

**EXHIBIT  
DOTI POINT  
OPEN SPACE/USABLE OPEN SPACE TABLE**

<b>LOT</b>	<b>LOT AREA</b>	<b>OPEN SPACE PER LOT</b>	<b>USABLE OPEN SPACE PER LOT</b>	<b>TOTAL USABLE OPEN SPACE</b>
<b>1</b>	5,379.5	2,832.5	2,534.9	2,534.9
<b>2</b>	6,914.3	5,159.7	1,844.7	1,844.7
<b>3</b>	6,329.0	4,722.0	1,647.5	1,647.5
<b>4</b>	6,135.2	4,494.0	1,967.8	1,967.8
<b>5</b>	6,677.9	5,063.7	2,226.8	2,226.8
<b>6</b>	6,522.8	4,881.2	1,678.3	1,678.3
<b>7</b>	6,845.3	5,218.6	1,815.3	1,815.3
<b>8</b>	6,861.9	5,239.5	2,098.6	2,098.6
<b>9</b>	6,813.6	5,191.0	2,104.7	2,104.7
<b>10</b>	6,008.3	4,383.1	1,801.4	1,801.4
<b>11</b>	6,034.6	4,254.3	2,772.0	2,772.0
<b>12</b>	6,590.9	4,873.9	2,920.2	2,920.2
<b>13</b>	9,683.6	7,883.0	3,622.8	3,622.8
<b>14</b>	14,129.5	10,383.8	6,412.2	6,412.2
<b>Parkette</b>	2,200.0		2,200.0	2,200.0
<b>TOTAL</b>	<b>103,124.2</b>	<b>74,592.7</b>	<b>37,692.5</b>	<b>37,692.5</b>

## DOTI POINT LOT DEPTH DEVIATION

Lot	Lot Depth Requested (average)	Required Lot Depth	Difference
3	79 feet	95 feet	16 feet
4	92 feet	95 feet	3 feet
5	94 feet	95 feet	1 foot
6	90 feet	95 feet	5 feet
10	76.5 feet	95 feet	18.5 feet
11	85 feet	95 feet	10 feet

<b>DOTI POINT VIEWS</b>						
<b>PLANTABLE RETAINING WALL ANALYSIS</b>						
<b>LOT</b>	<b>LENGTH OF WALL (FEET)</b>	<b>HEIGHT (FEET)</b>		<b>WIDTH OF HOUSE (FEET)</b>	<b>LENGTH of WALL VISIBLE FROM WENDY WAY</b>	
		<b>MAX</b>	<b>MIN</b>		<b>WEST SIDE (FEET)</b>	<b>EAST SIDE (FEET)</b>
<b>3</b>	56	10	7	50	5	22
<b>4</b>	65	8	2	50	14	6.1
<b>5</b>	70	8	7	50	5.7	15
<b>6</b>	73	10	8	50	15	6.4
<b>7</b>	73	10	6	50	5	18
<b>8</b>	65	8	8	50	18	5.9
<b>9</b>	69	10	9	50	8.5	15
<b>cul-de-sac (Lot 2)</b>	80	12	4	--	--	---
<b>Parkette (Lot A)</b>	119	10	8	--	--	--

Summary of the Skyline-Paradise Hills Planning Committee  
Recommendations for Project No. 1481 as outlined in PC Report  
05-038.

1- August 10, 1999 - Outcome: Deny the project (5-2-2)

2- February 13, 2001 - Outcome: Deny the project (9-1)

Note: This was a new vote, not a reconsideration of the prior vote, due to the fact that the project was revised to include the Planned Infill Residential Development Permit (PIRD). Staff required the submittal of a PIRD application and supporting documentation to verify that the project would be consistent with the design guidelines and criteria for PIRDs. These guidelines addressed project design concepts, information on existing conditions, and compatibility with the neighborhood.

3- July 9, 2002 - Outcome: Deny the project (10-0)

Note: This was a new vote, not a reconsideration of the prior vote. The applicant included detailed architectural plans (exterior elevations and floor plans) as part of the full submittal package for staff's and the community planning group's review. Therefore, the project was again presented to the group for a new vote.

4- November 9, 2004 -Outcome: Continue the item to allow the neighbors the opportunity to meet with applicant to address their concerns (12-0-0). Note: The purpose of the November meeting was to obtain a new vote in support of the project since substantial revisions had been made since the previous July of 2002 action. The project revisions included the addition of a recreation area on-site, front yard landscaping/automatic irrigation, and additional street trees.

