



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 3, 2011 **REPORT NO. PC-11-021**

ATTENTION: Planning Commission, Agenda of March 10, 2011

SUBJECT: WINNETT HOMES - PROJECT NO. 153825. PROCESS 4.

OWNER: Rogelio and Elizabeth Punongbayan (Attachment 10)

APPLICANT: Myles Cooper

SUMMARY

Issue(s): - Should the Planning Commission approve the development of eight single family dwelling units on a vacant 2.85-acre site within the Southeastern San Diego Community Planning area?

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration No. 153825 and **ADOPT** the Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planned Development Permit No. 545089, Site Development Permit No. 545091, and Vesting Tentative Map No. 545092 with conditions (Attachment 7).

Community Planning Group Recommendation: On March 15, 2010, the Encanto Neighborhoods Community Planning Group voted 8-0-0 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review: A Mitigated Negative Declaration No. 153825 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, with mitigation measures for potential impacts to noise, biology, and paleontology. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing for this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Southeastern San Diego Community Plan designates the subject site for Single Family Residential, 5 to 10 dwelling units per acre. As such, the 2.85-acre site could accommodate between 14 and 29 residential dwelling units. The proposed project would result in the construction of eight single family residential units on nine lots. The proposed residential development would be below the minimum density specified in the community plan. However the site contains steep slopes with 43 percent of the site at 25 percent slope grade or greater which inhibits higher development concentration without increased grading and the installation of large retaining wall systems. The site was previously graded as part of the Federal Boulevard road improvement project. A total of 0.66 acres of the site is considered as unbuildable slopes or are controlled as Home Owner Association open space area. Therefore, based on the topographic and open space conditions, the reduced number of proposed dwelling units would not adversely affect the Southeastern San Diego Community Plan.

BACKGROUND

The 2.85-acre site is located on the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Planning area. The property is located on seven parcels designated Residential with a density range of 5-10 dwelling units per acre (Attachment 2). The surrounding area is developed with single family homes and industrial/warehouses to the east, industrial uses to the north and single family dwellings to the west and south. The site has been disturbed and is currently undeveloped. Environmentally sensitive resources exist on the site in the form of non-native grass lands and native vegetation (Diegan coastal sage scrub). The project proposes to subdivide seven legal parcels into nine lots, eight of which are to be used for single family dwellings and one for active and passive recreation.

In 2006, a similar project was heard by the Planning Commission for the subdivision of seven lots into 13 parcels for the construction of 12 single family homes and one lot for active and passive recreation. The project required eight deviations. On June 26, 2006, the Planning Commission denied the project indicating that the number of deviations was excessive, that there were numerous overheight retaining walls and extensive grading necessary to develop the proposed number of units and to accommodate the site design. The current project has been modified from its original proposal by reducing the density from 13 single family homes to eight. The number of deviations has been reduced from eight to two, and the retaining walls have been reduced in size and quantity to the extent that no retaining walls exceed the maximum height limit.

The project requires the approval of a Tentative Map to subdivide 7 lots into 9 parcels, a Planned Development Permit is required to allow for deviations to street frontage and lot depth, and a Southeastern San Diego Permit (processed as a Site Development Permit) is required for development on Environmentally Sensitive Lands. A Mitigation, Monitoring and Reporting Program was created for the project to mitigate potentially significant environmental impacts to biology, noise, and paleontology.

DISCUSSION

Project Description

The project proposes the development of eight single family homes with garages on individual lots, a private driveway and recreation areas. The lots will be accessed from a private driveway off of Winnett Street. The proposed homes will be two stories and average 2,194 square feet, constructed on lots averaging 12,025 square feet in area. The irregularly shaped site is a remnant parcel of land located between established subdivisions and a mixture of commercial and industrial developments. Adjacent to the site are existing homes to the west, Federal Boulevard to the north, Winnett Street to the east, and two separate parcels to the south (Attachment 5). These two southerly adjacent parcels contain existing residences and border between proposed lots 1 and 2 and lots 3 and 4. The subject site has been previously disturbed from past grading due to the expansion of Federal Boulevard and Winnett Street, and the development of the homes adjacent to the south (Attachment 1). The existing subdivision to the west and south consists of one and two story single family dwellings, with an average lot size of 5,300 square feet and homes averaging 2,100 square feet.

Environmental Analysis:

An environmental analysis was conducted which determined that the proposed project could have a significant environmental effect in the following areas:

- Biological Resources, due to the impact of non-native grasslands and Diegan coastal sage scrub;
- Paleontological Resources, due to the grading by excavating 8,000 cubic yards with 12,000 cubic yards of embankment and 4,000 cubic yards of import; and
- Noise impacts due to the proximity to State Route 94.

A majority of the site supports non-native grassland vegetation. No sensitive plant species or sensitive animals were observed on the proposed project site. However, because the entire site is being graded, impacts to non-native grasslands and Diegan coastal sage scrub will occur. The project would mitigate for impacts to the non-native grassland and Diegan coastal sage scrub by paying into the City's Habitat Acquisition Fund.

Grading for the proposed project would require excavation and removal of approximately 8,000 cubic yards of cut material and would extend to depths of approximately 15 feet. Because of the quantity and depth of grading, mitigation is required for paleontological resources by requiring paleontological monitoring during grading and excavation activities.

The calculated overall noise level for the proposed outdoor use area on lot 7 is expected to be 65.5 dB(A) CNEL. Noise mitigation is required through the installation of a 7'-6" high solid barrier wall.

Because of mitigation measures to the development, the project now avoids or mitigates the potentially significant environmental effects to biological and paleontological resources and noise related issues in accordance with the California Environmental Quality Act.

General/Community Plan Analysis

The project site is located in Southeastern San Diego Community Plan area and is within the Encanto neighborhood. The Community Plan designates the site as Single Family Residential, 5 to 10 dwelling units per acre. Development to the south is designated as low density residential 0-5 dwelling units per acre and is within the Protected Single-Family Neighborhoods overlay. Development along Federal Boulevard to the east and to the north is designated Industrial. Development to the west is developed as single family and multiple family residential. The proposed project is a nine lot subdivision including eight single family residential lots and one recreation lot. The two-story homes would range in size from 2,131 to 2,381 square feet and would be in the Craftsman and Spanish style.

According to the General Plan's Urban Design Element, development adjacent to natural features should be designed in a sensitive manner to highlight and complement the natural environment in areas designated for development. Development should integrate new units on hillside parcels with the natural environment to preserve and enhance views, and protect areas of unique topography and minimize grading to maintain the natural topography, while contouring any landform alterations to blend into the natural terrain (UD-A.3). The project would accomplish these goals by utilizing the existing manufactured slopes to accommodate the residential units with minimized retaining walls and preservation of unbuildable areas into common open space areas.

The General Plan also call for designing buildings that contribute to a positive neighborhood character and encourage designs that are sensitive to the scale, form, rhythm, proportions, and materials in proximity to residential neighborhoods that have a well established, distinctive character. (UD-A-5). Policy UD-B.3, recommends that the design of subdivisions respect the existing lot pattern established within neighborhoods to maintain community character and UD-B.8, recommends providing useable open space for play, recreation, and social or cultural activities in multifamily as well as single family projects. This project proposes to meet these goals by orienting the structures consistently with the existing development pattern on the slope along the road frontage.

The Southeastern San Diego Community Plan specifically recommends that development respect the housing character, scale, style and density of existing neighborhoods, as well as encourage new development, quality design, and owner occupancy (Residential Objectives 1, 3, 4, and 5). The project is designed to increase single family residential structures while integrating into the community fabric and style of the existing neighborhood. The Urban Design Element provides guidance on landscape open space areas of development including common outdoor areas, sidewalks and connectivity, and public and private usable open space. The project as proposed would include open space lot 9 that consists of an unbuildable landscaped slope facing Federal Boulevard and the active and passive recreation area in the center of the development. The park area would include a wood gazebo, seating areas, and active recreation equipment in conformance with the Urban Design Guidelines. Further the Neighborhood Element calls for the

preservation of the natural canyons and slopes of Encanto (Encanto Objects 1) and improvement of the landscaping on both private and public land on both sides of Federal Boulevard (Encanto Objects 3). The project proposes development on previously graded slopes but has been designed to minimize the cut and fill alteration of the site. The project would include significant new slope plantings and street trees behind the contiguous sidewalk along Federal Boulevard and Winnett Street.

The proposed number of units is below the allowable minimum density. However, due to the significant site topographic constraints and the direction to reduce the amount of grading, as well as the reduction in size, scale and frequency of the proposed retaining walls, the project would not adversely affect the goals and objectives of the adopted Community and General Plan.

The project proposes deviation from the Southeastern San Diego Planned District Ordinance for street frontage related to Lots 2-5 and 7 as well as for lot depth on Lot 1. The street frontage deviation will allow residential access along a private road off of Winnett Street and eliminate the need to add a driveway access down the steep slope to Federal Boulevard. Further the access off of Winnett Street will further minimize the grading and retaining walls necessary for vehicular access. The deviation for the depth of Lot 1 will accommodate the trapezoidal shaped lot that when averaged does not achieve the minimum 95' depth required by the land Development Code. The residential structure on the site will be oriented to be parallel with Winnett Street and perpendicular to the private road. The lot size is 10,732 square feet and can readily support the residential structure and setbacks on the urban infill lot. The requested deviations do not adversely affect the goals and objectives of the adopted Community and General Plan.

Project-Related Issues:

Deviations:

The project proposes deviations from the development standards regulating newly created lots for lot frontage and lot depth. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit Ordinance. Staff has concluded that the proposed deviations will not adversely affect the General Plan and the Southeastern San Diego Community Plan and that they are minor deviations as allowed by the Planned Development Permit. The following are the proposed deviations:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
2	None	30 feet
3	None	30 feet
4	None	30 feet

5	None	30 feet
7	None	30 feet

Lot Depth		
Lots	Proposed with	Required Depth
1	71 feet	95 feet

The property has site constraints created from limited access, steep manufactured slopes, its irregular shape, and existing developments abutting the site. The site contains unusual circumstances which are not of the making of the applicant. The irregular shape of the lot has created hardship conditions and site constraints. The proposed development is situated on a steep manufactured hillside inaccessible from Federal Boulevard and a portion of Winnett Street. The contour of the land prohibits access on Federal Boulevard, restricting the development to one private driveway for the proposed 8 homes on Winnett Street. In order to create a developable site, the newly created lots require the creation of a private drive off Winnett Street rather than a dedicated public right-of-way within the proposed development. However, sidewalks and landscaping will be designed to public street standards.

The steep topography limits the developable area by 20-percent. The irregular shape of the site further restricts the size and shape of the lots resulting in five lots deviating from street frontage and one from lot depth.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance, which requires a comparative analysis of the surrounding developments, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots. The project requires a minimum of 6,000 square feet of usable open space and 12,000 square feet of total open space. The project will provide approximately 22,200 square feet of usable open space within the front and back yard areas and approximately 2,200 square feet of common usable open space within the open space lot (lot 9). The project will also provide 72,800 square feet of total open space, which includes usable open space and passive open space areas. The proposed subdivision will have an average lot size of 12,025 square feet and an average home size of 2,194 square feet in floor area, consistent with the neighboring properties.

The Planned Development Permit allows 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. Staff can support the proposed deviations as the project conforms to the Southeastern San Diego Community Plan recommendations through sensitive design practices. The proposed project is consistent in density with the adjacent subdivision by providing one dwelling per lot. In addition, the project is proposing an infill design that will incorporate architectural elements that are characteristic of the existing developments in the neighborhood by providing one and two story single family homes with stucco exteriors.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for residential developments and providing open space in excess of what is required. The project will provide additional housing stock for the community. The project is anticipated to visually enhance the site and neighborhood by constructing eight single family homes providing three and four bedrooms and two-car garages each. The homes will consist of two architectural styles to include a Spanish style home and a craftsman style home. The Spanish style houses will be constructed with stucco exteriors, concrete composite Spanish tile roofs, decorative stucco cornice eaves; Thick arch details, dual glazed vinyl windows, optional decorative Spanish or Mediterranean tile set into the gable ends. The craftsman style homes will be constructed with 6 inch siding (hardie planks), High profile asphalt composition roofs with four by four craftsman style rafter tails projecting 24-inches. The windows shall have 3 1/2 inch wood trim surrounding the vinyl dual glazed units. Gable ends shall have a varied width grill pattern. There will be stone wainscoting and sloped walls resembling the elephantine style columns in the tradition. The proposed street trees and landscape will be consistent with the adjacent single family home.

The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve a developable site. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance. Therefore, the proposed development is 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.

CONCLUSION:

Staff has reviewed the proposed project and has determined the project is in conformance with all applicable sections of the San Diego Municipal Code Sections. Staff has concluded that the proposed deviations will not adversely affect the General Plan and the Southeastern San Diego Community Plan. The proposed deviations were taken into consideration to ensure the project implements the goals and recommendations of the Southeastern San Diego Community Plan. Staff has determined the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating single-dwelling development. Staff recommends approval of the project.

