Article 2, Division 5 (Parking Regulations);
Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable
Materials Storage Regulations);
Chapter 14, Article 2, Division 12 (Sign Regulations);
Chapter 14, Article 3 (Supplemental Development
Regulations) except Division 4 (Planned Development
Permit Regulations);
Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);
Chapter 14, Article 6 (Electrical Regulations); and
Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

§103.1704-§103.1708

[No Change]

Article 6: Development Permits

Division 6: Planned Development Permit Procedures
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0601 Purpose of the Planned Development Permit Procedures

The purpose of these procedures is to establish a review process for *development* that allows an *applicant* to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the *development* achieves the purpose and intent of the applicable *land use plan* and that it would be preferable to what would be achieved by strict conformance with the regulations.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0602 When a Planned Development Permit May Be Requested

- (a) The following types of *development* may be requested with a Planned Development Permit decided in accordance with Process Three.
- (1) Residential *development* within the areas described in this section when the community plan recommends a Planned Development Permit in conjunction with another requested discretionary action, as described in Section 143.0402:
- (A) Within the Carmel Mountain Ranch Community Plan area, residential *development* within certain areas as identified in the community plan;
 - (B) Within the Midway-Pacific Highway Corridor Community Plan area, mixed-use residential and commercial *development*;
 - (C) Within the Mira Mesa Community Plan area, residential *development* that includes a rezone or *subdivision*;
 - (D) Within the Miramar Ranch North Community Plan area, all proposed residential *development*;
 - (E) Within the Rancho Penasquitos Community Plan area, *subdivisions* creating 5,000 square foot *lots* consistent with the low *density* residential land use category;

- (F) Within the Sabre Springs Community Plan area, residential *development* on those parcels identified in Section 4.4 of the community plan;
 - (G) Within the Scripps Miramar Ranch Community Plan area, residential *development* in Areas C or E as identified in the community plan; and
 - (H) Within the Torrey Pines Community Plan area, all new *multiple-dwelling unit development*.
- (2) Commercial *development* within the areas listed below when the community plan recommends a Planned Development Permit in conjunction with another requested discretionary action, as described in Section 143.0402:
- (A) Within the Carmel Mountain Ranch Community Plan area, commercial *development* located within the area designated for planned commercial *development* on Figure 35 of the community plan;
 - (B) Within the Kearny Mesa Community Plan area, any visitor accommodation facilities;
 - (C) Within the Midway-Pacific Highway Corridor Community Plan area, all commercial and residential mixed-use *development*;
 - (D) Within the Mira Mesa Community Plan area, commercial *development* that includes a rezone or *subdivision*;
 - (E) Within the Miramar Ranch North Community Plan area, all commercial *development*;
 - (F) Within the Navajo Community Plan area, commercial *development* that includes a rezone or *subdivision*;
 - (G) Within the Otay Mesa-Nestor Community Plan area, commercial *development* of property identified by the Plan's Commercial Land Use Map as requiring discretionary review;

- (H) Within the Peninsula Community Plan, commercial *development* on the block bounded by Lowell Street, Keats Street, Rosecrans Street, and Locust Street; and
 - (I) Within the Rancho Penasquitos Community Plan area, commercial *development* located in the Towne Centre.
- (3) Industrial *development* within the areas listed below when the community plan recommends a Planned Development Permit in conjunction with another requested discretionary action, as described in Section 143.0402:
- (A) Within the Kearny Mesa Community Plan area, industrial *development* in the area known as Allred-Collins East;
 - (B) Within the Mira Mesa Community Plan area, industrial *development* that includes a rezone or *subdivision*;
 - (C) Within the Navajo Community Plan area, industrial *development* that includes a rezone or *subdivision*;
 - (D) Within the Sabre Springs Community Plan area, *development* on parcels 3 and 9 of the Sabre Springs Industrial Park;
 - (E) Within the Scripps Miramar Ranch Community Plan area, *development* of a 3.7-acre storage facility as identified in the community plan and all *development* in the Scripps Business Park; and
 - (F) Within the Torrey Pines Community Plan area, *development* in the Carrol Canyon Corridor as identified in the community plan.
- (b) The following types of *development* may be requested with a Planned Development Permit to be decided in accordance with Process Four.
- (1) *Development* that does not comply with all base zone regulations or all development regulations, or proposes to exceed limited deviations allowed by the regulations in Chapter 14, as described in Section 143.0402.
 - (2) Rural Cluster *development* in the OR and AR zones, as described in Section 143.0402.

- (3) *Developments* involving a Planned Development Permit within RS zones in urbanized communities as designated in the Progress Guide and General Plan, as described in Section 143.0402.
- (c) The following types of *development* may be requested with a Planned Development Permit to be decided in accordance with Process Five.

Rural cluster residential *development* in the AR-1-1 and OR-1-2 zones that proposes a *density* that exceeds one dwelling unit per 10 acres but is not more than one dwelling unit per 4 acres, with no potential for *development* on the remainder of the *premises*, as described in Section 143.0402.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

§126.0603 Decision Process for Planned Development Permits

- (a) A decision on an application for a Planned Development Permit for the type of *development* listed in Section 126.0602(a) shall be made in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506.
- (b) A decision on an application for a Planned Development Permit for the types of *development* listed in Section 126.0602(b) shall be made in accordance with Process Four.
- (c) A decision on an application for a Planned Development Permit for the *development* listed in Section 126.0602(c) shall be made in accordance with Process Five.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0604 Findings for Planned Development Approval

A Planned Development Permit may be approved or conditionally approved only if the decision maker makes all of the *findings* in Section 126.0604(a) and the supplemental *findings* in Section 126.0604(b) that are applicable to the proposed *development* as specified in this section.

- (a) Findings for all Planned Development Permits
 - (1) 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;
- (3) The proposed *development* will comply with the regulations of the Land Development Code;
- (4) The proposed *development*, when considered as a whole, will be beneficial to the community; and
- (5) Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

(b) Supplemental Findings--Future Urbanizing Area

A project involving rural cluster in the AR-1-1 zone or the OR-1-12 zone within the future urbanizing area as designated in the Progress Guide and General Plan where increased *density* is proposed may be approved or conditionally approved only if the decision maker makes the following supplemental *findings* in addition to the *findings* in Section 126.0604(a):

- (1) The proposed *development* will assist in accomplishing the goal of permanently preserving lands designated in the Progress Guide and General Plan as part of the environmental tier through the provision of public and private open space easements or *dedications*;
- (2) The proposed *development* will not foreclose future decisions regarding the size of major primary arterials, expressways, or *freeways* that may traverse the property;
- (3) The proposed *development* will be adjacent to areas presently served by water and sewer lines, thereby avoiding leapfrog *development*;
- (4) The proposed *development* will be at least fiscally neutral, thereby not imposing a burden upon the City's capital and operating budgets;
- (5) The proposed *development* will provide housing on the property affordable to lower income *families*, as certified by the San Diego Housing Commission;

- (6) The proposed *development* comprehensively addresses framework planning issues including land use, character, and scale of *development*; environmental resources; and public facilities and the increase in *density* will not adversely affect the biological goals and objectives of the Multiple Species Conservation Program Subarea Plan;
- (7) Within the North City future urbanizing area, as designated in the Progress Guide and General Plan, the proposed *development* will be consistent with the approved subarea plan; and
- (8) The *applicant* and property owner have agreed in a recorded document that in return for the present increase in *density* granted by the City Council, no future *development* rights shall remain on the property.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0605 Violations of a Planned Development Permit

It is unlawful for any person to maintain, use, or develop any *premises* without a Planned Development Permit if such a permit is required for the use or *development*, or to maintain, use, or develop any *premises* contrary to the requirements or conditions of an existing Planned Development Permit. Violations of any provision of this division shall be subject to the enforcement provisions contained in Chapter 12, Article 1. Violation of this division shall be treated as strict liability offenses regardless of intent.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

Article 3: Supplemental Development Regulations

Division 4: Planned Development Permit Regulations
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0401 Purpose of Planned Development Permit Regulations

The purpose of these regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of *development* types, intensities, styles, site constraints, project amenities, *public improvements*, and community and City benefits. The regulations in this division provide the standards and guidelines by which applications for Planned Development Permits will be evaluated.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0402 When Planned Development Permit Regulations Apply

This division applies to all *development* proposals for which a Planned Development Permit is requested, in accordance with Table 143-04A.

Table 143-04A
Supplemental Planned Development Permit Regulations Applicability

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process ⁽¹⁾
Residential <i>development</i> requesting deviations from applicable zone regulations ⁽²⁾	143.0403, 143.0410, 143.0420	PDP/Process 4
Commercial and Industrial <i>development</i> requesting deviations from applicable zone regulations	143.0403, 143.0410, 143.0460	PDP/Process 4
<i>Developments</i> within <i>land use plans</i> where a Planned Development Permit is recommended when other discretionary actions are requested	143.0403, 143.0465	PDP/Process 3
Rural cluster <i>development</i> in the AR and OR zones	143.0403, 143.0410, 143.0420, 143.0440	PDP/Process 4
Rural cluster <i>development</i> with increased density in the AR-1-1 and OR-1-2 ⁽³⁾ zones within the future urbanizing area	143.0403, 143.0410, 143.0420, 143.0450	PDP/Process 5

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process ⁽¹⁾
Residential development in RS zones of urbanized communities where a Planned Development Permit is requested	143.0403, 143.0410, 143.0420, 143.0430	PDP/Process 4

Footnotes to Table 143-04A

- 1 The Planned Development Permit shall be decided in accordance with the highest level decision process that could have applied to the *development*.
- 2 A Planned Development Permit may not be requested for a *single dwelling unit* on an individual, *single dwelling unit lot*.
- 3 Rural cluster development with increased *density* is not available to properties within the Del Mar Mesa Specific Plan area. Refer to the Del Mar Mesa Specific Plan adopted on May 27, 1997, by O-18337 for the applicable development regulations.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§143.0403 Permitted Uses with a Planned Development Permit

The following regulations apply to all Planned Development Permits.