5 – February 8, 2005 – Outcome: Deny the project (10-3)

6 – June 13, 2008 – Outcome: Deny the project 10-0

SKYLINE-PARADISE HILLS PLANNING COMMITTEE  
MINUTES

Meeting: February 13, 2001  
Called to order 7:05 p.m.

Agenda Additions: Letter addressing Need for Building Fund for New Paradise Hills Library

Announcements:

- Ken Courtney – Reo Drive Business District has been cleaned up considerably.

Minutes:

M/S/C – Courtney/Carrol to accept as mailed

Treasurer's Report:

January 9, 2001 – No deposits or distributions – Balance \$400.92  
February 13, 2001 – No deposits or distributions – Balance \$400.92  
M/S/C – Hutcherson/Carrol to accept report

Presentations:

- Council Office – Luis Natividad
  - Drug activity reported on Marmil Street
  - Grocery store on Deep Del and Paradise Valley road in code violation
  - Marmil road humps - Providing request meets all criteria, may be approved. To be further addressed as part of agenda action items.
  - Lower Patomac erosion repair.
  - 3 people hired to represent 8<sup>th</sup> District
  - Requests made to Council Office. Heavy graffiti reported on Doriano, east of Jamie and traffic light on Woodman. Slow-down signs also requested.
- Planning – Lara Evans
  - Next Community Orientation Workshop June 9<sup>th</sup> 8:30 – 12:30

Action Items:

- Report of Nominating Committee – Chair will contact the Olsons – Slate should be listed on March Agenda.
  - Consent items – Letters 1) Proposed tree removals, 2) Proposed Peter Pan road humps, 3) Proposed Marmil road humps, 4) Manzana Way traffic calming, 5) Left turn lane-Jamacha/Lincoln, 6) Paradise Mesa Water Tank design, 7) Letter for Building Fund for Paradise Hills Library – M/S/C – Florence/English to accept letters as written.
- Doti Point Views – Jo MacKenzie, Land Planning Consultant representing property owner presented description of property and building plans. Following discussion with committee members and residents M/S/C – Romero/Courtney to oppose project without recommendations.

Meeting adjourned.

Respectfully submitted:

Cathy Ramsey, Secretary

Guy Preuss, Chair

# Skyline-Paradise Hills Planning Committee

ATTACHMENT 12

You can *finally* make a difference!

Paradise Hills Recreation Center  
6610 Potomac St.  
San Diego, CA 92139  
PHONE: 479-6986 (MSG)

2

14 FEBRUARY 2001

TO: PROJECT MANAGER, SANDRA TEASLEY, PLANNING & DEVELOPMENT  
REVIEW, 1222 FIRST AVENUE, MS. 501, SAN DIEGO, CA 92101

SUBJ: SF 96003012 PLAN 1 DOTJ POINT VIEWS TR, COMMITTEE  
RECOMMENDATIONS

REF: (A) SKYLINE PARADISE HILLS LTR 10AUG99, ENCLOSED  
(B) SANDRA TEASLEY/JO MACKENSIE LTR 11FEB01

1. This project was reviewed for the second time at the regularly scheduled and noticed meeting of the Planning Committee on 13 February 2001. It was previously reviewed on 10 August 1999. Please see reference (A) enclosed for the findings at that time.

2. The neighbors remain opposed to this project due to perceptual concerns with child safety created by traffic issues. Other concerns dealt with importation of soil for roadway construction, street scaping and lack of sufficient play areas for children. Some questions were also raised regarding the construction, reconstruction of necessary sewer lines.

3. In reviewing the project and the packet of information recieved the Planning Committee noted no changes from the proposal reviewed on 10 August 1999. And it appears that none of the community's or committee's concerns raised in our letter (reference (A)) were addressed. That letter is enclosed for review again.

4.a. During the presentation on 13 February some give and take was observed. The applicant indicated a willingness to install full length sidewalks on both sides of Wendy Way (The new street), if the roadway surface was reduced from 34 feet curb to curb to 28 feet curb to curb. This change would be a welcome pedestrian safety improvement, ideally both sidewalks would be five feet in width, with the house side having a parkway of 3 feet for street tree plantings.

b. On the question of street trees the applicant indicated they would be planted, but was not encouraging when asked if individual dwelling unit timed irrigation systems would be installed concurrent with construction. In order to ensure viability of a treed street scape (which studies have shown to calm traffic) such a system should be


installed when the houses are constructed. And Drew Potocki, Urban Forester, MS 44, Chollas Operations Station, 2781 Caminito Chollas, San Diego, CA, 92105 (phone: 527-5486) be contacted for advise on the appropriate trees for this site.