Alternatives

1. **Recommend Approval** to the City Council of Planned Development No. 545089, Tentative Map No. 545092, and Site Development Permit No. 545091.

2. **Recommend Denial** to the City Council of Planned Development No. 545089, Tentative Map No. 545092, and Site Development Permit No. 545091.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



William Zounes
Project Manager
Development Services Department

Attachments:

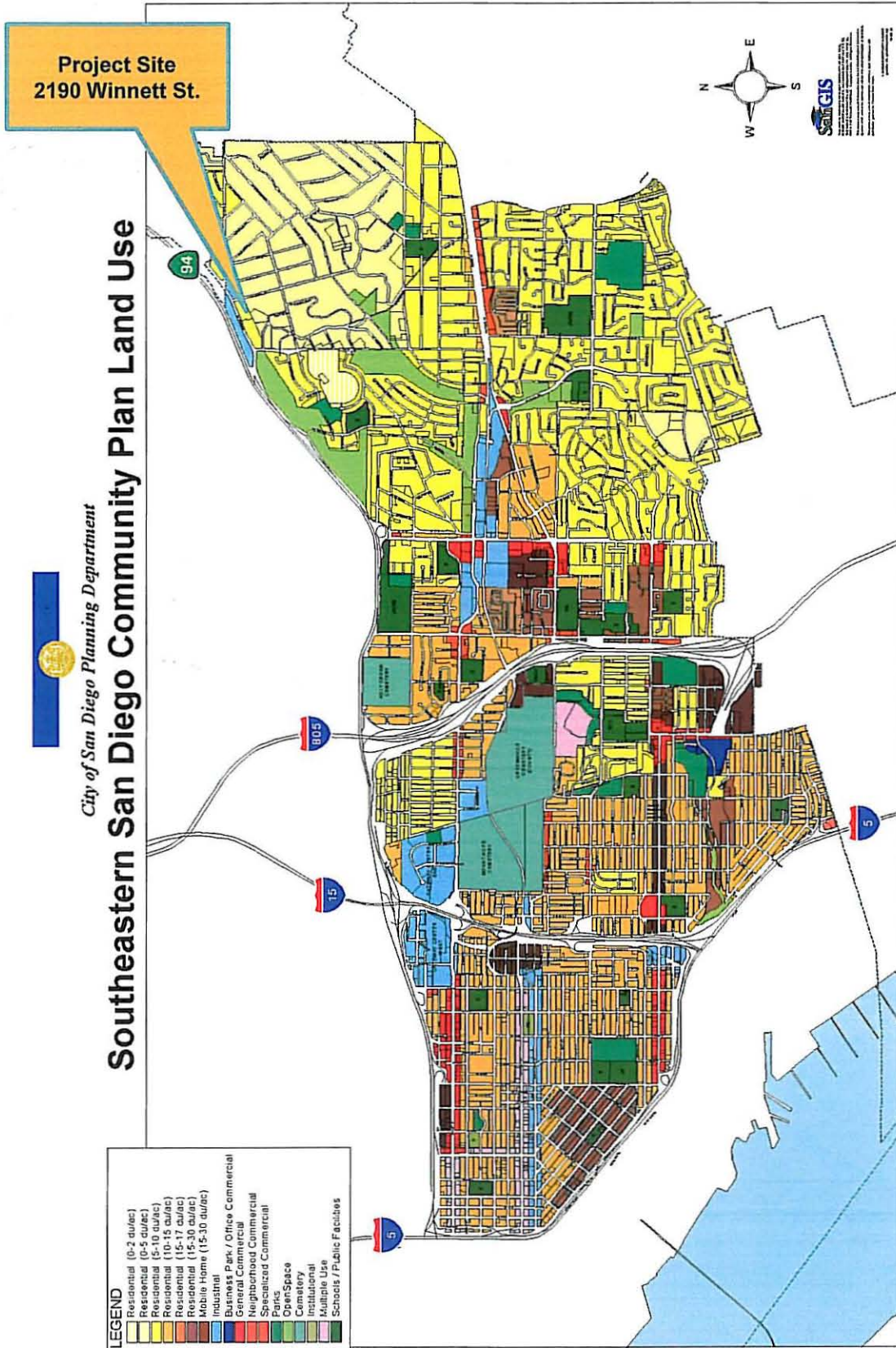
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Vesting Tentative Map
6. Grading Plan
7. Landscape Plan
8. Architectural Plans
9. Draft Permit with Conditions
10. Draft Permit Resolution with Findings
11. Draft Tentative Map Resolutions
12. Draft Tentative Map Conditions
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology
16. Photo Simulations



Attachment 1 Aerial Photograph of Site



Attachment 2 Community Plan Land Use Map



Attachment 3 Project Location Map



PROJECT DATA SHEET

PROJECT NAME:	Winnett Homes	
PROJECT DESCRIPTION:	Construction of 8 Single Family Dwellings	
COMMUNITY PLAN AREA:	Southeastern San Diego	
DISCRETIONARY ACTIONS:	Site Development Permit; Planned Development Permit; Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (Allows residential development up to 10 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: SF-5000: (A single family residential zone that permits 1 dwelling unit for each lot with a minimum square footage of 5,000 square-feet)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot maximum height limit.</p> <p style="text-align: center;">LOT SIZE: 5,000 square-foot minimum lot size.</p> <p style="text-align: center;">FLOOR AREA RATIO: 0.50 maximum.</p> <p style="text-align: center;">FRONT SETBACK: 15 feet.</p> <p style="text-align: center;">SIDE SETBACK: 5 feet.</p> <p style="text-align: center;">STREETSIDE SETBACK: 10 feet.</p> <p style="text-align: center;">REAR SETBACK: 5 feet.</p> <p style="text-align: center;">PARKING: 16 parking spaces required.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; I-1	Industrial Uses
SOUTH:	Residential; SF-10,000	Single Family Dwellings
EAST:	Industrial/Residential; SF-10,000	Industrial Uses/Single Family Dwellings
WEST:	Residential; SF-5000	Single Family Dwellings
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> 1. Deviation to Street Frontage for 5 lots 2. Deviation to Lot Width for lot 1. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 15, 2010, the Encanto Neighborhoods Community Planning Group voted 8-0-0 to recommend approval of the project.	

WINNETT HOMES
VESTING TENTATIVE MAP NO. 545092
SITE DEVELOPMENT PERMIT NO. 545091,
PLANNED DEVELOPMENT PERMIT NO. 545089,
PROJECT NO. 153825

GENERAL
1. TOTAL ACRES: 12.5
2. TRACT: 12.5
3. PARCELS: 12.5
4. LOTS: 12.5
5. BLOCKS: 12.5
6. DISTRICT: 12.5
7. ZONING: 12.5
8. MAP NO.: 12.5
9. PERMIT NO.: 12.5
10. PROJECT NO.: 12.5
11. DATE: 12.5
12. SCALE: 12.5

DEVELOPMENT SUMMARY
1. GENERAL PURPOSE: RESIDENTIAL
2. LANDSCAPE: 12.5
3. UTILITIES: 12.5
4. EROSION CONTROL: 12.5
5. OTHER: 12.5

OWNER/APPLICANT
WINNETT HOMES
2100 WINNETT ST.
SAN DIEGO, CA 92114

CONSTRUCTION
1. PERMIT NO.: 545091
2. PROJECT NO.: 153825

CODES
1. CITY OF SAN DIEGO
2. ZONING: 12.5

SETBACKS
1. FRONT: 12.5
2. REAR: 12.5
3. SIDE: 12.5

OCCUPANCY
1. RESIDENTIAL
2. COMMERCIAL

LEGAL DESCRIPTION
1. LOT 1: 12.5
2. LOT 2: 12.5
3. LOT 3: 12.5

EASEMENTS
1. 12.5
2. 12.5
3. 12.5

BUS STOP
1. 12.5

YEAR CONSTRUCTED FOR ALL STRUCTURES
1. 12.5

LEGEND
1. 12.5
2. 12.5
3. 12.5

EASEMENTS
1. 12.5
2. 12.5
3. 12.5

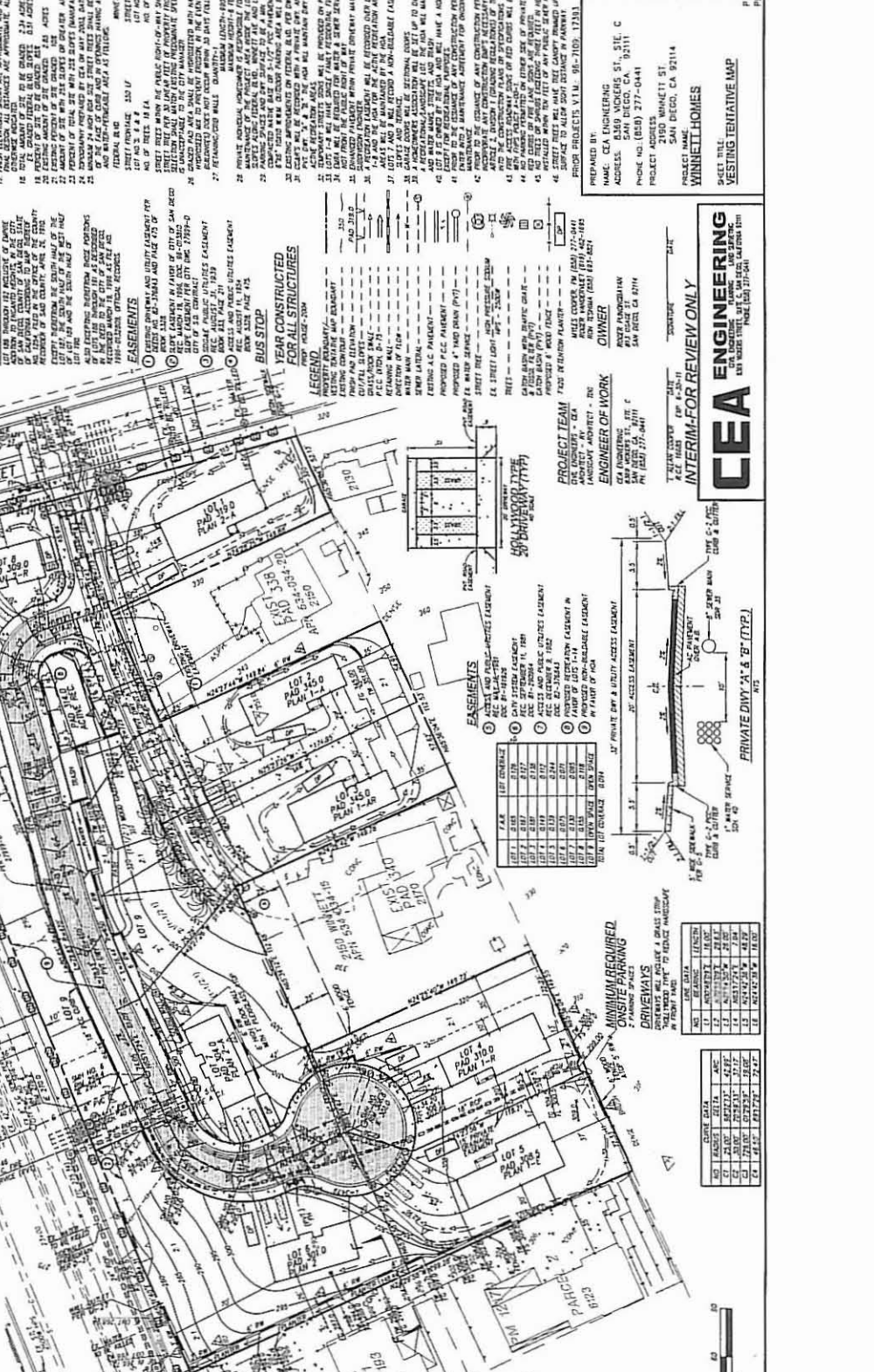
MINIMUM REQUIRED ON-SITE PARKING
1. 12.5
2. 12.5
3. 12.5

DRIVEWAYS
1. 12.5
2. 12.5
3. 12.5

7x20' DETENTION PLANTER (PVT) (FRONT VIEW)
1. 12.5
2. 12.5
3. 12.5

7x20' DETENTION PLANTER (PVT) (SIDE VIEW)
1. 12.5
2. 12.5
3. 12.5

VICINITY MAP
1. 12.5
2. 12.5
3. 12.5



PREPARED BY:
NAME: CEA ENGINEERING
ADDRESS: SAN DIEGO, CA 92111
PHONE NO. (619) 277-0441

PROJECT ADDRESS:
2100 WINNETT ST.
SAN DIEGO, CA 92114

PROJECT NAME:
WINNETT HOMES

REVISIONS:
REVISION 1: 2-20-02
REVISION 2: 2-20-02
REVISION 3: 2-20-02
REVISION 4: 2-20-02
REVISION 5: 2-20-02
REVISION 6: 2-20-02
REVISION 7: 2-20-02
REVISION 8: 2-20-02
REVISION 9: 2-20-02
REVISION 10: 2-20-02