- (a) The following uses may be permitted within any *Planned Development*.
 - (1) Any use permitted in the base zone or the applicable *land use plan*. Unlawful uses on any portion of the *premises* shall be terminated or removed as a requirement of the Planned Development Permit.
 - (2) *Accessory uses* associated with any permitted use may be permitted as long as the *accessory use* serves only the occupants and guests of the proposed *development*.
 - (3) Uses permitted by Neighborhood Use Permit or Conditional Use Permit within the base zone. A separate use permit shall accompany, and will be processed concurrently with, an application for a Planned Development Permit. Conditions relating to the particular use will be included in the applicable use permit and may also be referenced in the Planned Development Permit. An amendment to a use permit need not be accompanied by an amendment to the Planned Development Permit unless the amendment involves exterior modifications to the *premises* that are not in *substantial conformance* with the approved Planned Development Permit.
- (b) Changes of use on a *premises* will not require an amendment of the approved Planned Development Permit, if the proposed use is permitted in the

applicable zone and no exterior modifications to the existing *structures* or associated exterior facilities will be required to accommodate the proposed use change. Proposed changes of use that will result in exterior modifications to the existing *structures* require an amendment to the approved Planned Development Permit when the modifications are not in *substantial conformance* with the approved Planned Development Permit.

- (c) After construction of a *development* in accordance with a Planned Development Permit proposed uses that require a Neighborhood Use Permit or Conditional Use Permit may be permitted without an amendment to the Planned Development Permit unless the amendment involves exterior modifications to the *premises* that are not in *substantial conformance* with the approved Planned Development Permit.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0410 General Development Regulations for Planned Development Permits

The following regulations are applicable to *developments* for which a Planned Development Permit is requested when identified in Table 143-04A.

(a) Deviations

- (1) The base zone development regulations apply to all *developments* except to the extent that deviations are included as part of the approved Planned Development Permit.
- (2) In accordance with the purpose of this division, deviations from the applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. Significant deviations from the base zone regulations that are not consistent with the purpose of this division require a variance in conjunction with the approval of the Planned Development Permit.
- (3) A Planned Development Permit may not be used to request deviations from any of the following regulations:
- (A) Maximum building height of 30 feet for the area in the Coastal Height Limit Overlay Zone as identified in Section 132.0502;
- (B) *Floor area ratio* for the entire *premises*;

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- (C) Residential *density* unless an affordable housing density bonus is obtained in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus Regulations);
- (D) Residential *density* unless the residential component is part of a mixed-use (commercial/residential) project and the applicable *land use plan* establishes a higher *density* than the base zone;
- (E) Applicable supplemental regulations identified in Table 143-04A;
- (F) The regulations in Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); and
- (G) The regulations in Chapter 14, Article 3, Division 2 (Historical Resources Regulations).

(b) *Density and Intensity*

- (1) The number of dwelling units or total *gross floor area* to be built on the *premises* shall not exceed that set forth by the applicable zone and the applicable *land use plan*, and shall be based on the area of the entire *premises*. The dwelling units or *gross floor area* may be distributed without regard to the proposed *lot* boundaries.
- (2) If the *premises* is located in two or more zones, the maximum number of dwelling units or the *gross floor area* permitted on the *premises* shall be the sum of the dwelling units or the *gross floor area* permitted in each of the zones and may be distributed without regard to the zone boundaries.
- (3) If the Planned Development Permit includes property that is shown as part of a designated open space system in the applicable *land use plan*, and is accepted by the City as dedicated open space, that portion of the property may be included in the calculation of the overall project *density* by using the *density* of the base zone.
- (4) The areas of the *premises* that are designated for public or private streets may not be utilized in the calculation of maximum *density*.
- (5) The areas of the *premises* that are designated for private drives may be used in the calculation of maximum *density*.

(c) Public Transportation

Access to or improvements for public transportation shall be provided as required by the Metropolitan Transit Development Board.

(d) Parking and Access

- (1) *Off-street parking spaces* shall be sufficient in size and quantity to accommodate all of the proposed uses on the *premises*.
- (2) Parking areas and access drives should be located to avoid conflicts with internal pedestrian circulation, *street* systems, and adjacent properties.
- (3) The circulation plan shall indicate the location of vehicular and pedestrian access on the site between the *public right-of-way*, building entrances, sidewalks, public transit facilities, and loading/service facilities. Pedestrian access to the surrounding *streets* should be maximized.

(e) Landscaping

- (1) All landscaping shall comply with requirements of Chapter 14, Article 2, Division 4 (Landscape Regulations).
- (2) The pattern of landscaping and the materials used in the *development* should be generally consistent in species, quantity, and size with that of the surrounding area unless otherwise specified in the applicable *land use plan*.

(f) Fences and Walls

Fences and walls on individual *lots* should be located within the developed portion of the *premises* and should not be located in a manner that will encroach into or enclose or isolate portions of the *premises* designated to be preserved as open space.

(g) Signs

A preliminary concept *sign* program, including criteria for the location and design of all *signs* to be used on the *premises*, shall be submitted. All *signs* shall comply with Chapter 14, Article 2, Division 12 (Sign Regulations).

(h) *Accessory Structures*

- (1) The *development* may include accessory commercial, office, utility, maintenance, and recreational facilities provided the facilities are limited in size, use, and capacity to serve only the needs of the occupants and guests of the *development*.
- (2) *Accessory structures*, including trash enclosures, shall be architecturally compatible in style and building materials with the primary buildings on the *premises*.

(i) *Shadow Plan*

When it is determined that the *structures* or landscaping within a proposed *development* may have an impact on an adjacent property's access to solar exposure, a shadow plan will be required to ensure that potential impacts will be minimized.

(j) *Criteria For Development Design*

The following design criteria will be used to evaluate proposed *developments* in conjunction with the required *findings*.

- (1) The overall *development* design should be comprehensive and should demonstrate the relationships of the proposed *development* on-site with existing *development* off-site.
- (2) The scale of the project should be consistent with the neighborhood scale as represented by the dominant *development* pattern in the surrounding area or as otherwise specified in the applicable land use plan.
- (3) Buildings, *structures*, and facilities on the *premises* should be well integrated into, oriented towards, and related to, the topographic and natural features of the site.
- (4) Proposed *developments* should avoid repetitious *development* patterns that are inconsistent with the goals of the applicable *land use plan*.
- (5) Buildings should avoid an overwhelming or dominating appearance as compared to adjacent *structures* and *development* patterns. Abrupt differences in scale between large commercial buildings and adjacent

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residential areas should be avoided. Instead, gradual transitions in building scale should be incorporated.

- (6) Larger *structures* should be designed to reduce actual or apparent bulk. This can be achieved by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques.
- (7) To the greatest extent possible, landscaping should be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the *development*.
- (8) Elements such as curbside landscaping, varied *setbacks*, and enhanced paving should be used to enhance the visual appearance of the *development*.
- (9) Roof forms should be consistent in material, design, and appearance with existing *structures* in the surrounding neighborhood. Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations.
- (10) Building material and color palettes should be consistent with applicable guidelines in the applicable *land use plan*, if provided.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§143.0420 Supplemental Planned Development Permit Regulations for Residential Development

In addition to the general regulations for all Planned Development Permits, the following supplemental regulations apply to all Planned Development Permits that include residential *development*, when identified in Table 143-04A:

- (a) Open Space
 - (1) For proposed *development* within the zones shown in the first column in Table 143-04B, the open space requirements shown in the second and third columns apply.

Table 143-04B
Open Space Requirements for Planned Development Permits

Zone	Minimum Usable Open Space Required per Dwelling Unit ⁽²⁾	Minimum Total Open Space Required per Dwelling Unit ⁽¹⁾
OR-1-1	-	4 ac
OR-1-2 ⁽³⁾	-	4 ac
AR-1-1 ⁽³⁾	-	2 ac
AR-1-2	-	17,400 sq. ft.
RE-1-1	-	4 ac
RE-1-2	-	2 ac
RE-1-3	-	17,400 sq. ft.
RS-1-1, RS-1-8	7,000 sq. ft.	14,000 sq. ft.
RS-1-2, RS-1-9	3,500 sq. ft.	7,000 sq. ft.
RS-1-3, RS-1-10	2,625 sq. ft.	5,250 sq. ft.
RS-1-4, RS-1-11	1,750 sq. ft.	3,500 sq. ft.
RS-1-5, RS-1-12	1,200 sq. ft.	2,400 sq. ft.
RS-1-6, RS-1-13	900 sq. ft.	1,800 sq. ft.
RS-1-7, RS-1-14	750 sq. ft.	1,500 sq. ft.
RX-1-1	625 sq. ft.	1,250 sq. ft.
RX-1-2	500 sq. ft.	1,000 sq. ft.
RM-1-1	500 sq. ft.	500 sq. ft.
RM-1-2	375 sq. ft.	375 sq. ft.
RM-1-3	300 sq. ft.	300 sq. ft.
RM-2-4	220 sq. ft.	220 sq. ft.
RM-2-5	190 sq. ft.	190 sq. ft.
RM-2-6	155 sq. ft.	155 sq. ft.
RM-3-7	125 sq. ft.	125 sq. ft.
RM-3-8	100 sq. ft.	100 sq. ft.
RM-3-9	90 sq. ft.	90 sq. ft.
RM-4-10	75 sq. ft.	75 sq. ft.
RM-4-11	75 sq. ft.	75 sq. ft.
RM-5-12	125 sq. ft.	125 sq. ft.

Footnotes for Table 143-04B

1
2

Total open space includes usable open space plus any other areas to be left as open space.
Usable open space includes private exterior open space and common open space that is functional to residents.

3

For open space requirements for residential rural cluster *development* with increased *density* in the AR-1-1 and OR-1-2 zones within the future urbanizing area, see Section 143.0450(c).