c. A repeated concern with the radius of the Cul-de-Sac was raised. Previously the community and the committee objected to the planned reduction from the city standard for 50 feet to a 35 foot radius. Reference (B) pages 4 and 5 cite two differing radius measurements, 35 foot in para. VI.A. and 40 foot in para. VI.E. If the Fire Department is satisfied that the risk, with a less than standard turn-around, to its personnel, or the residents on this street, is not a worry, then the committee could probably go along (wondering why the 50 foot radius requirement in the first place). But we would prefer 50 feet, and if that isn't possible be accepting of the city's 40 foot vice 35 foot turning radius.

d. A possible solution to the community's desire for some sort of play area was suggested by the committee. The applicant was asked if it was possible to narrow each lot by about five feet to provide a "TOT" lot or "Bench" park. The response was negative. Next the committee asked if it was possible to leave out one house, as done in "Kentlands," MD and "Celebration," FL. The applicant again replied in the negative (surprise!) with the comment that the city couldn't accept such a small park. It should be noted that within twelve blocks of this project Paradise Hills does have such a small green space left open by a developer in the late 1970's, so it can be done, and has been done before. Inclusion of such a park would make this project a lot easier pill for the neighbors to accept, not to mention becoming a better design overall.

5. Finally after a lengthy discussion period, during which all community members present were afforded time to ask questions of the applicant or make statements of concern the Planning Committee voted to oppose this project by a vote of 9 to 1, no abstentions, chair not voting.

6. In closing, the chair notes that with infill projects such as this, which require variances of city standards to make buildable lots out of unbuildable lots, it is difficult to understand why the applicants are so resistant to community desires. After all the city actually creates wealth for the applicant by granting variances of the standards. If the standards were not in place the underlying land would have had houses built upon it when the houses on the surrounding streets were built.

  
Guy Preuss, Chair

Copy to:  
Deputy Mayor George Stevens

# Skyline-Paradise Hills Planning Committee

ATTACHMENT 12

You can finally make a difference!

Paradise Hills Recreation Center  
6610 Potomac St.  
San Diego, CA 92139

10 AUGUST 1999 MEETING

TO: PROJECT MANAGER - SANDRA TEASLEY

SUBJ: COMMITTEE RECOMMENDATIONS ICO JOB ORDER#99-0658  
TENTATIVE MAP APPLICATION AT DOTTIE POINT  
COMMITTEE RECOMMENDATIONS

DISAPPROVE AS SUBMITTED BY A VOTE OF 5 IN FAVOR, TWO  
OPPOSED, TWO ABSTENTION. CHAIR NOT VOTING

The rationale for the above disapproval of the Tentative Map  
as submitted is as follows:

The matter was heard at a heavily attended regularly  
scheduled meeting of the planning committee on 10 August.  
Everyone attending was afforded an opportunity to speak and  
most did so. Concerns of safety due to additional traffic,  
possible hillside slippage, storm drainage, lack of  
children's play areas, emergency vehicle turnaround (this is  
proposed as a street ending in a cul-de-sac of less than  
standard radius), lack of sidewalks permitting face to  
traffic walking were repeatedly raised.

It is known that lots that are less than 95 foot in depth do  
not provide sufficient outside recreation and garden space  
in an urbanized area that has high automotive use and  
demographics supporting multiple children households.  
Should some alternative use (such as a small playground) be  
found for the non-conforming lots or should the placement  
of lots be adjusted to provide more depth, or some  
combination of the two some of the concerns might be  
alleviated.

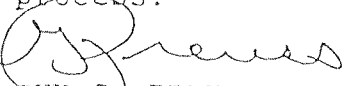
That doesn't mitigate the too small radius of the cul-de-  
sac, which in no case should a variance be granted. In  
looking at urban infill development over a 15 year period,  
the use of the street for parking is a constant within ten  
years of construction as garages are used for storage. The  
parking happens, and red curbs are not the answer, planning  
for it necessitates the larger turning radius, rather than  
the smaller.

Addressing the problems of street scape and sidewalks, it is  
understood that sidewalks constructed on both sides of the  
street, so that pedestrians can always walk facing traffic  
are much safer. It should be noted that in the recent past  
three pedestrians have been killed by motorists in this



the other walking on a sidewalk but with their backs to traffic. To further act as a protective barrier between pedestrians and vehicles, street trees should be planted and to insure these trees are long lived, timed irrigation included with the construction of each house. The timers to be under the control of each home owner. The installation of timed irrigation around each house in addition to the street will also aid in the growth of ground cover reducing the possibility of hill slippage.