SHEET NO. 1
OF 1

DATE:
2-20-02

SCALE:
1" = 30'

PROJECT TEAM:
1. 12.5
2. 12.5
3. 12.5

ENGINEER OF WORK:
1. 12.5
2. 12.5
3. 12.5

OWNER:
1. 12.5
2. 12.5
3. 12.5

INTERIM-FOR REVIEW ONLY

CEA ENGINEERING
1234 MAIN ST.
SAN DIEGO, CA 92101
PHONE: (619) 277-0441

PERMIT NO. 545091

PROJECT NO. 153825

DATE: 2-20-02

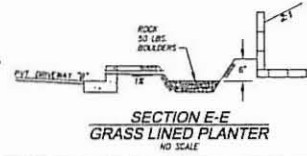
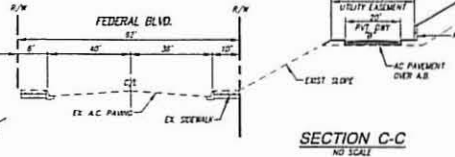
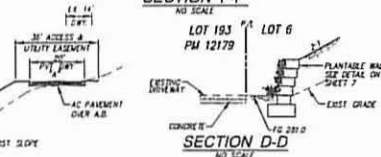
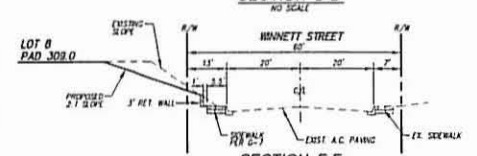
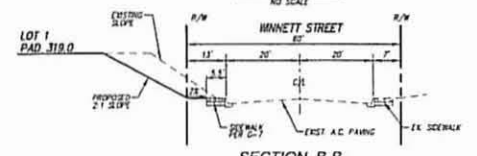
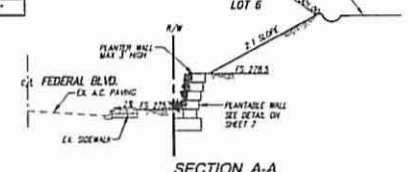
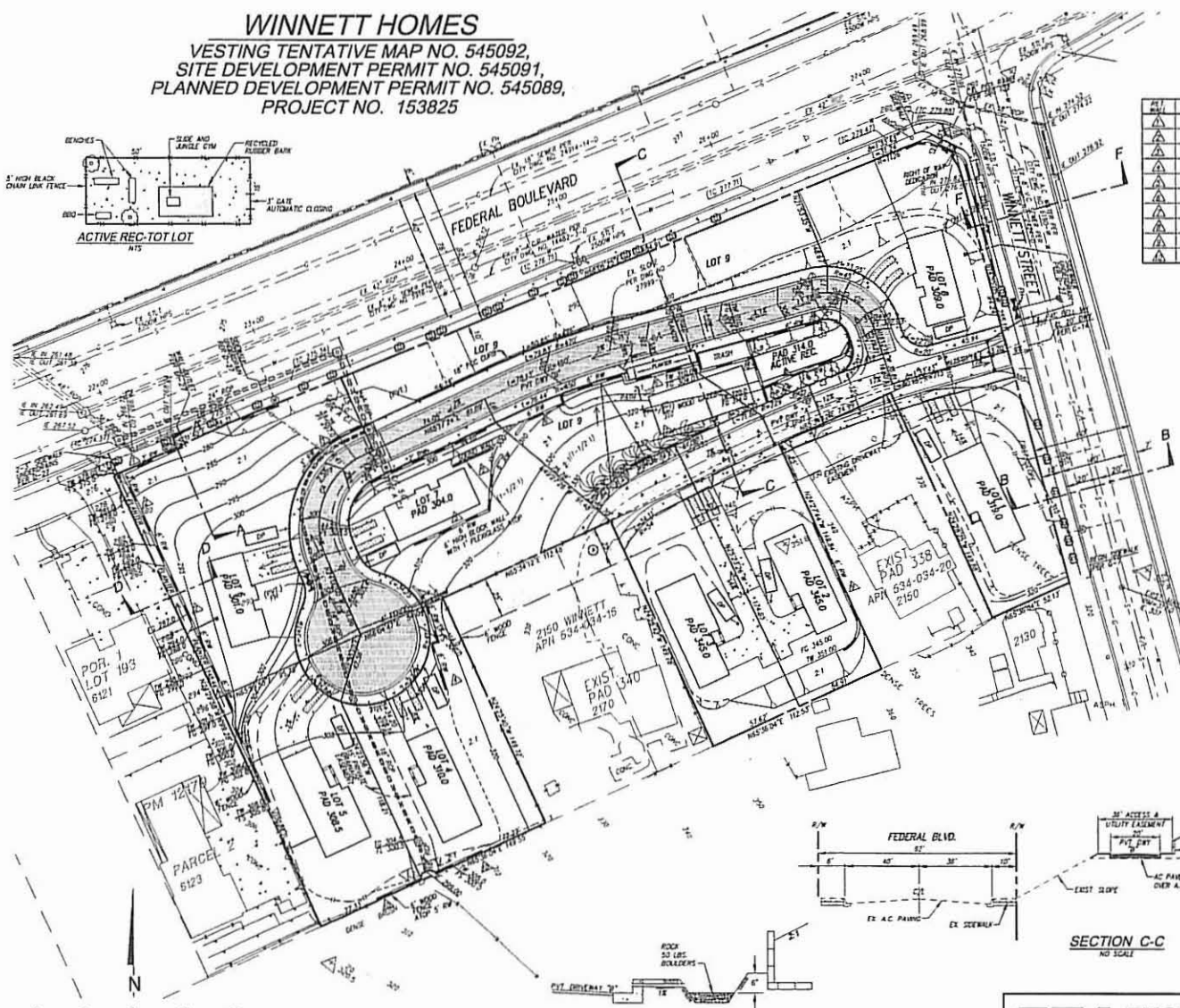
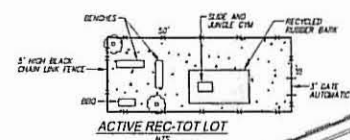
SHEET 1 OF 1

SCALE: 1" = 30'

WINNETT HOMES
 VESTING TENTATIVE MAP NO. 545092,
 SITE DEVELOPMENT PERMIT NO. 545091,
 PLANNED DEVELOPMENT PERMIT NO. 545089,
 PROJECT NO. 153825

GRADING/SLOPE
 PROPOSED AREA TO BE GRADED
 EXISTING ANGLE OF SITE GRAD
 EX. GRADED SLOPES ALONG FTS
 AREA OF 2% SLOPE = 0.12 AC
 AREA OF 4% SLOPE = 0 AC
 MAX. SLOPE HEIGHT CUT 15' 6"
 FILL 15' 0"
 RETAINING WALL L=83" H=8"
 ESCAPEMENT: 8:000 FT
 EMBANKMENT: 12:000 FT
 SUPPORT: 4:000 FT

LOT #	LENGTH	HEIGHT	REQUIREMENTS
LOT 1	83'	3'-0"	NO SOUND WALL REQUIRED
LOT 2	219'	8'-0"	NO SOUND WALL REQUIRED
LOT 3	47'	3'-0"	NO SOUND WALL REQUIRED
LOT 4	82'	8'-0"	NO SOUND WALL REQUIRED
LOT 5	82'	8'-0"	NO SOUND WALL REQUIRED
LOT 6	122'	8'-0"	REQUIRES 7'-8" SOUND WALL
LOT 7	80'	3'-0"	NO SOUND WALL REQUIRED
LOT 8	100'	8'-0"	NO SOUND WALL REQUIRED
LOT 9	81'	8'-0"	NO SOUND WALL REQUIRED

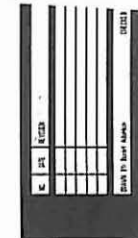


INTERIM-FOR REVIEW ONLY
 PRIOR PROJECTS V.T.M. 96-7109, 12393

PREPARED BY: CEA ENGINEERING	REVISION 1: 1-20-09
NAME: B369 VICKERS ST., STE. C	REVISION 2:
ADDRESS: SAN DIEGO, CA. 92111	REVISION 3:
PHONE NO.: (858) 277-0441	REVISION 4:
PROJECT ADDRESS: 2190 WINNETT ST.	REVISION 5:
SAN DIEGO, CA. 92114	REVISION 6:
PROJECT NAME: WINNETT HOMES	REVISION 7:
	REVISION 8:
	REVISION 9:
	REVISION 10:
SHEET TITLE: GRADING DEVELOPMENT PLAN	ORIG. DATE: 4-3-09
PTS. NO.: 153825	SHEET 2 OF 9
PERMIT NO.:	PTS. NO.: 153825

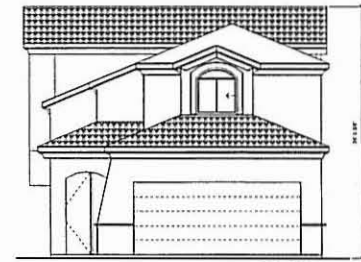
CEA ENGINEERING
 CIVIL ENGINEERING PLANNING LAND SURVEYING
 8401 VICKERS STREET, SUITE C, SAN DIEGO, CALIFORNIA 92111
 PHONE: (858) 277-0441

PRELIMINARY

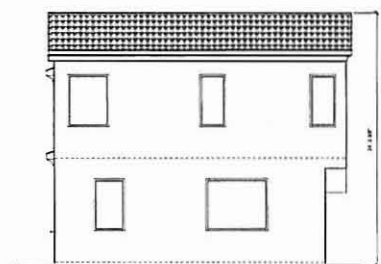


Winnett Homes
Southwest Corner of Federal Blvd. & Winnett St.
2190 Winnett St.
San Diego, CA 92114

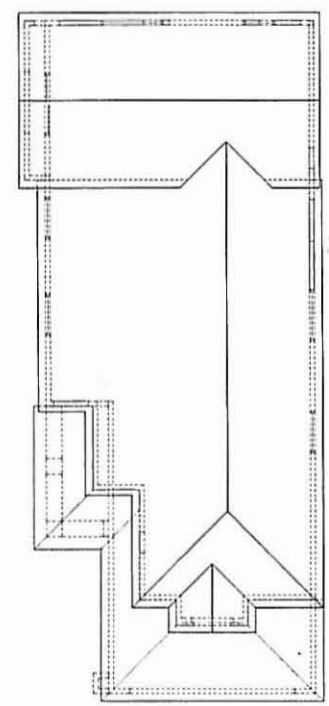
October 7, 2010
Project 2928
PRIMARY DESIGN
8055 PASEO DEL COASO SUITE 101 LA JOLLA, CA 92037
4425 531 1725
Plan 1
A-1



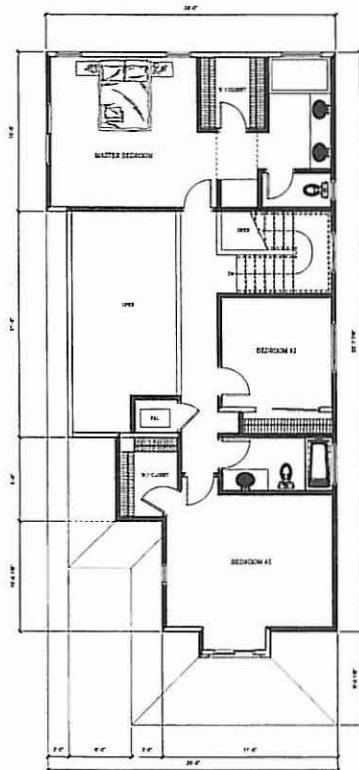
PLAN 1
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



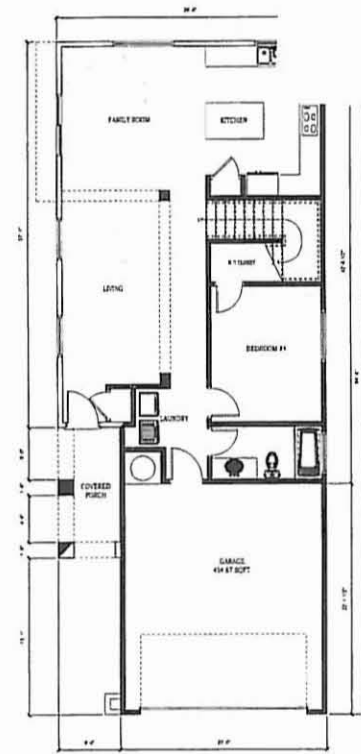
PLAN 1
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

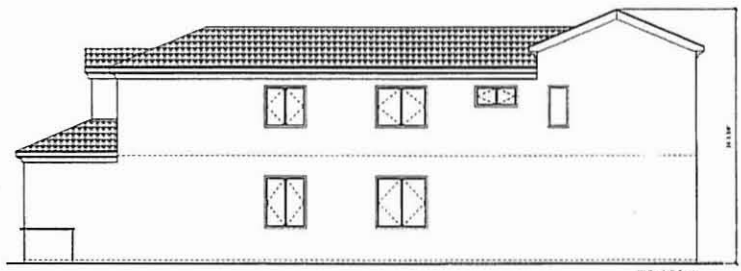


SECOND FLOOR
PLAN 1
SCALE: 1/4" = 1'-0"
1155.17 SQFT.