- (2) The minimum required open space shall be based on the total number of dwelling units on the entire *premises* and may be located without regard to existing or proposed *lot* lines.
 - (3) If the *premises* is located in two or more zones, the amount of open space required in the Planned *Development* shall be the sum of the open space required in each of the zones applied to the dwelling units at the same percentage that the site area is occupied by each zone. The open space may be located without regard to the zone boundaries.
 - (4) The usable open space required in Table 143-04B, shall be generally contiguous and moderately level, with an overall gradient not exceeding 10 percent. Usable open space shall not include land occupied by buildings, *structures*, *streets*, driveways, or parking areas but may include outdoor recreational facilities.
 - (5) All common open space on the project site, including recreational facilities, shall be readily accessible to all occupants and should, wherever possible, be physically connected to other common open space areas on the *premises*.
 - (6) If an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved for the *development*, the open space area requirement shall be the total of the following:
 - (A) Open space based on the zone in which the property is located, multiplied by the number of dwelling units permitted in that zone; plus
 - (B) Open space based on the next more dense residential zone, multiplied by the number of dwelling units in excess of the number permitted in the zones in which the property is located.
- (b) Recreational Facilities in *Multiple Dwelling Unit* Zones:

Proposed *multiple dwelling unit developments* exceeding 10 dwelling units shall include, within the common open space, at least one of the following recreational amenities: a tot lot, a barbecue area with picnic tables and shade *structure*, a sport court or field, a swimming pool, or a golf course.

(c) *Fences and Walls*

Fences or walls that are generally parallel to the public right-of-way and that exceed 100 feet in length shall be articulated with vertical elements spaced at no more than 25 feet on center. The vertical elements shall be made an integral part of the *fence* or wall and shall be a minimum of 12 inches wide.

(d) *Building Coverage*

Building coverage shall not exceed 60 percent of the site area.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0430 Supplemental Planned Development Permit Regulations for Residential Development in RS Zones in Urbanized Communities

In addition to the general regulations for all Planned Development Permits and supplemental regulations for residential *developments*, *developments* requesting a Planned Development Permit in the urbanized communities in the RS Zones or in areas combining RS and any other zone permitting residential use are subject to the following regulations:

(a) *Density*

- (1) *Density* may not exceed the average *density* of all similarly zoned *single dwelling unit* properties within a 500-foot radius of the site.
- (2) For *developments* that combine land zoned for both *single dwelling unit* and *multiple dwelling unit* use, that portion of the property zoned for *single dwelling unit* use shall not exceed the *density* for that area as calculated by the *single dwelling unit* zone, the land use designation of the applicable land use plan, or the 500-foot radius analysis whichever is less.
- (3) For *density* purposes, vacant or unimproved legal *lots* zoned for *single dwelling unit* use within the 500-foot radius analysis area shall be calculated for one dwelling unit.
- (4) Similarly zoned properties approved or developed pursuant to discretionary permits before October 16, 1989, shall be excluded from the calculation of average *density*.

(b) *Bulk and Scale*

- (1) Building mass and bulk shall be similar to the surrounding neighborhood as evaluated within a 500-foot radius of the proposed *development*.
- (2) Buildings may vary by up to 50 percent of the average *floor area ratio* of the existing neighborhood for individual *lots*, but may not exceed the maximum *floor area ratio* permitted by the base zone for the entire *premises*.
- (3) Buildings may vary on the maximum diagonal plan dimension.
- (4) The overriding objective is that the project average of bulk and scale be consistent with the existing surrounding neighborhood as evaluated within a 500-foot radius of the proposed *development*.

(c) Infill Design

Development design shall incorporate architectural elements that have a pronounced importance in establishing compatible infill design.

(d) Deviations

Deviations from applicable zone development regulations permitted in accordance with Section 143.0410(a), shall be permitted only if it is shown that similar situations exist within the surrounding neighborhood or that the modifications to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0440

Supplemental Planned Development Permit Regulations for Residential Rural Cluster Development in the AR and OR Zones

In addition to the general regulations for all Planned Development Permits and supplemental regulations for residential *developments*, the following regulations apply to all residential Planned Development Permits for rural cluster *developments* in the AR and OR zones:

(a) *Density*

- (1) Within the AR zones, the maximum residential *density* permitted shall be as specified in the applicable zone, with the units clustered to preserve the remainder of the *premises* in its natural state until and if

complete *development* at urban densities is ever deemed appropriate. Within the future urbanizing area, the reservation of future *development* potential will require the use of covenants, conditions, restrictions, or other mechanisms as determined by the City Manager to insure that the undeveloped portion of the property remains undeveloped until the future urbanizing area land is shifted to the planned urbanizing area.

- (2) Within the OR zones, the maximum residential *density* permitted shall be as specified in the applicable zone, with the units clustered and located with the allowable *development* area in accordance with Section 131.0250. The remainder of the *premises* shall remain in its natural state as a condition of the Planned Development Permit approval.
- (3) Conditions and requirements that are consistent with the applicable zone corresponding to the *density* of the *development* in the clustered portion of the *premises* may be imposed on the planned *development*.
- (4) Within the future urbanizing area and outside the Coastal Overlay Zone, the area of a golf course meeting the criteria of Section 143.0440(c)(4) may be used in the calculation of total permitted residential *density*.

(b) *Subdivision Requirement*

With a Planned Development Permit, a *subdivision* is not required for clustered dwelling units on a single existing *lot*, unless subsequent use of the dwelling units would require a *subdivision* pursuant to the *Subdivision Map Act*.

(c) *Open Space Requirement*

- (1) The total open space required for the *premises* shall be based on Table 143-04B. The required open space may be distributed throughout the proposed *development* and need not be provided on each *lot*.
- (2) Any usable open space provided shall be located within or adjacent to the clustered *development* portion of the *premises*.

- (3) For *developments* in the OR Zones, the remainder of the *premises* not being developed shall be offered to the City for *dedication* as park land.
- (4) Recreational facilities shall be designed to serve only the occupants and guests of the *development*. However, within the future urbanizing area and outside the Coastal Overlay Zone, golf courses open to the public and their customary incidental, supportive facilities (excluding lodging facilities) need not be restricted provided that a permanent and irrevocable open space easement is established that covers the area of the golf course. A golf course open to the public means a public golf course or a private golf course on public or private land that is open to the public on a daily fee basis or that offers memberships to the public.
- (5) Within the future urbanizing area and outside the Coastal Overlay Zone, the area of a golf course meeting the criteria of Section 143.0440(c)(4) may be used in the calculation of total required open space.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§143.0450 Supplemental Planned Development Permit Regulations for Residential Rural Cluster Development with Increased Density

In addition to the general regulations for all Planned Development Permits and supplemental regulations for residential *developments*, the following regulations apply to all residential rural cluster *developments* requesting increased *density* that are located in the AR-1-1 and OR-1-2 zones within the future urbanizing area. Approval of a proposed *development* in accordance with this section shall require the *findings* in Section 126.0604(b) to be made.

(a) *Density*

- (1) Within the AR-1-1 and OR-1-2 zones within the future urbanizing area, except within the Del Mar Mesa Specific Plan adopted on May 27, 1997 by Ordinance No. O-18337, the maximum permitted *density* with the increased *density* rural cluster alternative is one dwelling unit per 4 acres with the dwelling units clustered. The remainder of the *premises* where no *development* is proposed shall be maintained in its natural state with no future *development* potential. The utilization of this increased *density* alternative shall require the provision of housing within the *premises*, affordable to low or very low income families, in

accordance with Section 143.0450(d). For development within the Del Mar Mesa Specific Plan area the development regulations identified in the Del Mar Mesa Specific Plan adopted on May 27, 1997 by Ordinance 18337 apply.

- (2) Conditions and requirements may be imposed on the planned *development* that are consistent with the base zone corresponding to the *density* of the *development* in the clustered portion of the *premises*.
- (3) Except within the Coastal Overlay Zone, the area of a golf course meeting the criteria of Section 143.0450(c)(6) may be used in the calculation of total permitted residential *density*.

(b) *Subdivision* Requirement

With a Planned Development Permit, a *subdivision* is not required for clustered dwelling units on a single, existing *lot*.

(c) Open Space Requirements

- (1) The total open space required for the *premises* is 2 acres per dwelling unit. There is no usable open space requirement. The required open space may be distributed throughout the proposed *development* and need not be provided on each *lot*.
- (2) Any usable open space provided shall be located within or adjacent to the clustered *development* portion of the *premises*.
- (3) The increased *density* rural cluster alternative will require that the Planned *Development* use covenants, conditions, and restrictions or other mechanisms, including *dedication*, that are acceptable to the City Manager to insure that the undeveloped portion of the *premises* remains undeveloped in perpetuity.
- (4) Increased *density* rural cluster *developments* shall be designed to incorporate an open space element that visually or physically connects to a planned or existing open space system or an environmental resource corridor as identified in the applicable *land use plan*. Rural cluster *developments* that incorporate an open space element that effectively achieves a physical or visual connection to a planned or existing open space system or an environmental resource corridor may

deviate from the open space requirements in Table 143-04B and Section 143.0450(c)(1).

- (5) Increased *density* rural cluster *developments* that are not visually or physically connected to a planned or existing open space system or an environmental resource corridor shall incorporate a design that maximizes open space opportunities consistent with the open space requirements of the applicable *land use plan*.
 - (6) Recreational facilities shall be designed to serve only the occupants and guests of the planned *development*. However, within the future urbanizing area and outside the Coastal Overlay Zone, golf courses open to the public and their customary incidental, supportive facilities (excluding lodging facilities) need not be restricted provided that a permanent and irrevocable open space easement is established that covers the area of the golf course. A golf course open to the public shall mean a public golf course or a private golf course on public or private land that is open to the public on a daily fee basis or that offers memberships to the public.
 - (7) Except within the Coastal Overlay Zone, the area of a golf course meeting the criteria of Section 143.0450(c)(6) may be used in the calculation of total required open space.
- (d) Affordable Housing Requirement for Increased *Density* Rural Cluster *Development*:

In the AR-1-1 and OR-1-2 zones within the future urbanizing area, Planned Developments using the increased *density* rural cluster alternative are required to provide housing units within the *development*, that are affordable to *low income families*, as certified by the San Diego Housing Commission.

