

PROJECT DATA SHEET

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| PROJECT NAME: | Chollas Creek Villas – PTS 6896 |
| PROJECT DESCRIPTION: | Construction of 31 detached dwelling units as condominiums. |
| COMMUNITY PLAN AREA: | Southeastern San Diego (Encanto Neighborhoods area) |
| DISCRETIONARY ACTIONS: | Site Development Permit, Tentative Map, and Public Right-of-Way Vacation. |
| COMMUNITY PLAN LAND USE DESIGNATION: | Multi-Family Residential (Allows residential development of 15-17 dwelling units per acre). |

ZONING INFORMATION:

ZONE: MF-2500 in the Southeastern San Diego Planned District:
(A multi-unit residential zone that permits 1 dwelling unit for each 2,500 square-foot of lot area)

HEIGHT LIMIT: None.

LOT SIZE: 6,000 square-foot minimum lot size.

FLOOR AREA RATIO: 1.0 maximum.

FRONT SETBACK: 10 feet.

SIDE SETBACK: 5 feet.

STREETSIDE SETBACK: 8 feet.

REAR SETBACK: 5 feet if alley, 15 feet if no alley.

PARKING: 62 off-street.

| | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
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| NORTH: | Multi-Family Residential, MF-3000 | Chollas Creek |
| SOUTH: | Multi-Family Residential, MF-2500 | Single dwelling units |
| EAST: | Multi-Family Residential, MF-1500 | Apartments |
| WEST: | Multi-Family Residential, MF-2500. | Single dwelling units |

**DEVIATIONS OR
VARIANCES
REQUESTED (8):**

1. A deviation from San Diego Municipal Code (SDMC) Section 142.0340(e) for the maximum permitted retaining wall height of 12' outside the setback. The retaining wall on the north side of the project will exceed the maximum permitted height by a maximum of 3' for a length of 191'.

2. A deviation from SDMC Section 142.0340(d)(1) for a retaining wall over 6'0" in height within the rear yard setback. The project has approximately 160' of retaining wall within the rear yard setback over 6'0" in height, with portions to a height of 12'.

3. A deviation from SDMC Section 132.0905 for parking. The parking requirement for this project consisting of 4 four-bedroom homes and 27 three-bedroom homes located within a Transit Overlay Zone is 62 vehicle parking spaces. The project proposes to provide 62 fully enclosed parking spaces but deviates from the parking requirements by proposing tandem parking for 27 of the 31 homes.

4. A deviation from SDMC Section 142.0560(j)(8)(A) for maximum number of driveways permitted on a premises. The municipal code permits a maximum of one driveway for each 100 feet of street frontage or a total of 8 for the project and the project proposes 31 driveways.

5. A deviation from SDMC Section 142.0405(b)(2)(B) for landscape requirements in remaining yards. The code requires that projects with two or more residential buildings on a lot provide one 24-inch box tree on each side and in the rear of each building. One tree is provided in the rear of each building but none are provided between buildings because the minimum separation of 6 feet from a tree to a building cannot be met.

6. A deviation from SDMC Section 142.0409(a)(1) for street tree quantity. The project proposes to install street trees on the south side of Street A only with "street yard trees", MC 142.0404, only on the north side. Overall, 35 street trees are proposed where 45 would be required.

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| | <p>7. A deviation from SDMC Section 103.1706(f)(3) for front yard setback on the north side of Street A. The required front yard setback is 10'0" and the project proposes a 5'0" setback.</p> <p>8. A deviation from SDMC Section 131.0450 for building spacing in residential zones. Detached dwellings are required to maintain a minimum distance of 6 feet between dwellings; a minimum spacing of 4 feet is proposed.</p> |
| <p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p> | <p>On March 21, 2005 the Encanto Neighborhoods Community Planning Board voted 6-4-1 to recommend approval, with recommendations.</p> |