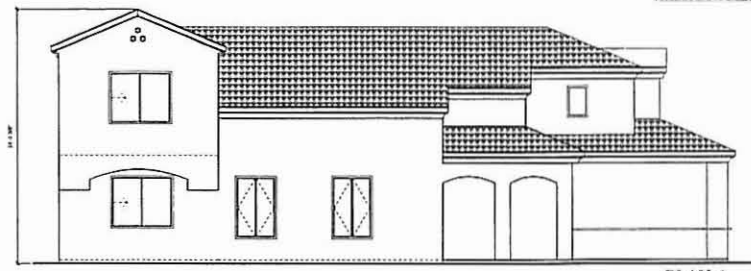


FIRST FLOOR
PLAN 1
SCALE: 1/4" = 1'-0"
1661.17 SQFT.

SEE SHEET A-2 FOR
PROJECT SUMMARY

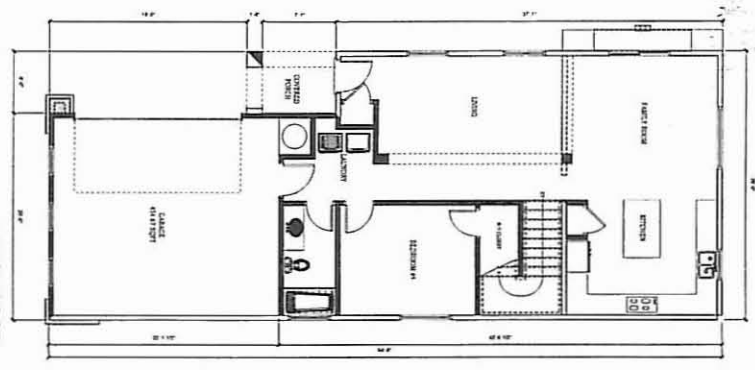


PLAN 1
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

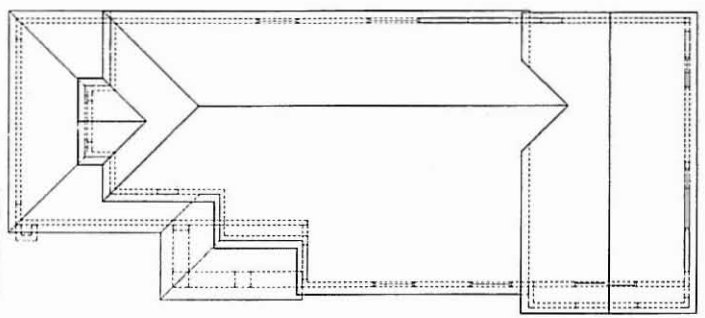


PLAN 1
ENTRY SIDE ELEVATION
SCALE: 1/4" = 1'-0"

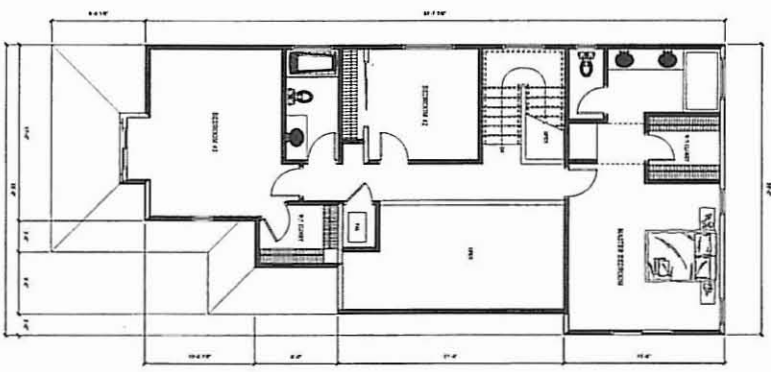
NO.	REV.	DATE
DRAWN BY: [Name]		
CHECKED BY: [Name]		



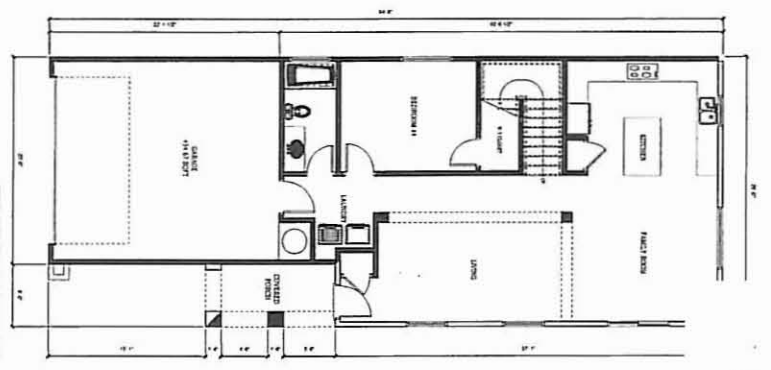
**FIRST FLOOR
PLAN 1A (ALTERNATIVE GARAGE)**
SCALE: 1/8" = 1'-0"
10/61/17 SQFT.



**ROOF PLAN
PLAN 1R (REVERSE)**
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN
PLAN 1R (REVERSE)**
SCALE: 1/8" = 1'-0"
11/56/17 SQFT.



**FIRST FLOOR PLAN
PLAN 1R (REVERSE)**
SCALE: 1/8" = 1'-0"
10/61/17 SQFT.

Lot Number	1	2	3	4	5	6	7	8	TOTAL
Plan Type	2 Alternative 1 Reverse 1 Standard 1 Reverse 1 Standard 2 Standard 2 Alternative 3 Reverse								
Style	Chickadee	Spanish	Chickadee	Chickadee	Chickadee	Spanish	Chickadee	Spanish	
First Floor Area	707/00	1,061/17	1,061/17	1,061/17	1,195/00	707/00	707/00	707/00	
Second Floor	1,504/25	1,105/17	1,105/17	1,105/17	1,190/00	1,504/25	1,504/25	1,504/25	
Multiple Area	2,191/25	2,216/34	2,216/34	2,216/34	2,381/00	2,191/25	2,191/25	2,191/25	15,527/7
Comp Area	402/00	434/67	434/67	434/67	404/67	402/00	402/00	402/00	3,666/64
Buildable Area	2,992/25	2,671/01	2,671/01	2,671/01	2,635/67	2,992/25	2,992/25	2,992/25	21,211/70
Resident Area	1,279/00	1,915/94	1,915/94	1,915/94	1,649/67	1,279/00	1,279/00	1,279/00	11,113/19

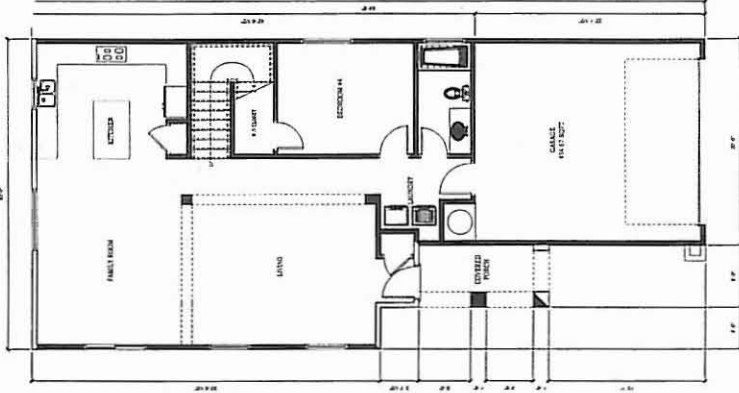
October 7, 2010 Project 2928
PRIMARY DESIGN
 4100 PASO DEL OCEANO SUITE D, LA JOLLA, CA 92037
 (619) 551-1223
IA & IR PLANS
A-2

Winnett Homes
 Southwest Corner of Federal Blvd. & Winnett St.
 2190 Winnett St.
 San Diego, CA 92114

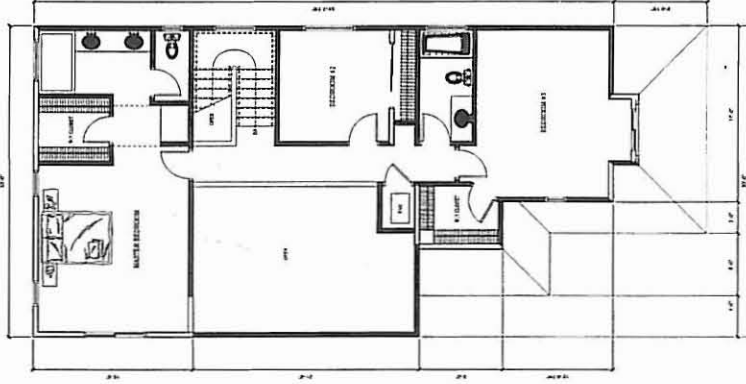
NO.	REV.	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Winnett Homes
Southwest Corner of Federal Blvd. & Winnett St.
2190 Winnett St.
San Diego, CA 92114

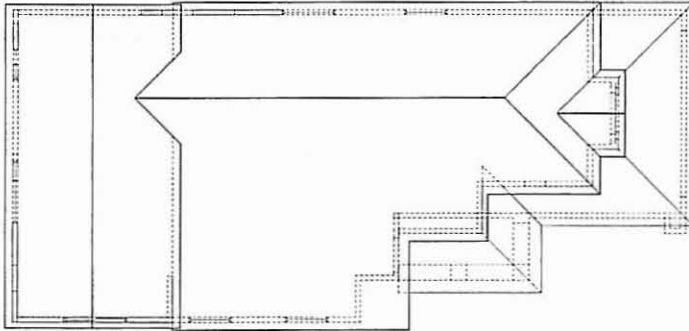
October 7, 2010
Project 2928
PRIMARY DESIGN
Winnett Homes, 2190 Winnett St., San Diego, CA 92114
IX PLAN
A-3



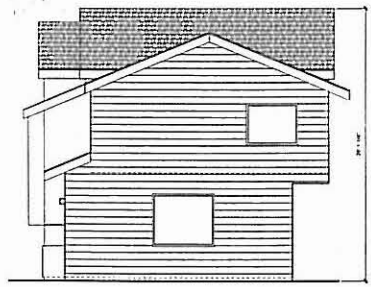
FIRST FLOOR
PLAN I-X
SCALE: 1/8" = 1'-0"
1/16" = 0.50 FT.



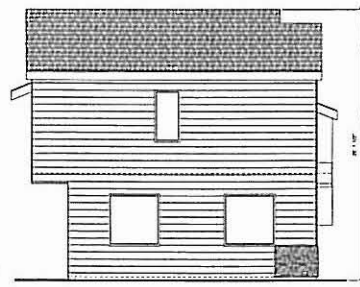
SECOND FLOOR
PLAN I-X
SCALE: 1/8" = 1'-0"
1/16" = 0.50 FT.