- (1) The affordable housing obligation may be fulfilled by one of the following:
 - (A) A set-aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, *families* earning no more than 65 percent of the median area income, adjusted for *family size*; or
 - (B) A *dedication* of developable land of equivalent value.

- (2) Affordable housing shall be appropriately designed and integrated into the overall *development* plan.
 - (3) *Development* incentives available through government programs, including a *density* bonus in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus Regulations), where appropriate, may be used to meet all or a portion of this obligation.
 - (4) Units restricted under this section shall remain affordable for the remaining life of the housing unit, which is presumed to be a minimum of 55 years.
- (e) Subarea Plan Requirement in the North City Future Urbanizing Area
- (1) Within the North City Future Urbanizing Area as defined by the Progress Guide and General Plan, a subarea plan shall be prepared pursuant to the General Plan. The subarea plan shall be developed consistent with the North City Future Urbanizing Area Framework Plan, as approved by the California Coastal Commission on May 14, 1993. Alternatively, the *applicant* must demonstrate that, at a minimum, all public facilities within the subarea (as designated by the Progress Guide and General Plan) have been sited; a Purchase Agreement for the public facility sites has been completed; mixed use centers within the subarea have been sited; the *street* system to access the mixed use centers and public facilities has been aligned; a financing plan for the project area, subarea, or larger planning area has been completed; and open space boundaries have been refined if the project deviates from the environmental tier boundaries shown in the Progress Guide and General Plan.
 - (2) Except within the Coastal Overlay Zone, Section 143.0450(e)(1) shall not apply to any project for which an application was *deemed complete* on or before December 10, 1990, and which includes a golf course that is open to the public provided, however, that any such project shall fully participate in the Public Facilities Financing Plan, Interim Fees, and the *school* Facilities Master Plan, and that a development agreement shall be executed for the project.

(Amended 1-9-2001 by O-18910 N.S.; effective .)

§143.0460 Supplemental Planned Development Permit Regulations for Commercial and Industrial Development

In addition to the general regulations for all Planned *Development Permits*, the following supplemental regulations shall apply to all commercial and industrial *developments*:

(a) *Accessory Structures*

The proposed *development* may include accessory commercial, office, utility, maintenance, and recreational facilities provided these facilities are limited in size, use, and capacity to serve only the occupants and guests of the *development*.

(b) *Maximum Floor Area Ratio*

On an individual *premises*, any *structure* may exceed the permitted *floor area ratio* provided the total *floor area ratio* for the entire *development* does not exceed that permitted by the applicable zone.

(c) *Ground Floor Occupancy*

For commercial *development* within commercial zones that permit retail uses, at least 50 percent of all gross ground *floor area* or principal pedestrian level area shall be used for retail sales and commercial services.

(d) *Fences and Walls*

Fences and walls that are generally parallel to the public right-of-way and exceed 150 feet in length shall be articulated with vertical elements spaced at no more than 50 feet on center. These vertical elements shall be a minimum of 12 inches wide.

(e) *Outdoor Amenities*

(1) *Industrial developments* should include outdoor eating or recreation areas available to all employees of the *premises*.

(2) *Commercial developments* should include public open areas or plazas that are accessible to the general public.

(f) *Parking and Access*

- (1) No more than 75 percent of all required parking on the site should be located between the *public right-of-way* fronting the property and the *structure* on the site located closest to the *public right-of-way*.
- (2) No vehicle parking aisles should end without providing an area in which vehicles may turn around or providing vehicular access to an adjacent driveway or *public right-of-way*, unless otherwise determined appropriate by the City Manager.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0465 Supplemental Planned Development Permit Regulations for Planned Development Permits Recommended by a Land Use Plan

Within *land use plans* that recommend a Planned Development Permit in conjunction with any other discretionary action, and when no deviations from the applicable zone regulations are requested, the proposed *development* shall be subject to all development regulations of the applicable zone. When any deviation is requested, the proposed *development* is subject to Section 143.0410 and Section 143.0420 or Section 143.0460, as appropriate for the type of *development* proposed.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0473 Maintenance Requirements for Planned Development Permits

All approved Planned Development Permits must be maintained in compliance with the following regulations:

- (a) All *developments* shall be constructed and maintained in accordance with the approved plans and conditions contained within the approved Planned Development Permit.
- (b) If a proposed *development* includes open areas or recreational facilities to be used by the residents or employees of the *development*, the approved permit shall include a plan for the preservation of the common elements of the property that is acceptable to the City Manager.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0475 Phased Planned Development Permits

Construction of *developments* requesting a Planned Development Permit may be phased subject to the following regulations pertaining to each phase of *development*.

- (a) Where construction pursuant to a Planned Development Permit is to be phased over a period of time, plans corresponding to each phase shall be provided by the *applicant* at the time of Planned Development Permit submittal and shall include a proposed construction schedule and an illustration of the various phases of *development*.
- (b) The plans corresponding to each phase shall clearly delineate all fundamental project elements integral to implementation of that particular phase, including landscaping, open space, parking, and recreational facilities. Each phase must assure that the provision of fundamental project elements will correspond with the demand to provide the associated site facilities and improvements necessary to support the density/intensity of each phase of *development*.
- (c) The phasing program shall address the interim use of all areas where *development* will occur at a later date, including identification of the interim landscape and irrigation measures to be used to assure that portions of the site that may be graded or disturbed in the initial phase of project implementation but not be developed until a later phase, will be adequately mitigated.
- (d) Where construction pursuant to a Planned Development Permit is to be phased over a predetermined period, the phasing program shall be based upon the projected population growth and availability of public facilities of the designated economic support area.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0480 Master Planned Development Permit Criteria

- (a) A Master Planned Development Permit may be processed for any proposed *development* that will comply with the primary and supplemental regulations of this division and proposes to incorporate conceptual *development* criteria for portions of the *premises* intended for future or phased *development*. *Development* criteria for the Master Planned Development Permit shall include standards, in text and graphic form, for the following project elements, which would be applicable over the entire Master Planned Development Permit area at the time of submittal and would become effective upon recordation of the Master Planned Development Permit.
 - (1) Conceptual site plan indicating the location of all proposed *lots*, building pads, *streets*, driveways, *grading* areas, landform alteration quantities, and existing and proposed public facilities.
 - (2) Landscaping that complies with Chapter 14, Article 2, Division 4.

- (3) Parking and relevant design criteria to provide adequate parking facilities, configurations, and dimensions pursuant to requirements of Chapter 14, Article 2, Division 5 (Parking Regulations).
 - (4) Building orientation requirements of the applicable Planned Development Permit primary and supplemental regulations.
 - (5) Public transportation facilities consistent with adopted plans and programs of the Metropolitan Transit Development Board.
 - (6) Recreational facilities.
 - (7) Traffic and pedestrian circulation plans.
 - (8) Conceptual plans for and/or descriptions of structural designs, building materials, architectural themes, criteria to achieve minimum articulation, and measures to achieve compatibility with existing and future *development* on the site.
 - (9) A site *density* transfer chart and corresponding information to accurately reflect and record the subsequent transfer of units or *gross floor area* throughout the *development*.
- (b) Where specific site or building plans may not be included for any portion of the *development* at the time of approval of a Master Planned Development Permit, subsequent phases of *development* to include these portions of the Master Permit area will be required to demonstrate compliance with the criteria established by the applicable guidelines of this division.
- (c) Unless otherwise specified in the Planned Development Permit, an evaluation of subsequent *development* proposals' conformance with the minimum standards of the Master Planned Development Permit shall be performed by the City Manager in accordance with the *substantial conformance* review process in Section 126.0112.
- (d) If the proposed *development* or elements of the proposed *development* are to be phased over a period of time, the *applicant* must provide the City Manager with information and criteria relevant to project compliance with Section 143.0475 before approval of the Master Planned Development Permit.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**Attachment 12: Disposition and Development Agreement
(under separate cover)***

***Note: Due to the size of this attachment, only a limited distribution was made. Copies are available for review in the office of Development Services Department, 1222 First Avenue, 3rd Floor, Booth 32. Contact Jeannette Temple if questions at (619) 557-7908, or Booth 32 at (619) 446-5205.**

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06-1102(3)

(RA-2001-33)

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 03230
ADOPTED ON SEP 12 2000

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING A DEVELOPMENT AND HOUSING AGREEMENT WITH CARTER REESE & ASSOCIATES FOR THE SKYLINE TERRACE PROJECT; APPROVING AND MAKING CERTAIN FINDINGS REGARDING THE USE OF CENTRAL IMPERIAL AND MOUNT HOPE REDEVELOPMENT PROJECTS LOW AND MODERATE INCOME HOUSING FUNDS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THE SKYLINE TERRACE PROJECT; MAKING CERTAIN FINDINGS REGARDING THE USE OF TAX INCREMENT FOR PUBLIC IMPROVEMENTS; AND AUTHORIZING THE TRANSFER OF FUNDS FOR THAT PURPOSE.

WHEREAS, the Redevelopment Agency of the City of San Diego [the Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Central Imperial Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to enter into a Development and Housing Agreement [the Agreement] with Carter Reese & Associates [the Developer] for the development of the Skyline Terrace Project, a 28-unit single family home development in the Project area [the Development]; and

WHEREAS, the Agency proposes to provide financial assistance under the terms and conditions of the Agreement and the Developer will be restricting 15 percent of the units to low and moderate income people; and

WHEREAS, the Southeastern Economic Development Corporation [SEDC] Board of Directors has reviewed and approved the proposed Agreement and has determined that the Development will be of benefit to the Central Imperial and Mount Hope Redevelopment Project areas and recommends that the Agency enter into the Agreement; and

WHEREAS, the Agency believes the proposed Agreement is in the best interest of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local laws and requirements; and

WHEREAS, as part of carrying out the Redevelopment Plan, the Agency has established the Central Imperial and Mount Hope Redevelopment Projects Low and Moderate Income Housing Funds [the Housing Funds] and has and will deposit funds therein as provided by the California Community Redevelopment Law (Health & Safety Code § 33000 et seq.); and

WHEREAS, the Agency desires to use funds from the Housing Funds to provide the funds for the Agreement; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the proposed Agreement which provides for Agency funding to the Developer to be exclusively used for development of 28, for-sale, single-family homes, is approved.