As a final aside - In an urbanized community with a lack of recreation space and built out with insufficient lot size to start with (truly, lots that have more than 20 percent of their surface covered with buildings are insufficient), consideration should be strongly given to constructing new single family housing with basements that can be used for storage, laundry, recreation or home offices. The market exists, it waits for a builder to see the potential and reap the profit. Remember designers at Ford came up with the mini-van, corporate didn't see the market, the designers went to work for Chrysler and Chrysler pleased a lot of people, locking up the new market for a long time in the process.

  
GUY J. PREUSS, CHAIR

10 AUGUST 1999

# Skyline-Paradise Hills Planning Committee

You can finally make a difference!

PARADISE HILLS RECREATION CENTER

6610 POTOMAC STREET  
SAN DIEGO, CA 92139

PHONE: 479-6986 (MSG)

3

9 JULY 2002

To: DEVELOPMENT SERVICES - PROJECT MANAGER - SANDRA TEASLEY  
AND/OR WILLIAM ZOUNES

Subj: DOTTI POINT VIEWS - PROJECT TRACKING NUMBER 1481

- ENCL: (1) SKYLINE-PARADISE HILLS PLANNING COMMITTEE LTR OF 10 AUG 99, SAME SUBJECT  
(2) SKYLINE-PARADISE HILLS PLANNING COMMITTEE AGENDA PACKET OF 9 JUL 02  
(3) ATTENDENCE SHEETS FROM PLANNING COMMITTEE MEETING OF 9 JUL 02

1. The subject project was reviewed by the planning committee on 9 July 2002 and disapproved as submitted by a vote of 10 opposed to the project, none in favor, chair not voting.

2. The specific motion was to Disapproved the project once again until:

- (1) There are less than 16 homes
- (2) There are sidewalks on both sides of the entire length of the street.
- (3) There is provision for some sort of park area (tot lot/bench park) within the project boundries.
- (4) There is provision for additional parking area.

3. This project appears to be essentially unchanged from the previously disapproved submittal of 10 August 1999. Please see enclosure (1) for the findings of the committee at that time.

4. At the meeting of 9 July 2002 enclosure (2) was mailed out to all members and additional copies were distributed to neighbors of the project. The meeting was heavily attended and everyone was afforded an opportunity to speak, most did so. Concerns of safety due to additional traffic, possible hillside slip-page, storm drainage, lack of play areas, emergency turnaround (this is proposed as a dead end street with a cul-de-sac of less than standard radius, lack of sidewalks permitting face to face traffic walking were often raised. For futher rational on these concerns please see enclosure (1)

5. Suggestions to address these concerns are as follows:

a. To permit sidewalks on both sides of the full length of the proposed street (Wendy Way) - reduce the paved vehicle portion of the street to 30 feet curb to curb, vice 34 feet and install a 4 foot sidewalk on both sides of the street. This should not change the right of way width and the community gains much needed safety for its pedestrians.

b. Instead of painting any of the curbing red, the installation of sidewalks on both sides of the street (Wendy Way) as in paragraph 5 a. will provide the additional parking needed as result of having a cul-de-sac ending to this street. The narrowing of the street will also be a traffic calming aid. It is also noted that painting the curbing red will only create an enforcement problem, enforcement that will not occur in this neighborhood.

c. To provide for a tot lot or bench park it is suggested that the area between lots 2 and (3) on the proposed map be carefully evaluated as well as the lot 11 for installation of a small public space for the children and parents of this infill development. It is believed that reconfiguration of the lots or the footprint of houses on the lots will permit the installation of this public gathering space. To provide for irrigation of this public space and it's maintance it is reguested that the developer form a home owners association prior to releasing the houses for sale.

d. Traffic concerns will be better addressed if the entry to the new street (Windy Way) was from Dorianna Street vice Doti Point Drive. The water department has ownership of the "Keyway" between the proposed Windy Way and Dorianna. It is requested that the property owner and the development services project manager explore this option with the water department.

e. All landscaping, both in the public zone and in the backyards should be installed with timed irrigation at the time of construction. The installation of timed irrigation around each house will also aid in the growth of ground cover, reducing the possibillity of hill slippage. The creation of a home owners association will be a great aid in maintaining the quality of this in-fill development and should be actively persued.