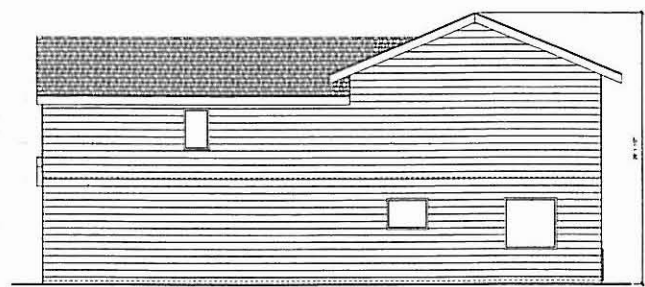
ROOF PLAN
PLAN I-X
SCALE: 1/8" = 1'-0"



PLAN 2
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



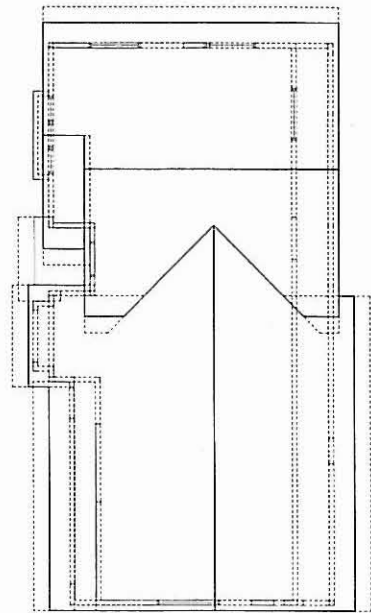
PLAN 2
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



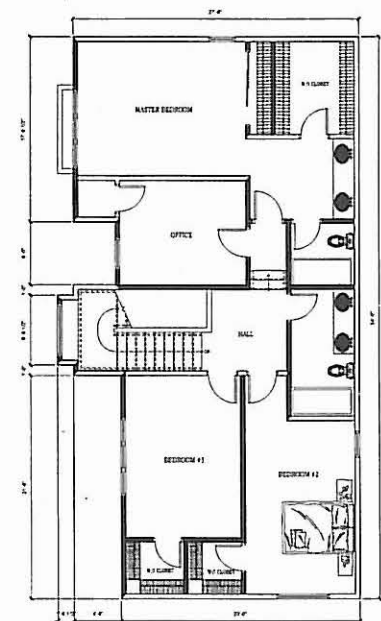
PLAN 2
REAR ELEVATION
SCALE: 1/8" = 1'-0"



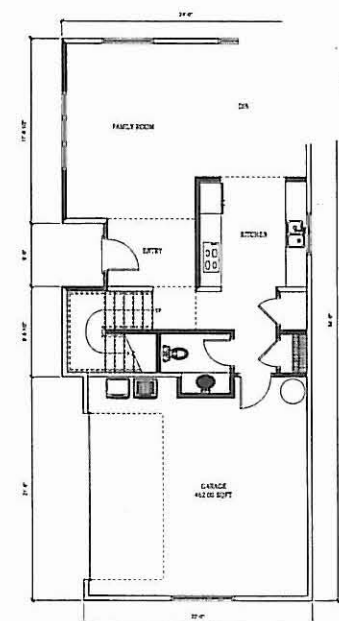
PLAN 2
ENTRY SIDE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
PLAN 2
SCALE: 1/8" = 1'-0"



SECOND FLOOR
PLAN 2
SCALE: 1/8" = 1'-0"
1364.25 SQFT.



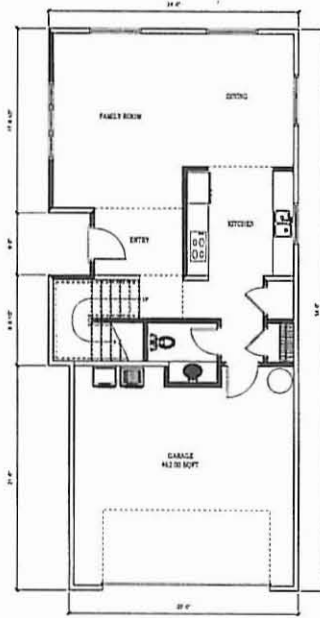
FIRST FLOOR
PLAN 2
SCALE: 1/8" = 1'-0"
767.00 SQFT.

NO.	DATE	DESCRIPTION

Winnett Homes
Southwest Corner of Federal Blvd. & Winnett St.
2190 Winnett St.
San Diego, CA 92114

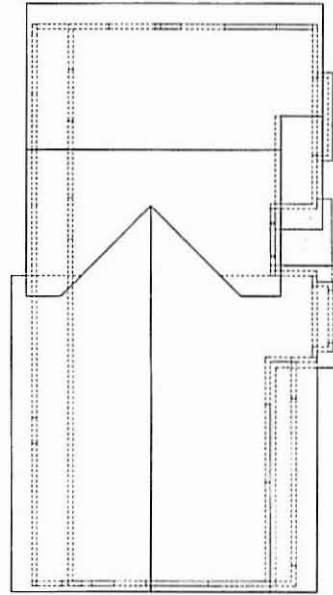
October 7, 2010
Project 9726
PRIMARY DESIGN
L. COASO SUPRE DE LA JOLLA, CA 92037
DATE: 08/12/10
Plan 2
A-4

Attachment 8
Architectural Plans
Sheet 5 of 5



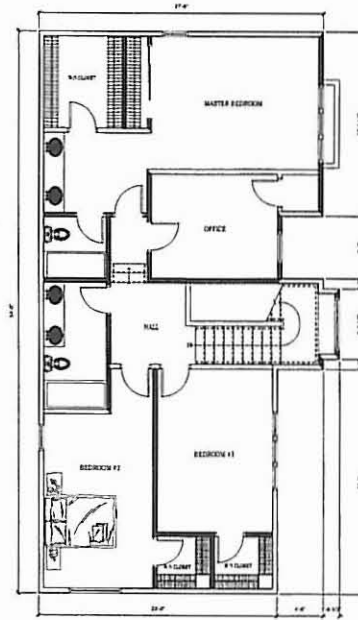
FIRST FLOOR
PLAN 2A (ALTERNATE GARAGE)

SCALE: $\frac{1}{4}'' = 1'-0''$
767.00 SQFT.



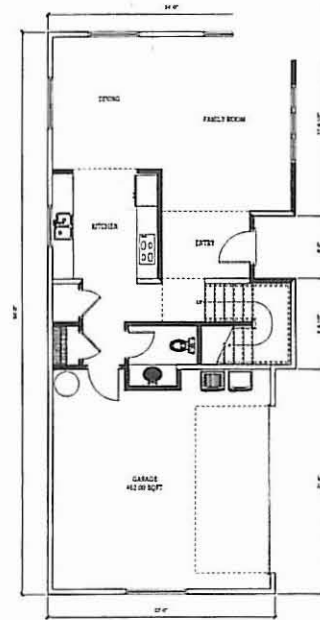
ROOF PLAN
PLAN 2R (REVERSE)

SCALE: $\frac{1}{4}'' = 1'-0''$



SECOND FLOOR
PLAN 2R (REVERSE)

SCALE: $\frac{1}{4}'' = 1'-0''$
1364.25 SQFT.



FIRST FLOOR
PLAN 2R (REVERSE)

SCALE: $\frac{1}{4}'' = 1'-0''$
767.00 SQFT.

NO.	DATE	DESCRIPTION

Winnett Homes
Southwest Corner of Federal Blvd. & Winnett St.
2190 Winnett St.
San Diego, CA 92114

December 7, 2010 Project 2523

PRIMARY DESIGN
1818 PALMVIEW, CARLSBAD, CA 92009
951.351.1231

2A & 2R PLANS

A-5

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23430685

PLANNED DEVELOPMENT PERMIT NO. 545089
SITE DEVELOPMENT PERMIT NO. 545091
WINNETT HOMES
[MMRP]
PLANNING COMMISSION

This Planned Development Permit No. 545089 and Site Development Permit No. 545091, is granted by the Planning Commission of the City of San Diego to ROGELIO F. PUNONGBAYAN and ELIZABETH PUNONGBAYAN, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 1519.0202, 126.0502, and 126.0602. The 2.85-acre site is located at the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 zone of the Southeastern San Diego Community Plan. The project site is legally described as lot 186 through 192 inclusive of Empire Addition to Encanto Heights according to Map No. 1254, filed in the office of the county recorder of San Diego county on April 26, 1910, except therefrom the south half of lot 187, the south half of the west half of lot 189 and the south half of lot 191. Also accepting therefrom those portions of lots 186 through 191 as described in the deed to the City of San Diego, record on March 19, 1996 as file No. 1996-0132809.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/ Permittee ROGELIO F. PUNONGBAYAN and ELIZABETH PUNONGBAYAN to construct eight detached single family dwellings on nine lots, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 10, 2011, on file in the Development Services Department.

The project shall include:

- a. The construction of eight single family dwelling units ranging in size from 2,131 square feet to 2,381 square feet nine separate lots;

b. Deviations to the following development regulations:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
2	None	30 feet
3	None	30 feet
4	None	30 feet
5	None	30 feet
7	None	30 feet

Lot Depth		
Lots	Proposed with	Required Depth
1	71 feet	95 feet

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking facilities;
- e. 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 SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC 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 Owner/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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If 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 proposed 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. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration NO. 153825 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified Mitigated Negative Declaration NO. 153825, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources
Noise
Palenontology

AFFORDABLE HOUSING:

14. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.) by paying an in-lieu fee.

ENGINEERING REQUIREMENTS:

15. The Site Development Permit and Planned Development Permit shall comply with the conditions of the final map for Tentative Map No. 545092.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 20-foot wide City standard driveway, on Winnett Street, per Standard Drawing G-14A, G-16 and SDG-100, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard sidewalk, along the project frontage on Winnett Street, per Standard Drawing G-7 and G-9, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City Standard curb ramp with truncated domes, at the southwest corner of the Federal Boulevard and Winnett Street intersection, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional right-of-way sufficient to provide a 15' curb to property line distance, concentric with the curb face, at the southwest corner of the Federal Boulevard and Winnett Street intersection, satisfactory to the City Engineer.

20. Prior to the issuance of any building permit, the Owner/Permittee shall provide pedestrian and vehicular access to Private Driveway "A" for 2150 & 2170 Winnett Street and a Shared Access Agreement for ingress and egress through Private Driveway "A" for said addresses. The Shared Access Agreement shall run with the land and the vehicular access shall be constructed with adequate driveway width to provide access to Private Driveway "A", satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a letter of permission from the adjacent property owners located at 2150 & 2170 Winnett Street or shall provide other authorization deemed acceptable by the City Engineer, to construct private improvements on said properties as shown on the Vesting Tentative Map #545092 (sheet 1 of 9).

22. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the trees, three-foot height wall, slopes, sidewalk underdrain, 24" RCP private stormdrain pipe, landscape and irrigation located within Federal Boulevard and Winnett Street rights-of-way, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

24. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

26. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map, is private and subject to approval by the City Engineer.

27. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a bonded grading 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. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

29. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

31. 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 Development Services Department for approval. Improvement plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

33. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a

minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to San Diego Municipal Code section 142.0403.

34. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

35. 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.

36. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

37. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

38. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each residential lot at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

39. Each dwelling unit shall comply with the requirements of the SESD-SF-5000 zone.

40. A topographical survey conforming to the provisions of the SDMC 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 regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

TRANSPORTATION REQUIREMENTS:

41. Project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

WASTEWATER REQUIREMENTS:

42. Prior to the approval of any building and/or public improvement permits, the Owner/Permittee shall provide CC&R's , satisfactory to the Director of Public Utilities for the operation and maintenance of private sewer facilities that serve more than one ownership.
43. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
44. All proposed private sewer facilities that serve more than one lot are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Accordingly, improvement drawings, and inspection by the Field Engineering Division will be required.
45. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
46. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities.

WATER REQUIREMENTS:

47. The Site Development Permit and Planned Development Permit shall comply with the conditions of the final map for the Winnett Homes Vesting Tentative Map No. 545092.

FIRE REQUIREMENTS:

48. The proposed single family dwellings located on lots 1-8 shall be equipped with residential fire sprinkler systems satisfactory to the Fire Marshal.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

Attachment 9
Draft Permit with Conditions

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 10, 2011.

Permit Type/PTS Approval No.: PDP No. 545089/SDP No. 545091
Date of Approval: March 10, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

By _____
ROGELIO F. PUNONGBAYAN

By _____
ELIZABETH PUNONGBAYAN

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

PLANNING COMMISSION
RESOLUTION NO. XXXXX
PLANNED DEVELOPMENT PERMIT NO. 545089
SITE DEVELOPMENT PERMIT NO. 545091
WINNETT HOMES PROJECT NO. 153825
[MMRP]

WHEREAS, ROGELIO F. PUNONGBAYAN and ELIZABETH PUNONGBAYAN, Owner/Permittee, filed an application with the City of San Diego for a permit to construct eight single family homes on individual lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 545089 and 545091), on portions of a 2.85-acre site;

WHEREAS, the project site is located on the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as lot 186 through 192 inclusive of Empire addition to Encanto Heights according to Map No. 1254, filed in the office of the county recorder of San Diego county on April 26, 1910 except therefrom the south half of lot 187, the south half of the west half of lot 189 and the south half of lot 1990. Also accepting therefrom those portions of lots 186 through 191 as described in the deed to the City of San Diego, record on March 19, 1996 as file No. 1996-0132809;

WHEREAS, on March 10, 2011, the Planning Commission of the City of San Diego considered Planned Development Permit No. 545089 and Site Development Permit No. 545091 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated March 10, 2011.