2. That the Executive Director of the Agency, or designee, is authorized to execute, for and on behalf of the Agency, the Agreement with Carter Reese & Associates. A copy of the Agreement is on file in the office of the Secretary to the Agency as Document No. D-_____.

3. That the Executive Director of the Agency, or designee, is authorized, for and on behalf of the Agency, to sign all documents necessary and appropriate to carry out and implement the Agreement and to administer the Agency's obligations, responsibilities, and duties to be performed under the Agreement.

4. That based on the information set forth in Attachment No. 1, the use of funds from the Central Imperial and Mount Hope Redevelopment Projects Low and Moderate Income Housing Funds, as authorized by this resolution, will be of benefit to the Central Imperial and Mount Hope Redevelopment Projects.

5. That the Agency finds and determines that the construction of the Public Improvements for which Agency proposes to pay are of benefit to the Central Imperial and Mount Hope Redevelopment Projects; that the Agency finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community; and that the Agency finds and determines that proposed improvements will assist in eliminating one or more blighting conditions as described in Attachment 2.

6. That the Agency approves the commitment of \$140,000 from the Central Imperial and Mount Hope Redevelopment Projects for use in the development of 28, for sale, single-family homes, 15 percent of which will be low and moderate income restricted.

7. That the Agency approves the reprogramming of \$140,000 in Low and Moderate Income Housing Funds which was approved by Resolution No. R-291159 for Evergreen Village Homebuyer Assistance Program and transferring the funds for those certain public improvements associated with the development of the Skyline Terrace project.

APPROVED: CASEY GWINN, General Counsel

By



Douglas K. Humphreys
Deputy General Counsel

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ATTACHMENT NO. 1

FINDING OF BENEFIT

The following are the findings of benefit recommended by staff for use of the Mount Hope and Central Imperial Redevelopment Project Area set-aside funds for the storm drain improvements at the Skyline Terrace project within the Central Imperial Redevelopment Project Area.

1. The provision of public improvements will facilitate the development of affordable units for low-to-moderate income persons. Future homeowners within this development will directly benefit from this improvement.
2. The Skyline Terrace development will provide homeownership opportunities within southeastern San Diego, which will be of benefit and help further the existing and proposed revitalization activities within the Central Imperial and Mount Hope Redevelopment Project Areas.
3. The Central Imperial and Mount Hope Project Areas currently have industrial and/or commercial uses, which employ low-to-moderate income workers that would benefit from increased homeowner opportunities within southeastern San Diego.
4. There is a need to provide affordable homeownership opportunities within southeastern San Diego to house potential employees in order to attract additional businesses to the Central Imperial and Mount Hope Project Areas.

ATTACHMENT NO. 2

FINDING OF BENEFIT

The following are the findings of benefit recommended by staff for use of the Mount Hope and Central Imperial Redevelopment Project Areas set-aside funds for the Leghorn Avenue improvements.

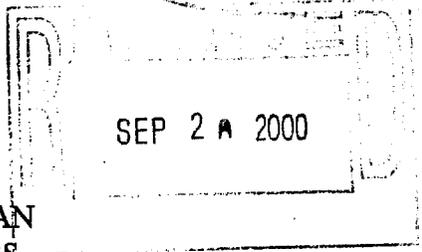
1. The improvement of the western portion of Leghorn Avenue will facilitate the development of affordable units for low-to-moderate income persons. Future homeowners within this development will directly benefit from this improvement, as it will provide vehicular and pedestrian access to this street.
2. No other reasonable means of financing the Leghorn Avenue improvements are available other than the aforementioned set-aside funds.
3. The Skyline Terrace development will provide homeownership opportunities within Southeastern San Diego, which will be of benefit and assist with the elimination of blight within the Central Imperial and Mount Hope Redevelopment Project Areas consistent with the Implementation Plan for said Project Areas.

K. King
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(R-2001-356)

RESOLUTION NUMBER R- 293812

ADOPTED ON SEP 12 2000



A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND MAKING CERTAIN FINDINGS REGARDING THE USE OF FUNDS FROM THE CENTRAL IMPERIAL AND MOUNT HOPE REDEVELOPMENT PROJECTS LOW AND MODERATE INCOME HOUSING FUNDS OUTSIDE OF THEIR RESPECTIVE PROJECT AREAS, AND MAKING CERTAIN FINDINGS REGARDING THE USE OF TAX INCREMENT FOR PUBLIC IMPROVEMENTS.

WHEREAS, the Redevelopment Agency of the City of San Diego [the Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Central Imperial Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to enter into a Development and Housing Agreement [the Agreement] with Carter Reese & Associates [the Developer] for the development of the Skyline Terrace Project, a 28-unit single family home development in the Project area [the Development]; and

WHEREAS, the Agency proposes to provide financial assistance under the terms and conditions of the Agreement; and

WHEREAS, the Southeastern Economic Development Corporation [SEDC] Board of Directors has reviewed and approved the proposed Agreement and has determined that the

Development will be of benefit to the Central Imperial and Mount Hope Redevelopment Project areas and recommends that the Agency enter into the Agreement; and

WHEREAS, the Council believes the proposed Agreement is in the best interest of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local laws and requirements; and

WHEREAS, as part of carrying out the Redevelopment Plan, the Agency has established the Central Imperial and Mount Hope Redevelopment Projects Low and Moderate Income Housing Funds [the Housing Funds] and has and will deposit funds therein as provided by the California Community Redevelopment Law (Health & Safety Code § 33000 et seq.); and

WHEREAS, the Agency desires to use funds from the Housing Funds to provide the funds for the Agreement, and in return the Developer has agreed to restrict 15 percent of the units to low and moderate income people; NOW, THEREFORE,

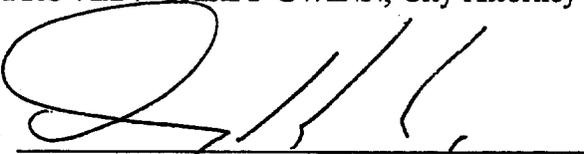
BE IT RESOLVED, by the Council of The City of San Diego that, based upon the information set forth in Attachment No. 1, the use of funds from the Central Imperial and Mount Hope Redevelopment Projects' Low and Moderate Income Housing Funds as authorized by this resolution will be of benefit to those Redevelopment Projects.

BE IT FURTHER RESOLVED, that the Council finds and determines that the construction of the Public Improvements for which Agency proposes to pay are of benefit to the Central Imperial and Mount Hope Redevelopment Projects; that the Council finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community; and that the Council finds and determines that

proposed improvements will assist in eliminating one or more blighting conditions as described in

Attachment 2.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

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ATTACHMENT NO. 1

FINDING OF BENEFIT

The following are the findings of benefit recommended by staff for use of the Mount Hope and Central Imperial Redevelopment Project Area set-aside funds for the storm drain improvements at the Skyline Terrace project within the Central Imperial Redevelopment Project Area.

1. The provision of public improvements will facilitate the development of affordable units for low-to-moderate income persons. Future homeowners within this development will directly benefit from this improvement.
2. The Skyline Terrace development will provide homeownership opportunities within southeastern San Diego, which will be of benefit and help further the existing and proposed revitalization activities within the Central Imperial and Mount Hope Redevelopment Project Areas.
3. The Central Imperial and Mount Hope Project Areas currently have industrial and/or commercial uses, which employ low-to-moderate income workers that would benefit from increased homeowner opportunities within southeastern San Diego.
4. There is a need to provide affordable homeownership opportunities within southeastern San Diego to house potential employees in order to attract additional businesses to the Central Imperial and Mount Hope Project Areas.

ATTACHMENT NO. 2

FINDING OF BENEFIT

The following are the findings of benefit recommended by staff for use of the Mount Hope and Central Imperial Redevelopment Project Areas set-aside funds for the Leghorn Avenue improvements.

1. The improvement of the western portion of Leghorn Avenue will facilitate the development of affordable units for low-to-moderate income persons. Future homeowners within this development will directly benefit from this improvement, as it will provide vehicular and pedestrian access to this street.
2. No other reasonable means of financing the Leghorn Avenue improvements are available other than the aforementioned set-aside funds.
3. The Skyline Terrace development will provide homeownership opportunities within Southeastern San Diego, which will be of benefit and assist with the elimination of blight within the Central Imperial and Mount Hope Redevelopment Project Areas consistent with the Implementation Plan for said Project Areas.

PARTICIPATION AGREEMENT
FOR THE DESIGN, ~~AND~~ CONSTRUCTION, RELOCATION AND UP-SIZING OF A
PORTION OF THE OTAY 2ND PIPELINE THROUGH
~~OF THE WATER MAIN IN WOODMAN STREET~~
~~FOR SKYLINE TERRACE ESTATES~~

This Agreement is made by the City of San Diego, a municipal corporation, [City], and **Carter Reese No. 11, LP, [Developer and any successors-in-interest] {collectively the Parties}, [Developer]**, whose mailing address is 3636 5th Fifth Avenue, Suite 300, San Diego, CA 92103.

RECITALS

- A. ~~As a condition of~~ Due to the impacts of the proposed Skyline Terrace Estates Development, Tentative Map No. 41-0046 for the development of Skyline Terrace Estates, described in attached Exhibit "B" [Development], has been conditioned to require the Developer is required to relocate and upsize that portion of the existing Otay 2nd Pipeline located within traversing their the Development area, as described in Exhibit "B", into an acceptable alignment in a manner acceptable satisfactory to the Water Department Director. The legal description of the Development is indicated in Exhibit "A."
- B. These public water system improvements are necessary and are for the benefit of the City as a whole and the City shall participate in the cost of the public water system improvements delineated on Exhibit "C."
- C. Said public water system improvements include the relocation, upsizing and installation of approximately 2,182 950 linear feet of 48-inch CMLCS water main, ~~in Woodman Street, a realignment of a portion of the existing Otay 2nd Pipeline, 680 feet of which is currently located in an easement within Skyline Terrace Estates.~~
- D. Both the City and Developer find it in their best interests to expedite the water system improvements.

NOW, THEREFORE, in consideration of the recitals and mutual obligations of the parties as herein expressed, City and Developer agree as follows:

- 1. Description of Improvements and Total Project Cost. Developer shall cause the design, construction, and completion of approximately 2,182-950 linear feet of 48-inch CMLCS water main pursuant to City Drawing No. ~~*****~~31600-D, said drawing being on file in the Office of the City Engineer and incorporated herein by reference. **The total cost of the project will not be more than \$825,468.00 ~~\$765,613.20~~ \$899,520.80, as shown on Exhibit "C."**

~~*Must add the City Improvement Drawing Number (done)~~

- 2. Construction of Improvements. Developer shall complete the water system improvements

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DRAFT 4

called for in Paragraph 1 above no later than (Completion Date) January 2003 . The construction of the water system improvements shall be in accordance with the City's Standard Specifications relating to such work and to the satisfaction of the City Engineer. **If the construction of improvements is not completed by the above noted completion date, the City will place holds on the occupancy of the units in the project.**

3. Advance of Costs & Bond. Developer shall pay all costs for the design, construction **and completion** of the water system improvements, subject to reimbursement for a portion of the costs by City as provided in Paragraph 4 of this Agreement. Developer shall post a bond, as required by the City Engineer, in the amount of ~~\$908,014.00~~ ~~\$842,174.52~~ \$989,473.00, which is 110% of the cost of construction of the water system improvements.

4. Reimbursement Amount. ~~City shall reimburse Developer~~ The final reimbursement shall be paid by the City to Developer for ~~seventy-five percent~~ **eighty (75 80%)** of the total project cost for the design, construction **and completion** of the water system improvements. Said reimbursement shall be ~~seventy-five~~ **eighty percent (75 80%)** of the Developer's actual cost to provide the water system improvements called for in Paragraph 1 above except that the reimbursement cost shall not in any case exceed ~~\$619,101.00~~ \$719,617.00, herein called Maximum Cost as per Exhibit "C." ~~The reimbursements shall be paid by the City to Developer within no later than sixty (60) days after City accepts the completed water system improvements called for in Paragraph 1 of this Agreement. The project's 10% retention shall be released to the Developer in accordance with the provisions in Paragraph 7.~~

5. Reimbursement Requests. Developer may submit monthly reimbursement requests with respect to all work performed for which Developer was not previously reimbursed. The amount requested for reimbursement shall be for all authorized costs described in Paragraph 1 of this Agreement incurred during the period for which reimbursement is requested. Developer shall supply paid invoices, paid receipts or canceled checks, and an updated spreadsheet in connection with each reimbursement request.

6. Monthly Reimbursement Payments. City shall reimburse Developer the amount requested under Paragraph 5 of this Agreement within 45 days, provided that City's inspector has verified that the materials and work for which reimbursement is being requested have been installed and performed as represented in the reimbursement request, and subject to the retention provided for in Section 7 of this Agreement, to guarantee ample time for processing reimbursement requests. **Reimbursement shall be in the form of cash reimbursement**, in accordance with the provisions of this Agreement.

7. Retention. Monthly reimbursements by the City will be subject to a ten percent (10%) retention. To the extent it is feasible and prudent to do so, Developer shall use reasonable efforts to schedule the delivery of materials to the Project site to coincide with their installation. The 10% retention shall be released to the Developer upon submittal of the as-built drawings for the Project as evidenced by the "Final Inspection" and acceptance by the City's inspector, which acceptance shall be promptly made. ~~However, in~~ In no event shall the 10% retention be required to

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be released prior to 60 days after acceptance by the City's inspector and the Water Department's Water Operations Division. **However, the retention shall be paid by the City to Developer within no later than seventy (70) days after City accepts the completed water system improvements called for in Paragraph 1 of this Agreement.**

8. Notice. Any demands or notice required or permitted under this Agreement may be personally served on the other party by the party giving notice or may be served by certified mail, return receipt requested, to the following addresses:

If to City, to:

Tina P. Christiansen
Development Services Director
City of San Diego
City Administration Building
Ninth Floor, M.S. 9B
202 "C" Street
San Diego, CA 92101

If to Developer, to:

Carter Reese No. 11, LP
3636 5th Avenue, Suite 300
San Diego, CA 92103
Attention: Thomas F. Carter

9. Change Orders. If a change order is desired by either party, Developer shall submit to the City's authorized representative a change order request setting forth the desired change and the amount of the adjustment to the awarded construction contract, if any. Developer may proceed with any change in the water system improvements requested upon receipt of written approval by the City's authorized representative provided that the City's obligation for reimbursement for the Project will not exceed the Maximum Cost. Developer shall not have the right to refuse a change order request by City if such change order will not increase the Project Costs or cause a delay in the Project schedule. If any change in the water system improvements, as described in any change order request, would likely result in the Maximum Cost being exceeded, then such change order request must be reviewed and approved by the City Council for the City and this Agreement duly amended accordingly.

10. Examination of Records. Developer shall keep an accurate record of the actual cost of the construction of the water system improvements in accordance with generally accepted accounting procedures. Developer shall allow the City's authorized representative(s) to examine and duplicate any records relevant to the verification of the actual cost of constructing the water system improvements including, without limitation, all contract bids and invoices. Any changes that occurred during the course of construction shall be properly documented. Backup documentation shall be kept by Developer for three (3) years after the completion of the Project and be provided to the City for its review.

11. Final Payment. Developer shall submit a request for final payment for the work in place within ninety (90) days after "Final Inspection" and acceptance by the City's inspector and the Water Department's Water Operations Division. The final payment will not be made until the as-built drawings have been submitted to the Field Engineering Office.

12. Hold Harmless. Developer agrees to defend, indemnify, protect and hold City and its agents,

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officers and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to Developer's employees, agents or officers which arise from or are connected with or are caused or claimed to be caused by the acts or omissions of Developer, and its agents, officers or employees, in performing the work or services herein, and all expenses of investigating and defending against same; provided, however, that Developer's duty to indemnify and hold harmless shall not include any claims or liability arising from the established sole negligence or willful misconduct of the City, its agents, officers or employees.

13. Completion of Improvements. Developer acknowledges that it shall not occupy or allow occupancy of the structure nor request, secure or permit a) a final building inspection of the structure; b) installation of a water meter or meters; or c) installation of any gas or electric meter to the structure until the completion of all new improvements as required by the approved Improvement Plans, and the other conditions of the Revised Tentative Map for this Project are certified in writing by the City as complete and operational. Temporary electric power for construction will be permitted only from temporary construction poles or pedestals.

14. Attorneys' Fees. If litigation is brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to a reasonable sum for attorneys' fees.

15. Equal Employment Opportunities.

(a) Developer shall submit to the Project Manager statistical information as requested in the City Contract Activity Report indicating the amount of subcontracting provided by firms during the period covered by the report.

(b) Developer will comply with Title VII of the Civil Rights Act of 1964, as amended, Executive Orders 11246, 11375, and 12086, the California Fair Employment Practices Act, and any other applicable federal and state laws and regulations hereinafter enacted. Developer will not discriminate against any employee or applicant for employment based on race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition or place of birth.

(c) Upon request by the City, Developer will submit a current Workforce Report and, if required, an Equal Opportunity Plan for the Development which sets forth the actions that Developer will take to achieve the City's goals for the employment of African-Americans, American Indians, Asians, Filipinos, Latinos, women, and people with disabilities. Further, Developer will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each subcontractor.

(d) Developer acknowledges that the City seeks to promote employment and business opportunities for local residents and firms on all City contracts. Developer will, to the extent legally possible, solicit applications for employment and bid proposals for subcontracts for work associated with the Agreement from local residents and firms as opportunities occur. Developer agrees to hire qualified local residents and firms whenever feasible.

(e) Developer understands that failure to comply with the requirements set forth in this

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Paragraph 15 and/or submitting false information in response to these requirements, may result in withholding progress payments until Developer complies with above or termination of the Agreement and/or suspension from participating in future City contracts as a prime or subcontractor, for a period of not less than one (1) year. For additional or subsequent violations, the suspension may be extended for a period of up to three (3) years. Failure to satisfy penalties imposed pursuant to this section shall prohibit contractor from participating in future City contracts until all penalties have been satisfied.

~~34~~.16. Nondiscrimination in Contracting Ordinance. Contractor shall not discriminate on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age or disability in the solicitation, selection, hiring or treatment of subcontractors, vendors or suppliers. Contractor shall provide equal opportunity for subcontractors to participate in subcontracting opportunities. Contractor understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in contract termination, debarment or other sanctions.

(a) This language shall be in contracts between the contractor/consultant and any subcontractors/subconsultants, vendors and suppliers.

~~32~~.17. Compliance Investigations. Upon the City's request, Contractor agrees to provide to the City, within sixty calendar days, a truthful and complete list of the names of all subcontractors, vendors and suppliers that Contractor has used in the past five years on any of its contracts that were undertaken within San Diego County, including the total dollar amount paid by Contractor for each subcontract or supply contract. Contractor further agrees to fully cooperate in any investigation conducted by the City pursuant to the City's *Nondiscrimination in Contracting Ordinance* (Municipal Code Sections 22.3501 - 22.3517). Contractor understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in remedies being ordered against the Contractor up to and including contract termination, debarment and other sanctions for violation of the provisions of the *Nondiscrimination in Contracting Ordinance*. Contractor further understands and agrees that the procedures, remedies and sanctions provided for in the *Nondiscrimination Ordinance* apply only to violations of said *Nondiscrimination Ordinance*.