FINDINGS:

PLANNED DEVELOPMENT PERMIT FINDINGS- SECTION 126.0604:

1. **The proposed development will not adversely affect the applicable Land Use Plan.**

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed project is located on a hillside that has been previously graded due to the expansion of Federal Boulevard. One of the objectives in the Residential Element of the Southeastern San Diego Community Plan emphasize that new developments respect and preserve the housing character, scale, and

density of existing residential neighborhoods. The development reinforces this objective by adhering to the land use designation with the development of homes that maintain the bulk, scale, and style of the surrounding developments and in accordance with the Urban Design Guidelines of the Southeastern San Diego Community Plan. The project as proposed would include open space lot 9 that consists of an unbuildable landscaped slope facing Federal Boulevard and the active and passive recreation area in the center of the development. The park area would include a wood gazebo, seating areas, and active recreation equipment consistent with the recommendations of the Urban Design Guidelines. The Encanto Neighborhood element of the plan states that landscaping on both private and public land on both sides of Federal Boulevard should be improved. The proposed project will provide street trees along Federal Blvd and trees, shrubs and ground cover along the adjacent hillside in accordance with the city's landscape ordinance.

The lower density range for the site is 14 units where the project proposes eight. Due to the irregular shape of the site, variable topography, limited access, and drainage conditions, the project proposes a density below the minimum requirement for the land use designation. The Plan calls for the provision of low residential density development in areas where a low density residential development pattern exists. The proposed density will help create a design which reduces the amount of grading and the number of retaining walls necessary to support housing pads. This in turn supports the community plan's recommendation that grading be minimized and that natural topographic contours be maintained to the extent possible.

The proposed development will increase the number of single family dwelling units and will increase the regional housing supply. The proposed project will assist in preserving the neighborhood character by constructing a single-family development that will adhere to the Southeastern San Diego Community Plan's Residential Element. Allowing a density below the minimum range, together with a reduction in grading and in the extent of retaining walls utilized, will help facilitate the urban design goals of the Southeastern San Diego Community Plan. The project will provide infill housing similar to the surrounding community and generally conforming to the density and pattern of surrounding developments. Therefore, this project will not have an adverse affect on the applicable land use plan.

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

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

A Mitigated Negative Declaration was prepared for the project. The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the following areas:

- o Biological Resources, due to the impact of non-native grasslands and Diegan coastal sage scrub;

- o Paleontological Resources, due to the grading by excavating 8,000 cubic yards with 12,000 cubic yards of embankment and 4,000 cubic yards of import; and
- o Noise impacts due to lot 7 proximity to State Route 94 and having a noise level at 65 decibels or greater.

Implementation of these mitigation measures will avoid or mitigate the potentially significant environmental effects in accordance to the California Environmental Quality Act.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address storm water runoff requirements prior and subsequent to grading the site, landscaping, sewer and water facility requirements, and fire safety. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, 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.

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

Development of the proposed site will meet the required regulations and development criteria of the SF-5000 (Residential Single-Unit) zone in all areas except the following:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
2	None	30 feet
3	None	30 feet
4	None	30 feet
5	None	30 feet
7	None	30 feet

Lot Depth		
Lots	Proposed with	Required Depth
1	71 feet	95 feet

The project is requesting deviations due to site constraints created from steep manufactured slopes, limited access, existing developments surrounding the site, and an irregularly shaped lot. The site has unusual circumstances which are not of the making of the applicant. The irregular shape of the lot has

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resulted in hardship conditions and site constraints. The proposed development is situated on a steep manufactured hillside inaccessible from Federal Boulevard and a portion of Winnett Street. The contour of the land prohibits access on Federal Boulevard restricting the development to one private driveway on Winnett Street. In addition Federal Blvd. is designated as a major public-right-of-way further prohibiting access to the site. In order to obtain the proposed lots to be in conformance with the underlying zone, the newly created lots require the creation of a private drive off Winnett Street rather than a dedicated public right-of-way within the proposed development. Sidewalks and landscaping will be designed to public street standards.

Minor deviations to street frontage and lot width requirements have been incorporated into the project design due to the above mentioned site constraints. Three of the homes are adjacent to Federal Boulevard but access will be taken from the private drive. One lot will not meet the minimum lot depth but the proposed home will be placed to meet all required setbacks. Staff believes that the proposed homes achieve an architectural unity within the subdivision with the land development deviations. The proposed development further establishes a bulk and scale consistent with the Southeastern San Diego Planned District Ordinance avoiding massing of dwellings.

Because of the trapezoidal shape of the lot and steep manufactured slope, the site has physical constraints on design but affords maximum private/common open space, and varying setbacks of single family homes promoting visual interest. The proposed development is consistent with the design standards of the Planned Development Permit Ordinance, which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots.

The requested deviations are minor in scope and consistent with the Planned Development Ordinance. The development complies with all other land development requirements, therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed development will allow an increase in the number of single family dwelling units and will result in a development that is consistent with the Southeastern San Diego Community Plan by providing homes in the designated location on individual lots. The Southeastern San Diego Community Plan's goal is to maintain planned residential land use intensities to ensure conservation of neighborhood character. In addition, the project will increase the regional housing supply within walking distance to commercial developments, schools, and parks. Therefore, when considered as a whole the project will be beneficial to community.

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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 project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The property has site constraints created from limited access, steep manufactured slopes, an irregularly shaped lot, and existing developments surrounding the site. The site has unusual circumstances which are not of the making of the applicant. The irregular shape of the lot has created hardship conditions and site constraints. The proposed development is situated on a steep manufactured hillside inaccessible from Federal Boulevard and a portion of Winnett Street. The contour of the land prohibits access on Federal Boulevard, restricting the development to one private driveway for the proposed 8 homes on Winnett Street. In order to create a developable site, the newly created lots require the creation of a private drive off of Winnett Street rather than a dedicated public right-of-way within the proposed development. However, sidewalks and landscaping will be designed to public street standards.

The steep topography limits the developable area by 20-percent. The irregular shape of the site further restricts the size and shape of the lots resulting in five lots to deviating from street frontage and one from lot depth.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance, which requires a comparative analysis of the surrounding developments, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots. The project requires a minimum of 6,000 square feet of usable open space and 12,000 square feet of total open space. The project will provide approximately 22,200 square feet of usable open space within the front and back yard areas and approximately 2,200 square feet of common usable open space within the open space lot (lot 9). The project will also provide 72,800 square feet of total open space, which includes usable open space and passive open space areas. The proposed subdivision will have an average lot size of 12,025 square feet and an average home 2,194 square feet in floor area, consistent with the neighboring properties.

The Planned Development Permit allows 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. Staff can support the proposed deviations as the project conforms to the Southeastern San Diego Community Plan recommendations through sensitive design practices. The proposed project is consistent in density with the adjacent subdivision by providing one dwelling per lot. In addition, the project is proposing an infill design that will incorporate architectural elements that are characteristic of the existing developments in the neighborhood by providing one and two story single family homes with stucco exteriors.

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In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for residential developments and providing open space in excess of what is required. The project will provide additional housing stock for the community. The project is anticipated to visually enhance the site and neighborhood by constructing eight single family homes providing three and four bedrooms and two-car garages each. The homes will consist of two architectural styles to include a Spanish style home and a craftsman style home. The Spanish style houses will be constructed with stucco exteriors, concrete composite Spanish tile roofs, decorative stucco cornice eaves; Thick arch details, dual glazed vinyl windows, optional decorative Spanish or Mediterranean tile set into the gable ends. The craftsman style homes will be constructed with 6 inch siding (hardie planks), High profile asphalt composition roofs with four by four craftsman style rafter tails projecting 24-inches. The windows shall have 3 1/2 inch wood trim surrounding the vinyl dual glazed units. Gable ends shall have varied width grill pattern. There will be stone wainscoting and sloped walls resembling the elephantine style columns in the tradition. The proposed street trees and landscape will be consistent with the adjacent single family home.

The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve a developable site. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance. Therefore, the proposed development is 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. Therefore, the proposed development is 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.

Site Development Permit - Section 126.0504:

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

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed project is located on a hillside that has been previously graded due to the expansion of Federal Boulevard. One of the objectives in the Residential Element of the Southeastern San Diego Community Plan emphasize that new developments respect and preserve the housing character, scale, and density of existing residential neighborhoods. The proposed single family homes reinforces this objective by adhering to the allowed land use designation by developing homes that maintain the bulk, scale, and style of the surrounding developments and in accordance with the Urban Design Guidelines of the Southeastern San Diego Community Plan. The project as proposed would include open space lot 9 that subsumes the unbuildable landscaped slope facing Federal Boulevard and the active and passive

recreation area in the center of the development. The park area would include a wood gazebo, seating areas, and active recreation equipment in conformance with the Urban Design Guidelines. The Encanto

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Neighborhood element of the plan states that landscaping on both private and public land on both sides of Federal Boulevard should be improved. The proposed project will provide street trees along Federal Blvd and trees, shrubs and ground cover along the adjacent hillside in accordance with the city's landscape ordinance.

The minimum number of units for the site is 14 where the project proposes eight. Due to the irregular shape of the site, variable topography, limited access, and drainage conditions, the project proposes a density below the minimum requirement for the land use designation. The Plan calls for the provision of low residential density development in areas where a low density residential development pattern exists. The proposed density will help create a design which reduces the amount of grading and the number of retaining walls necessary to support housing pads. This in turn supports the community plan's recommendation that grading be minimized and that natural topographic contours be maintained to the extent possible.

The proposed development will allow an increase in the number of single family dwelling units and will increase the regional housing supply. The proposed project will assist in preserving the neighborhood character by constructing a single-family development that will adhere to the Southeastern San Diego Community Plan's Residential Element. Allowing a density below the minimum range, together with a reduction in grading and a decrease in the extent of retaining walls, will help facilitate the urban design goals of the Southeastern San Diego Community Plan. The project will provide infill housing similar to the surrounding community and generally conforming to the density and pattern of surrounding developments. Therefore this project will not have an adverse affect on the Community Plan.

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

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

An environmental analysis was conducted which determined that the proposed project could have a significant environmental effect in the following areas:

- o Biological Resources, due to the impact of non-native grasslands and Diegan coastal sage scrub;
- o Paleontological Resources, due to the grading by excavating 8,000 cubic yards with 12,000 cubic yards of embankment and 4,000 cubic yards of import; and
- o Noise impacts due to the proximity to State Route 94.

Implementation of these mitigation measures will avoid or mitigate the potentially significant environmental effects in accordance to the California Environmental Quality Act.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health,

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safety, and welfare of persons residing in the area. These conditions address storm water runoff requirements prior and subsequent to grading the site, landscaping, sewer and water facility requirements, and fire safety. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

Development of the proposed site will meet the required regulations and development criteria of the SF-5000 (Residential Single-Unit) zone in all areas except the following:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
2	None	30 feet
3	None	30 feet
4	None	30 feet
5	None	30 feet
7	None	30 feet

Lot Depth		
Lots	Proposed with	Required Depth
1	71 feet	95 feet

The project is requesting deviations due to site constraints created from steep manufactured slopes, limited access, existing developments surrounding the site, and an irregularly shaped lot. The site has unusual circumstances which are not of the making of the applicant. The irregular shape of the lot has resulted in hardship conditions and site constraints. The proposed development is situated on a steep manufactured hillside inaccessible from Federal Boulevard and a portion of Winnett Street. The contour of the land prohibits access on Federal Boulevard restricting the development to one private driveway on Winnett Street. In addition Federal Blvd. is designated as a major public-right-of-way further prohibiting access to the site. In order to obtain the proposed lots to be in conformance with the underlying zone, the newly created lots require the creation of a private drive off Winnett Street rather than a dedicated public

right-of-way within the proposed development. Sidewalks and landscaping will be designed to public street standards.

Minor deviations to street frontage and lot width requirements have been incorporated into the project design due to the above mentioned site constraints. Three of the homes are adjacent to Federal Boulevard but access will be taken from the private drive. One lot will not meet the minimum lot depth but the proposed home will be placed to meet all required setbacks. Staff believes that the proposed homes achieve an architectural unity within the subdivision with the land development deviations. The

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proposed development further establishes a bulk and scale consistent with the Southeastern San Diego Planned District Ordinance avoiding massing of dwellings.

Because of the trapezoidal shape of the lot and steep manufactured slope, the site has physical constraints on design but affords maximum private/common open space, and varying setbacks of single family homes promoting visual interest. The proposed development is consistent with the design standards of the Planned Development Permit Ordinance, which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots.

The requested deviations are minor in scope and consistent with the Planned Development Ordinance. The development complies with all other land development requirements therefore the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

- 1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The site contains environmentally sensitive lands in the form of coastal sage brush and non native grasslands. The property is completely disturbed having been previously graded as a result of the construction of the adjoining subdivisions and the construction of Federal Boulevard and Winnett Street public rights-of-way. The project would grade approximately 90 percent of the site. Mitigation measures are required to implement the project for potential impacts to biological and paleontological resources due to the presence of biological resources and the depth of grading proposed. These mitigation measures require that the applicant pay into the City of San Diego's acquisition fund and, that a certified paleontologist be present to monitor grading activities prior to, during and upon completion of grading activities. Therefore, the project would result in minimum disturbance to environmentally sensitive lands.