18. Successors-in-Interest. This Agreement and all rights and obligations contained herein shall be in effect whether or not any or all parties to this Agreement have been succeeded by another entity, and all rights and obligations of the parties signatory to this Agreement shall be vested and binding on their successors-in-interest.

19. This Agreement shall become effective upon execution by both parties.

20. This Agreement is entered into and shall be construed and interpreted in accordance with the laws of the State of California.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Agreement is executed by the City of San Diego, acting by and through its Development Services Director, pursuant to Resolution No. R-_____ authorizing such execution, and by Developer.

Dated this _____ day of _____, 2001.

Carter Reese No. 11, LP
a California limited partnership

The City of San Diego,
a municipal corporation

By: _____
Thomas F. Carter
General Partner

By: _____
Tina P. Christiansen
Development Services Director

I APPROVE the form and legality of this Agreement this _____ day of _____, 2001.

Casey Gwinn
City Attorney

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By:

Catherine Bradley
Deputy City Attorney

EXHIBIT 'A'

LEGAL DESCRIPTION:

LOTS 1 THRU 6 OF SKYLINE PARK, IN THE CITY O SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.11304, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 28, 1985.

EXHIBIT "C"
2ND OTAY PIPELINE IMPROVEMENTS
FROM NORTH END OF CAREFREE DRIVE TO INTERSECTION OF
SKYLINE DRIVE AND WOODMAN STREET
OPINION OF PROBABLE COST

30-Nov-01

ITEM NO.	DESCRIPTION	UNIT	ESTIMATE QUANTITY	UNIT PRICE \$	EXTENDED COST
1	48" Diameter to 36" Diameter Reducer Section	EACH	2	\$15,000.00	\$30,000.00
2	48" Diameter to 42" Diameter Reducer Section	EACH	1	\$19,000.00	\$19,000.00
3	48" TEE Section W/Crotch-Plate	EACH	2	\$12,000.00	\$24,000.00
4	48" CMLCSP (Steel) Main 1/4" Wall	L.F.	950	\$370.00	\$351,500.00
5	Trenching & Bedding	L.F.	200	\$15.00	\$3,000.00
6	Pavement Trench Restoration	L.F.	200	\$25.00	\$5,000.00
7	Water Connection (Skyline and Carefree)	EACH	2	\$14,000.00	\$28,000.00
8	48" Butterfly Valves	EACH	3	\$38,000.00	\$114,000.00
9	6" Blowoff @ Low Point	EACH	1	\$5,500.00	\$5,500.00
10	4" Air Valve & Vacuum @ High Pint	EACH	1	\$7,800.00	\$7,800.00
11	Utility Relocation	LUMP SUM	1	\$13,000.00	\$13,000.00
12	Traffic Control	LUMP SUM	1	\$10,000.00	\$10,000.00
13	Stormwater Erosion Control	LUMP SUM	1	\$12,000.00	\$12,000.00
14	Cathodic Protection	LUMP SUM	1	\$3,000.00	\$3,000.00
15	Pipe Joint Welding (450' of existing Pipes)	LUMP SUM	1	\$5,000.00	\$5,000.00
	Construction Cost				\$630,800.00
	Engineering Design @ 7%				\$44,156.00
	Administration & Supervision @ 10%				\$63,080.00
	Construction Survey @ 7%				\$44,156.00
	Sub-Total				\$782,192.00
	Contingencies @ 15%				\$117,328.80
	Total Cost				\$899,520.80



ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

Minutes of November 19, 2001

Order of Business

1. CALL TO ORDER/INTRODUCTIONS:

Chairperson Derryl Williams called the meeting to order at 6:55p.

Board members present: Dwayne Crenshaw, Aaron Foust, Andre Hooks, Roz King, Julia LeBlanc, Kathleen MacLeod, Ardelle Matthews, Mshinda Nyofu, Gerline Simmons, Ray Simmons, Bruce Williams and City Staff, Patsy Chow, 4th District Coun. Office, Ron Lacey. **Excused:** Shirley Jones and Betty Robinson. **Absent:** Dorothy James and Robert Robinson.

Guest and Presenters Present: Deputy Mayor, George Stevens, Bill Boehm, Khalada Salaam-Aluj, Elaine Kennedy, City of S.D.: Christina Mendivil, Maryam Liaghat, Lawrence McGure, Francisco Bordon, Brian Schoefisch, Lesley Henegan, B. David Manela, Sue Blackman, Mario Reyes and Carter/Reese Assoc., Reese Jarrett.

2. COMMUNICATION FROM THE PUBLIC:

None.

3. ADOPTION OF THE AGENDA:

Additions to the agenda; Bonita Pipeline (info only) and Sewer line Drop (info only). Order of presentation established. **ADOPTION OF AGENDA MSP.**

4. ADOPTION OF MINUTES:

MSP CRENSHAW/MATTHEWS

5. CITY COUNCIL REPORT: Ron Lacey deferred to Deputy Mayor/Councilmen 4th District, George Stevens.

+Anticipate a state fund short fall of 13 billion, some auto lic. fees may be diverted. San Diego does not get its fair share from the state. + Some discussion on "rent stabilization". Asked for questions: +NTC building underway blding heights will not excede height of sea world bldings. + Homeless ? Team access daily and city providing shelter. States when there are issues around poor people n o one is present to support that cause downtown. +What is acceptable no. of units per acre? Councilman states emphasis should be on amenities. States that he supports the Skyline Terrace Estates Development..

State Senator Office Report : Mshinda Nyofu

Budget short falls which will impact funding of some programs.

Mayors Office Report: Bruce Williams

Interim Airport bill passed. Discussed other major funding.

6. City Staff Report: Patsy Chow

- Patsy Chow gave a brief overview explaining the start of the Public Outreach process inthe community during Oct. 2000 by EMAT and the Jacobs Center. She also explained the City's role and provision of Caltrans

ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP**Minutes of November 19, 2001**

Funds for market/feasibility analysis that will be used in the production of a Master Plan. A total of \$197,500 was awarded to the City by Caltrans in May of 2001.

Elaine Kennedy, of Scimitar Dr., was introduced as a member of the EMAT team. Both Elaine and Patsy will be providing monthly updates to the ENCPG regarding Master Plan efforts in the community. She reports that there has been several "focus" group meetings which consisted of approximately 22 groups, each group consisted of about 18 people. The make up of these groups consisted of members from old and new community groups including church groups. The outreach effort is to reach as many groups as possible, and those who have been involved in the past. Next meeting is at the Jacobs Center Dec. 5th.

BOARDS CONCERNS and ITEMS FOR FOLLOW UP:

- *How are funds being used? Who decides how funds are spent?
- *Will EMAT members who are on the ENCPG be able to vote when plans are presented? F/U Patsy Chow.
- *Avoid conflict of Jacobs and SEDC (What is each of their roles?)
- *ENCPG would like to have a copy of the Mission Statement. Bruce Williams to send a copy to legal (Stewart). Patsy Chow to provide copies.

7. CHAIR'S COMMENTS:**8. NEW BUSINESS:****a. Bonita Pipeline: Maryam Liaghat**

Segment 2 (Hilltop Drive at 45th street to Market) and segment 3 (Imperial and YMCA Way) To be completed in the fall of 2002.

CHAIR REQUEST FINAL COST OF PROJECT UPON COMPLETION.

b. Sewer Line Drop: B. David Manela

Group Job 653. Information regarding replacements. TO RETURN IN MAY OR JUNE 2002 WITH UPDATE AND COST.

- **c. Community Preparatory School Development Project: Khalada Salaam-Alaj**
Developing the West half of 4.5 acres. School will accommodate 200 students from k-6. Food will be served at the school. When asked if this would be the site of food production for other purposes it was stated that that was not the intent.

MSP LEBLANC/NYOFU TO APPROVE PRELIMINARY PLANS.

d. Chollas Creek Development Project:

Plans sent in advance with previous meeting questions addressed.

MSP MACLEOD/KING. FOUST ABSTAINED.

- **e. Skyline Terrace Estates: Reese Garrett**

Will sell for \$215-280k, 30 units with largest unit 4 BR and 3 Bath.

MSP CRENSHAW/FOUST, UNANIMOUSLY APPROVED.

*follow up needed

ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

Minutes of November 19, 2001

9. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

a. K. MacCloud announced that the Neighborhood Councils and the League of Women Voters were sponsoring a Candidate Forum for the 4th District Council seat. This will be held at Morse High, Monday Dec. 3rd.

b. Mr. Ray Simmons was honored by 100 Black Women for his community works.

c. MSP THAT A LETTER OF COM^DMEMDATION BE SUBMITTED IN RECOGNITION OF PATSY CHOW'S EXCELLENT JOB.

10. AJOURNMENT: 9:25P

Submitted by: Roz King

ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

MINUTES OF AUGUST 20,2001

ORDER OF BUSINESS

1. CALL TO ORDER/INTRODUCTIONS: By Chairperson D. Williams at 6:45p.

Board members present: D. Crenshaw, D. James, S. Jones, R.King, J. LeBlanc, K. Macleod, A. Matthews, M.Nyofu, B. Robinson, R. Robinson, B.Williams, R. Simmons and D.Williams. P. Chow, City Planning. Absent: A. Foust, A. Hooks, and G. Simmons.

Others Present: Joseph Kelly 5257 Los Animas Way, 92114, 264-6048, Ricardo Spencer, 5982 Old Memory, 92114, 263-5848, Cleo Malone, Palavra Tree Inc., 2125 43rd St., 263-7768, Beth Murray, Stephen Haase, Cherlyn Cac and Coleen Clementson: City Planning Dept.

2. COMMUNICATIONS FROM THE PUBLIC

a. **Richardo Spencer** requested support on a property situation at 8247 Old Memory. He claims the City Housing Commission owns this property and has not been attentive to problems caused by the tenants. The property owners in the neighborhood want to see the property sold to a private person.

BOARD ACTION: ADVISED MR. RICARDO TO CONTACT THE HOUSING COMMISSION, FOLLOW UP WITH MR. CHAS. LEWIS AND RETURN NEXT MONTH. F/U MR. LACEY WILL BE MADE AWARE OF ISSUE AND P. CHOW TO FIND OUT WHO IS THE LEGAL OWNER OF THIS PROPERTY.

b. **Cleo Malone, PHD, of Palavar Tree**, spoke in opposition of issuance of license for 5109 Imperial (Exion Gas Station) for the sale of beer and wine. As a follow up item from the Boards last meeting Patsy Chow reported: no quantity restrictions presently exist on this license, the police dept. opposes the sale of alcoholic beverages **at this site* as well and the City is in the process of **drafting conditions for this conditional use*. Mr. R.Robinson suggested that the Board have a workshop from Dr. Cleo Malone on Lig.Licensing and that the Board develop standards. It was suggested that each board member write a letter of protest. **corrections to minutes)*

BOARD ACTION: THIS ISSUE IS AN AGENDA ITEM NEXT MONTH, HE BOARD SUPPORTS DR. CLEO MALONES POSITION AND REQUEST THAT HE RETURN NEXT MONTH. MR. R. ROBINSON TO JOIN WITH DR. CLEO MALONE IN ESTABLISHING THE BOARD WORKSHOP ON LIQUOR LICENSING.

3. ADOPTION OF THE AGENDA: MSP

4. ADOPTION OF MINUTES;

a. June 18, 2001: Additions : Programs ; Greg Morales was speaker re. Sewer Controls. Dorothy James was present and Roz King was absent. MSP with necessary additions and corrections.

b. July 16, 2001: MSP

5. CITY COUNCIL REPORT: Ron Lacey absent.

Post-It* Fax Note	7671	Date	11/26	# of pages	3
To	[REDACTED]	From	PATSY CHOW		
Occ. Dept.	DSC	Co.	PLANNING		
Phone #	557-7908	Phone #	533-6360		

ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

MINUTES OF AUGUST 20,2001

6. OTHER REPORTS:**a. Mayors Office: B. Williams**

July 1st an Ethics Commission was established and to be in place by March 2002. They are working on giving them subpoena powers. Several people of color have been named and the list will be available for the next meeting. The Mayor was in the district for the official opening of the water pump station on 65th. 11th and J street will be the site of the new library.

b. State Senators Office: Mshinda Nyofu

State Senator Peace has provided \$200k for Youth Prevention Programs, \$20K for Encanto Street Fair. More information will be provided at the next meeting.

c. City Staff :Patsy Chow

Patsy has provided new table name tags which she will bring to each meeting. All traffic control changes and request for our area will be communicated to the chair by written correspondence. The San Jacinto/Churchward project will be resubmitted for next meeting. ASLA grant could not be submitted as this group is not a 501C3 (non-profit) organization.

BOARD ACTION: GROUP DISCUSSED PURSUING NON-PROFIT STATUS.(NO SPECIFIC DIRECTION GIVEN).

AS MS. MACLEOD POINTED OUT VARIOUS LEVELS OF SUPPORT GIVEN TO OTHER PLANNING GROUPS BY THE PLANNING DEPT. REQUEST MADE OF PATSY TO ARRANGE FOR PROJECT INFORMATION TO BE SENT TO MEMBERS OF THE GROUP.

7. CHAIRMAN'S COMMENTS:

Discussed the need for a formal letter head for our group and post office box. The chair requested that all members be present and ready for a large agenda next month and that the board members visit all the project sites and be prepared to take action. Requested that the Secty. keep a binder of all correspondence. Discussed the need to have some funds available to do business.

8. OLD BUSINESS:**a. Planned Development Permit (PDP) Beth Murraray/Stephen Haase**

Addressed the Boards concerns of variances and density. Zoning/rezoning impacts density and can only be changed by the City Council. Ownership is determined by lots and lots can vary in size. If a lot exceeds the allowed size and owner desires to increase the density; a map must be filed to do so. The PDP can not over-ride the above processes but does provide flexibility for the builder/developer. PDP does not alter F.A.R. Examples of Planned Development Projects were shown: Portofina Patio Homes in TerraSanta, Stonecrest Development off Arrow Drive and Hwy #15 and Development on 6th street across from the park.

Board Discussion: While this will assist the Board in pushing for more buyer amenities it is not the goal to have development unaffordable for this community. Projects presently approved may not be impacted by PDP.

ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

MINUTES OF AUGUST 20, 2001

BOARD ACTION: IT WAS MOVED BY ROBERT ROBINSON TO ACCEPT THE PDP PROPOSAL AND 2ND BY DWAYNE CRENSHAW. THE MOTION WAS PASSED WITH A. MATTHEWS APPOSING AND B. WILLIAMS OBSTAINING. THE CHAIR REQUESTED THAT THIS BOARD BE NOTIFIED WHEN THIS IS SUBMITTED TO THE CITY COUNCIL AND WHEN IT IS APPROVED.

Bruce Williams extended an apology to this planning group as it was reported to his office that he had been assertively non supportive at this meeting last month of this PDP proposal. S. Haase acknowledged that he had presented this concern as he expected support from B. Williams as another city employee. The board voiced great concern over this behavior of S. Haase for the following reasons: 1.) If Haase had an issue he should have discussed it with B. Williams directly. 2.) B. Williams is representing his community and should feel free to speak in that best interest, 3) This type of behavior compromises trust relationships with this Board/Community and the Planning Dept. 4.) Mistaken identity, as the behavior described by Haase is attributed to that of Chairperson Darryl Williams and not Bruce Williams.

b. Strategic Framework-City of Villages: Planning Dept. Coleen Clementson
Power Point presentation draft of "City of Villages" Map of proposed densities and multiple dwellings as well as village centers/business corridors and transportation corridors. Questions proposed were not fully answered due to time constraints. Some points made by the Board: * Is SEDC involved in process? (yes. working with in community plan guidelines). * Need more trolley stops Woodman), *Fix/upgrade public utilities, public services, public schools before increasing density, *Consider vacant land and will community support the multiple housing plans, *Increase home ownership opportunities, *Opportunities in existing commercial areas such as Federal Blvd. So. of MLK Freeway and So Euclid Ave.* Topography of the area need to be considered in providing access to village centers such as public transportation that circulates within the district and walking paths that join or connect communities within a district.

9. Adjournment: 9:30p

submitted by roz king

SOUTHEASTERN SAN DIEGO DEVELOPMENT COMMITTEE
Neighborhood House, 841 S. 41st Street, San Diego, CA 92113

CONFIRMATION OF ACTION OF NOVEMBER 5, 2001

Action Item C:

**PROPOSED AMENDMENT TO THE PLANNED DISTRICT ORDINANCE FOR USE OF
PLANNED DEVELOPMENT PERMITS**

The Committee was asked to review the Planned Development Permit (PDP) process. Currently, the Southeastern Planned District Ordinance (PDO) does not allow the use of the PDP. The City asked the Committee to support changing the PDO to allow the use of PDPs as an option for applicants who may plan to construct projects in our planning area in the future.

The motion was made and seconded to support allowing the use of PDPs in the Southeastern Development area. After discussion, the vote was 6 in favor, 2 against, and no abstentions. The motion to support the use of PDPs in the Southeastern Development region passed.

Respectfully submitted,



Louise K. Torio
SESDDC Secretary



CITY OF SAN DIEGO
Development Services Department

Ownership Disclosure Statement

Project Name: Skyline Terrace Estates

Project Address: Southwestern corner of Skyline Drive and Woodman Street

Legal Status (check one) Corporation Limited General
 Individual What State CA

Please list below the owner(s) of the above referenced property. Include individual partnerships and corporations.

1.	<u>Reese A. Jarrett for Carter Reese No. 11, LP</u>		<u>Oct. 13, 2000</u>
	Name (type or print)	Signature	Date
	<u>3636 Fifth Avenue, Suite 300</u>	<u>619-232-2200</u>	<u>619-699-4857</u>
	Address San Diego, CA 92103	Phone No.	Fax No.

2.	_____	_____	_____
	Name (type or print)	Signature	Date
	Address	Phone No.	Fax No.

3.	_____	_____	_____
	Name (type or print)	Signature	Date
	Address	Phone No.	Fax No.

4.	_____	_____	_____
	Name (type or print)	Signature	Date
	Address	Phone No.	Fax No.

Attention: 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 on the Change of Responsible Party Form.

For City use only:	Property Type _____
	Case No. _____ Date Filed _____

MM 3/14/95

The corporate officers for Carter Reese No. 11, LP are as follows:

General Partners:

Thomas Fontaine, Inc., a California corporation

By: Thomas F. Carter, President

E. Smith & Company, Inc., a California corporation

By: Reese A. Jarrett, President

Limited Partners:

Carter Reese & Associates

Skyline Terrace Estates
Tentative Map/Planned Development/Site Development Permit No. 1272
Project Chronology

Date	Action	Description	City Review Time	Applicant Response
1/25/01	First Submittal	Project Deemed Complete		
2/23/01	First Assessment Letter		29 days	
9/21/01	Second submittal	Meetings with Water about water line and Conflict Resolutions with other disciplines during this time/REDESIGN		6 months, 29 days
10/12/01	Second Assessment Letter		21 days	
10/23/01	Third submittal			11 days
11/9/01	Third Assessment Letter		16 days	
10/31/01	Draft Mitigated Negative Declaration Distributed		NA	
12/06/01	Final Mitigated Negative Declaration Distributed		27 days	
12/20/01	Public Hearing-Planning Commission Recommendation		14 days	
TOTAL STAFF TIME			3 months, 15 days	
TOTAL APPLICANT TIME				7 months, 10 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to First Decision	10 months, 25 days	