- 2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project proposes a subdivision for the development of eight single family homes and recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The site is surrounded by existing developments. A geological reconnaissance report prepared by East County Soil Consultation and Engineering concluded that the property is completely disturbed and contains no natural landforms. The report also states that the site is located in geologic hazard zone 52

which identifies the site has having a low geologic hazard. A Water Quality Technical Report was prepared for the project which reviewed drainage and water quality issues associated with the on-site development and the adjacent developments. The report concluded that the project would provide adequate drainage systems and Best Management Practices with respect to water quality. Therefore, the minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The subject site is not adjacent to environmentally sensitive lands, therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The City of San Diego has been incorporated into the Multiple Species Conservation Program [MSCP] Subarea Plan however, the subject property site is not within or adjacent to the Multiple Habitat Planning Area. The proposed development of a single family residence is not subject to the requirements of the MSCP Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The site is not adjacent to a public beach or local shoreline, therefore the proposed development will not contribute to the erosion of public beaches or adversely

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street.

The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

A Mitigated Negative Declaration was prepared for the project. The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the following areas:

- Biological Resources, due to the impact of non-native grasslands and Diegan coastal sage scrub;
- Paleontological Resources, due to the grading by excavating 8,000 cubic yards with 12,000 cubic yards of embankment and 4,000 cubic yards of import; and

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- o Noise impacts due to lot 7 proximity to State Route 94 and having a noise level at 65 decibels or greater.

A majority of the site supports non-native grassland vegetation. No sensitive plant species or sensitive animals were observed on the proposed project site. However, because the entire site is being graded, impacts to non-native grasslands and Diegan coastal sage scrub will occur. The project would mitigate for impacts to the non-native grassland and Diegan coastal sage scrub by paying into the City's Habitat Acquisition Fund.

Grading for the proposed project would require excavation and removal of approximately 8,000 cubic yards of cut material and would extend to depths of approximately 15 feet. Because of quantity and depth of grading, mitigation is required for paleontological resources by requiring a paleontological monitoring during grading and excavation activities.

The calculated overall noise level for the proposed outdoor use area on lot 11 is expected to be 65.5 dB(A) CNEL. Noise mitigation is required for lot 7 outdoor use through the installation of a 7'-6" high solid barrier wall.

Because of mitigation measures to the development, the project now avoids or mitigates the potentially significant environmental effects to biological and paleontological resources and noise related issues in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Southeastern San Diego Development Permit Findings

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

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed project is located on a hillside that has been previously graded due to the expansion of Federal Blvd. One of the objectives in the Residential Element of the Southeastern San Diego Community Plan emphasize that new developments respect and preserve the housing character, scale, and density of existing residential neighborhoods. The proposed single family homes reinforces this objective by adhering to the allowed land use designation by developing homes that maintain the bulk, scale, and style of the surrounding developments and in accordance with the Urban Design Guidelines of the Southeastern San Diego Community Plan. The project as proposed would include open space lot 9 that subsumes the unbuildable landscaped slope facing Federal Boulevard and the active and passive recreation area in the center of the development. The park area would include a wood gazebo, seating areas, and active recreation equipment in conformance with the Urban Design Guidelines. The Encanto Neighborhood element of the plan states that landscaping on both private and public land on both sides of Federal Boulevard should be improved. The proposed project will provide street trees along Federal

Bldv and trees, shrubs and ground cover along the adjacent hillside in accordance with the city's landscape ordinance.

The minimum number of units for the site is 14 where the project proposes eight. Due to the irregular shape of the site, variable topography, limited access, and drainage conditions, the project proposes a density below the minimum requirement for the land use designation. The Plan calls for the provision of low residential density development in areas where a low density residential development pattern exists. The proposed density will help create a design which reduces the amount of grading and the number of retaining walls necessary to support housing pads. This in turn supports the community plan's recommendation that grading be minimized and that natural topographic contours be maintained to the extent possible.

The proposed development will allow an increase in the number of single family dwelling units and will increase the regional housing supply. The proposed project will assist in preserving the neighborhood character by constructing a single-family development that will adhere to the Southeastern San Diego Community Plan's Residential Element. Allowing a density below the minimum range, together with a reduction in grading and a decrease in the extent of retaining walls, will help facilitate the urban design goals of the Southeastern San Diego Community Plan. The project will provide infill housing similar to the surrounding community and generally conforming to the density and pattern of surrounding developments. Therefore will not have an adverse affect on the Community Plan.

2. **The proposed development shall be compatible with existing and planned 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 project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed project is located on a hillside that has been previously graded due to the expansion of Federal Blvd. One of the objectives in the Residential Element of the Southeastern San Diego Community Plan emphasize that new developments respect and preserve the housing character, scale, and density of existing residential neighborhoods. The proposed single family homes reinforces this objective by adhering to the allowed density and use for the land use designation by developing homes that maintain the bulk, scale, and style of the surrounding neighbors. Homes to the west and south share a common design comprised of stucco, one and two-story structures. The proposed homes will maintain the same basic design but will include one and two story homes with stucco exterior. Another Encanto Neighborhood objective is to improve the landscaping on both private and public land on both sides of Federal Blvd. The proposed project will provide landscaping to Federal Blvd by providing street trees along Federal Blvd and trees, shrubs and ground cover to the adjacent hillside in accordance with the city's landscape ordinance.

The proposed development will allow an increase in the number of single family dwelling units and will increase the regional housing supply. The proposed project will assist in preserving the neighborhood character by constructing a single-family development that will adhere to the Southeastern San Diego

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Community Plan residential element. Therefore the proposed development shall be compatible with existing and planned 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.

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

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the following areas:

- o Biological Resources, due to the impact of non-native grasslands and Diegan coastal sage scrub;
- o Paleontological Resources, due to the grading by excavating 8,000 cubic yards with 12,000 cubic yards of embankment and 4,000 cubic yards of import; and
- o Noise impacts due to the proximity to State Route 94.

Because of mitigation measures required for this development, the project now avoids or mitigates the potentially significant environmental effects in accordance to the California Environmental Quality Act.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address storm water runoff requirements prior and subsequent to grading the site, landscaping, sewer and water facility requirements, and fire safety. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

Development of the proposed site will meet the required regulations and development criteria of the SF-5000 (Residential Single-Unit) zone in all areas except the following:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
2	None	30 feet
3	None	30 feet
4	None	30 feet
5	None	30 feet
7	None	30 feet

Lot Depth		
Lots	Proposed with	Required Depth
1	71 feet	95 feet

The project is requesting deviations due to site constraints created from steep manufactured slopes, limited access, existing developments surrounding the site, and an irregularly shaped lot. The site has unusual circumstances which are not of the making of the applicant. The irregular shape of the lot has created hardship conditions and site constraints. The proposed development is situated on a steep manufactured hillside inaccessible from Federal Boulevard and a portion of Winnett Street. The contour of the land prohibits access on Federal Boulevard restricting the development to one private driveway for the proposed 14 homes on Winnett Street. In addition Federal Blvd. is designated as a major public-right-of-way further prohibiting access to the site. In order to obtain the proposed lots to be in

conformance with the underlying zone, the newly created lots require the creation of a private drive off Winnett Street rather than a dedicated public right-of-way within the proposed development. Sidewalks and landscaping will be designed to public street standards.

Minor deviation to street frontage and lot width has been incorporated into the project design due to the above mentioned site constraints. Street frontage is inhibited due the array of site constraints listed above. All the homes will not front a public street. Three of the homes are adjacent to Federal

Boulevard but access will be taken from the private drive. On lot will be not meet the minimum lot depth but the proposed home will be placed to meet all required setbacks. Staff believes that the proposed homes achieve an architectural unity within the subdivision with the land development deviations. The proposed development further establishes a bulk and scale consistent with the Southeastern San Diego Planned District Ordinance avoiding massing of dwellings.

Because of the trapezoidal shape of the lot and steep manufactured slope, the site has physical constraints on design but affords maximum private/common open space, and varying setbacks of single family homes promoting visual interest. The efficient use of all space directly relates to the land area available for development of dwelling units. The proposed development is consistent with the design standards of the Planned Development Permit Ordinance, which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots.

The requested deviations are minor in scope and consistent with the Planned Development Ordinance. The development complies with all other land development requirements. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Draft Permit Resolution with Findings

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 545089 and Site Development Permit No. 545091 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 545089 and Site Development Permit No. 545091, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: March 10, 2011

Job Order No. 23430685

cc: Legislative Recorder, Planning Department

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 545092
WINNETT HOMES- PROJECT NO. 153825 [MMRP]

WHEREAS, ROGELIO F. PUNONGBAYAN and ELIZABETH PUNONGBAYAN, Subdivider, and MYLES COOPER, engineer, submitted an application to the City of San Diego for a Vesting Tentative map Map No. 545092. The project is located at the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 zone of the Southeastern San Diego Community Plan. The project site is legally described as lot 186 through 192 inclusive of empire addition to Encanto Heights according to Map No. 1254, filed in the office of the county recorder of San Diego county on April 26, 1910, except therefrom the south half of lot 187, the south half of the west half of lot 189 and the south half of lot 1990. Also accepting therefrom those portions of lots 186 through 191 as described in the deed to the City of San Diego, record on March 19, 1996 as file No. 1996-0132809.; and

WHEREAS, the Map proposes the Subdivision of a 2.85- acre into nine lots; and

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

WHEREAS, on March 10, 2011, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 545092, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 545092:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed project is located on a hillside that has been previously graded due to the expansion of Federal Blvd. One of the objectives in the Residential Element of the Southeastern San Diego Community Plan emphasize that new developments respect and preserve the housing character, scale, and density of existing residential neighborhoods. The proposed single family homes reinforces this objective by adhering to the allowed land use designation by developing homes that maintain the bulk, scale, and style of the surrounding developments and in accordance with the Urban Design Guidelines of the Southeastern San Diego Community Plan. The project as proposed would include open space lot 9 that subsumes the unbuildable landscaped slope facing Federal Boulevard and the active and passive recreation area in the center of the development. The park area would include a wood gazebo, seating areas, and active recreation equipment in conformance with the Urban Design Guidelines. The Encanto Neighborhood element of the plan states that landscaping on both private and public land on both sides of Federal Boulevard should be improved. The proposed project will provide street trees along Federal Blvd and trees, shrubs and ground cover along the adjacent hillside in accordance with the city's landscape ordinance.

The minimum number of units for the site is 14 where the project proposes eight. Due to the irregular shape of the site, variable topography, limited access, and drainage conditions, the project proposes a density below the minimum requirement for the land use designation. The Plan calls for the provision of low residential density development in areas where a low density residential development pattern exists. The proposed density will help create a design which reduces the amount of grading and the number of retaining walls necessary to support housing pads. This in turn supports the community plan's recommendation that grading be minimized and that natural topographic contours be maintained to the extent possible.

The proposed development will allow an increase in the number of single family dwelling units and will increase the regional housing supply. The proposed project will assist in preserving the neighborhood character by constructing a single-family development that will adhere to the Southeastern San Diego Community Plan's Residential Element. Allowing a density below the minimum range, together with a reduction in grading and a decrease in the extent of retaining walls, will help facilitate the urban design goals of the Southeastern San Diego Community Plan. The project will provide infill housing similar to the surrounding community and generally

conforming to the density and pattern of surrounding developments. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

Development of the proposed site will meet the required regulations and development criteria of the SF-5000 (Residential Single-Unit) zone in all areas except the following:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
2	None	30 feet
3	None	30 feet
4	None	30 feet
5	None	30 feet
7	None	30 feet

Lot Depth		
Lots	Proposed with	Required Depth
1	71 feet	95 feet

The project is requesting deviations due to site constraints created from steep manufactured slopes, limited access, existing developments surrounding the site, and an irregularly shaped lot. The site has unusual circumstances which are not of the making of the applicant. The irregular shape of the lot has created hardship conditions and site constraints. The proposed development is situated on a steep manufactured hillside inaccessible from Federal Boulevard and a portion of Winnett Street. The contour of the land prohibits access on Federal Boulevard restricting the development to one private driveway for the proposed 14 homes on Winnett Street. In addition Federal Blvd. is designated as a major public-right-of-way further prohibiting access to the site. In order to obtain the proposed lots to be in conformance with the underlying zone, the newly created lots require the creation of a private drive off Winnett Street rather than a dedicated public right-of-way within the proposed development. Sidewalks and landscaping will be designed to public street standards.

Minor deviation to street frontage and lot width has been incorporated into the project design due to the above mentioned site constraints. Street frontage is inhibited due the array of site constraints listed above. All the homes will not front a public street. Three of the homes are adjacent to Federal Boulevard but access will be taken from the private drive. On lot will be not meet the minimum lot depth but the proposed home will be placed to meet all required setbacks. Staff believes that the proposed homes achieve an architectural unity within the subdivision with the land development deviations. The proposed development further establishes a bulk and scale consistent with the Southeastern San Diego Planned District Ordinance avoiding massing of dwellings.

Because of the trapezoidal shape of the lot and steep manufactured slope, the site has physical constraints on design but affords maximum private/common open space, and varying setbacks of single family homes promoting visual interest. The proposed development is consistent with the design standards of the Planned Development Permit Ordinance, which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots.

The requested deviations are minor in scope and consistent with the Planned Development Ordinance. The development complies with all other land development requirements. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The minimum number of units for the site is 14 where the project proposes eight. Due to the irregular shape of the site, variable topography, limited access opportunities, and drainage conditions, the project proposes a density below the minimum requirement for the land use designation. The Plan calls for the provision of low residential density development in areas where a low density residential development pattern exists. The plan also states that development should conform to the scale and pattern of surrounding development. The proposed density will help create a design which reduces the amount of grading and the requirement to build retaining walls to support housing pads. This in turn supports the community plans recommendation that grading be minimized and that natural topographic contours be maintained to the extent possible.

The proposed project will assist in preserving the neighborhood character by constructing a single-family development that will adhere to the Southeastern San Diego Community Plan residential element. Allowing a density below the minimum requirement, coupled with a

reduction in grading and a decrease in the extent of retaining walls, will help better achieve the urban design goals of the Southeastern San Diego Community Plan while providing infill housing similar to the surrounding community and generally conforming to the density and pattern of surrounding developments. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The Vesting Tentative Map requires public right-of-way improvements including new driveways and new sewer and water laterals. The Tentative Map was reviewed by the City of San Diego for conformance to the Land Development regulations, California Building Code, and Land Use Policies. The Tentative Map included a review for compliance towards storm water runoff requirements during and after construction. The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the areas of Biological Resources, Paleontological Resources, and Noise. Because of mitigation measures required for this development, the project now avoids or mitigates the potentially significant environmental effects in accordance to the California Environmental Quality Act.

Runoff from the site flows north to existing storm drains in Federal Boulevard then into Chollas Creek and into San Diego Bay. The project proposes to direct the majority of runoff into planters, grass-lines swales, and or landscaping before going into yard drains or desilting basins. Biofiltered runoff would then release into the existing Federal Boulevard system. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the areas of Biological Resources, Paleontological Resources, and Noise impacts due to lot 7 proximity to State Route 94 and having a noise level at 65 decibels or greater. Because of mitigation measures required for this development, the project now avoids or mitigates the potentially significant environmental effects in accordance to the California Environmental Quality Act.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address storm water runoff requirements prior and subsequent to grading the site, landscaping, sewer and water facility requirements, and fire safety. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The proposed subdivision would maintain existing access easements to include driveway and utility easements to connect off-site parcels and slope easements in favor of the City of San Diego, San Diego Gas & Electric Public Utility, and Community Access Television (CATV) system easement. Proposed easements include a recreation easement used for active recreation to include a tot lot, wooden gazebo area, walking paths and landscaping and a non-building able easement reserved for passive recreation and landscaping. The Final Map ensures the easements listed above are remaining so that public access to utilities are ensured. Implementation of the Final Map requires improvements to sidewalks, driveways, and a storm drains. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The project does not currently propose passive or natural heating opportunities. However, the potential and opportunity to implement sustainable building techniques during building permit review that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs exist. Additionally, heating and cooling techniques may be accomplished by the planting of large broad leaf deciduous trees. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes a subdivision for the development of eight single family homes and a lot reserved for recreational uses on a site located at the southwest corner of Federal Boulevard and Winnett Street. The project site is located in the Encanto Neighborhood of the Southeastern San Diego Community which designates the project site as Residential at a density range of 5-10 dwelling units per acre (du/ac) which translates to 14-29 du/ac units on the 2.85-acre site.

The residential designation within the Southeastern San Diego Community Plans allows a maximum of 28 and a minimum of 14 homes to be constructed on the proposed site. However, due to the irregular shape of the site, variable topography, the existing low residential development pattern, and drainage conditions the number of homes for the site is eight units. The proposed project's use does not adversely affect the goals and objectives of the community plan. This proposed project is required to comply with the inclusionary housing requirements, which are conditions of the proposed Tentative Map, Site Development Permit, and Planned Development Permit. The applicant has chosen to pay in-lieu fees due at the issuance of a building permit in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance.

The site is currently vacant. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. The decision maker has determined that the provision of eight additional residential units to the community and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of

shopping, and essential services and recreation in the nearby developed urban area. Therefore, those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the two additional residential units would assist the housing needs of the Southeastern San Diego Community.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 545092 hereby granted to subject to the

By

William Zounes
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 23430685

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 545092, WINNETT HOMES-
PROJECT NO. 153825 (MMRP)

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire March 10, 2014.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 545089 and Site Development Permit No. 545091.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.) by paying an in-lieu fee.

ENGINEERING

7. 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.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
11. The Final Map shall comply with the provisions of the Planned Development Permit No. 545089 and Site Development Permit No. 545091.

MAPPING

12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "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."

14. The 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.

WATER

15. Prior to the issuance of any construction permit, the subdivider shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway within the Winnett Street and Federal Boulevard right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
16. Prior to the issuance of any construction permit, the subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Director of Public Utilities, the City Engineer.
17. Prior to the issuance of any certificates of occupancy, the subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. All on-site fire hydrants shall be private.
18. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

19. All on-site water facilities shall be private including domestic, fire and irrigation systems.
20. The Subdivider shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

WASTE WATER:

21. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
22. All proposed private sewer facilities that serve more than one lot are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Accordingly, improvement drawings, and inspection by the Field Engineering Division will be required.
23. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

LANDSCAPE:

24. Prior to the recordation of the parcel map, the Owner/Subdivider shall submit complete landscape construction documents, including plans, details, and specifications (including a permanent automatic irrigation system unless otherwise approved), for the required right-of-way improvements and revegetation of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. The landscape construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. The Owner/Subdivider shall assure by permit and bond the installation of landscaping per landscape construction documents.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited

Attachment 12
Draft Tentative Map Conditions

to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 23430685

Project No. 153825
TM No. 545092

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP
MINUTES OF MEETING**

Date: March 15, 2010

1. CALL TO ORDER/INTRODUCTIONS: At: p.m. 6:45 p.m. by: KGriffee

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Betty Cherry		At Large	Roman de Salvo	X
Broadway Hghts	Maxine Sherard	X	At Large		
Chollas View	Ardelle Matthews	X	At Large	Kathy Griffee	X
Emerald Hills	Henry Merritt	X	At Large	Francine Maxwell	
Encanto-North	Gladys Knight		At Large	Roz King	
Encanto-South			At Large	Greg Morales	
Lincoln Park	Dorothy James	X	At Large	Derryl Williams	X
Valencia Park			At Large	Marry Young	X

City Department	Name	Here?	Dept	Name	Here?
Planning	Karen Bucey	X	4 th Dist	Bruce Williams	X

Number of Visitors: 12 Sign-in Sheet on file: Yes

A. Lots Federal Blvd (Winnett Homes Project No. 153825) Action

Presenter: Myles Trooper CEA Engineering

Information provided at the meeting: project previously heard in 2007-plans adjusted to address neighbors concerns, number of homes decreased to 8, larger in square footage and larger lots, one lot will be recreational-benches, play equipment versus basketball court. Area is not a wetland.

Discussion/Comments: No community input at time of presentation, group discussed tabling of vote until community notified and feedback obtained. K. Bucey explained notification process for residents w/in 300 feet of development. PG members commented number of houses significantly reduced per community feedback.

MM to approve as presented D. Williams S: R. deSalvo V: 8-0-0



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Attachment 14 Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other South Eastern San Diego

Development Permit

Project Title

Project No. For City Use Only

Winnett Homes

153825

Project Address:

2190 Winnett St., 6137 Federal Blvd.

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: 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. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Roger Punongbayan Trust

Owner Tenant/Lessee Redevelopment Agency

Street Address:

813 Osage Street

City/State/Zip:

San Diego, CA. 92114

Phone No:

(619) 589-0713

Fax No:

(619) 466-4153

Signature:

Roger Punongbayan

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

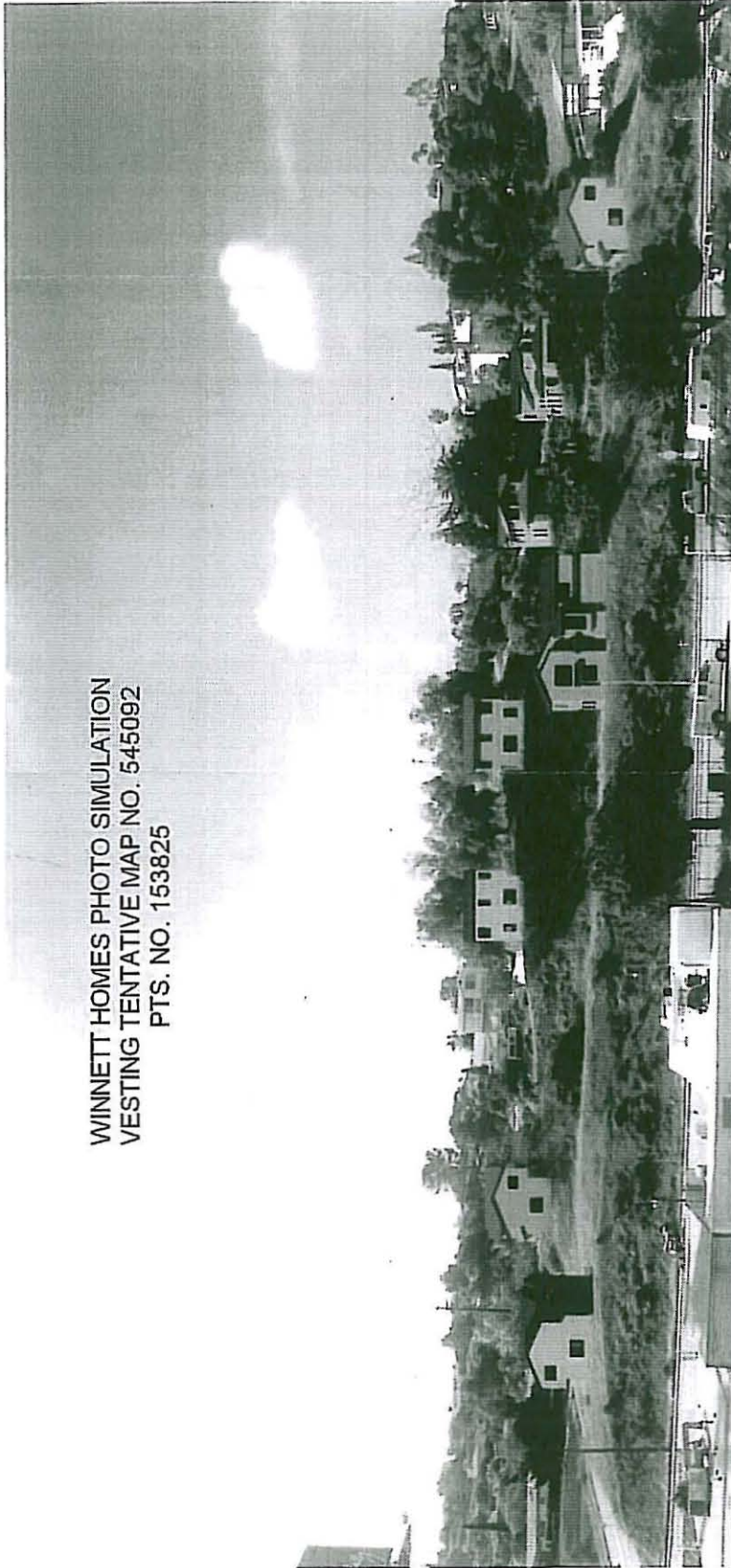
Date:

DEVELOPMENT SERVICES
Project Chronology
Winnett Homes
Project No. 153825

Date	Action	Description	City Review Time	Applicant Response
7/1/08	First Full Submittal	Project Deemed Complete & distributed		
8/13/08	First Submittal Assessment Letter out		43 days	
9/14/09	Second Full submittal In	Normal Submittal		396 days from First Assessment Letter
10/15/09	Second Full Submittal Assessment Letter out		31 days	
4/22/10	Third Full submittal In	Normal Submittal		189 days from First Assessment Letter
6/11/10	Third Full Submittal Assessment Letter out		50 days	
8/12/10	Fourth Full submittal In	Normal Submittal		62 days from First Assessment Letter
12/16/10	Fourth Full Submittal Assessment Letter out		126 days	
3/10/11	Planning Commission Public Hearing		84 days	
TOTAL STAFF TIME**			11 months 4 days	
TOTAL APPLICANT TIME**				21 month 17 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	32 months, 21 days	

**Based on 30 days equals to one month.

WINNETT HOMES PHOTO SIMULATION
VESTING TENTATIVE MAP NO. 545092
PTS. NO. 153825



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PTS. NO. 153825