6. Enclosure (3) is furnished to ensure that all concerned are noticed should this project go to the Planning Commission or City Council.



Guy J. Preuss, Chair

SKYLINE-PARADISE HILLS PLANNING COMMITTEE  
NOVEMBER 9, 2004 MEETING

Excused Absences: Michelle Krug excused for the month of October

Meeting called to order at 7p.m. by Wayne English, Vice-Chair

Agenda Addition:

- Letter to City Planning via Planning Committee regarding replacement of area recognition signs. To be put on next month's agenda.
- Cell Tower City Ordinance Regulations.

Announcements:

- Forum for 4<sup>th</sup> District City Council Candidates will be held on Friday, November 12, 04, 12 noon at Catfish Club.
- Article clipped from Union Tribune – Growing Antennas as lovely as a tree.
- City Planning voted acceptance of cell phone tower installation.
- Revision of governing policies for Community Planning Committees – To be put on next month's agenda.
- On November 19 at 11:30 the lower baseball field groundbreaking ceremony for Skateboard Park
- Check back of sample ballot to get correct polling place for the special election.

Public Input: None

Approval of Minutes: Courtney/Glover – Motion to approve minutes as mailed – M/S/C

Treasurer's Report: Current Balance \$345.92.

Presentations by City, County, State, Government Reps:

- Ron Lacey – Fourth District Council Office-
  - Distribution of Council Newsletter
  - Saturday, December 4 from 9-12 at Mountain View Recreation Center – Special event featuring information on Traffic Awareness Month, Tobacco Ordinance – Businesses who sell tobacco product to pay a fee in order to get routine audits. There will be booths, speakers, CHIP Child Safety Seats, Seniors – 55 Alive, Driving Safety Classes and Free Slow Down Signs.
  - UCSD offers free Dental Clinic – Call Ron at 236-6644 for further information.
  - Stop signs request update. City engineers did survey, oppose installing signs. Concerned Residents and Planning Committee will send request to City Traffic Division to request installation of signs as they are empowered by notations in the Community Plan book to do so. Add to next month's agenda – "Stop Sign Installation"
- Patsy Chow – City Planning
  - Question regarding the zoning maps. Need comments. Will check with Vernon about the missing maps.
  - Certificate of appreciation presented to Ken Courtney for long time service to the Planning Committee and the community.
- SDPD – Officer Martinez
  - Area crime stats reported.
  - Request that the police pay special attention to possible problems at polling places.

Action Items:

- Revision of the St. Michaels' Library Project – Accepted unanimously.
- General Membership Request: Calvin Martin, Robert Haynes, Cora Domper – All have attended 34 meetings. Accepted as General Board Members.
- Doli Point Development Project – Jo McKenzie, Presenter. Residents in attendance oppose project. They prefer that fewer than 16 homes be built. Following uncompromising, lengthy discussion, motion made that developer meet with residents and bring the issue back to the January meeting as an Action Item. Krug/H. Bennett – M/S/C Unanimously.

Meeting adjourned:

Respectfully submitted,

Cathy Ramsey-Harvey, Secretary

Wayne English, Vice-Chair

SKYLINE-PARADISE HILLS PLANNING COMMITTEE  
MINUTES

Meeting: July 9, 2002  
Called to order 7:05 p.m.

Agenda Additions: None

Announcements: Environmental Impact Report on City of Villages available.

Public Input: Gafford Project update.

Approval of Minutes: Motion to accept minutes as mailed. Courtney/Hutcherson M/S/C

Treasurer's Report: Current balance - \$345.92

**Presentation by City, County, State & Government Reps:**

- Officer Church reported that a meeting is scheduled for July 10 at Jacobs Center, 5160 Federal Blvd. Discussion in detail on plans to deal with gang problems, which are escalating.

**Action Items:**

- **Special Election** – Thomas Griffith elected to the Planning Committee Board for one (1) year. George Hopper elected to the Board for two (2) years. New members invited to attend Community Orientation Workshop.
- • **Doti Point Views** – Neighbors notified of meeting via flyer distribution on Alta View, Alcasia, Fowler, Doti Point and Jamie Streets. Owner of development property, Kevin Stephens, 1500 W. 11<sup>th</sup> Avenue, Ste. 24, San Diego 92029, entertained questions and concerns from residents regarding how the current neighborhood will be impacted by increased traffic, access for emergency vehicles. Residents wanted to know why there was a request from Mr. Stephens to deviate from previous plans. Reference made to letter of 1999.

Motion made by Romero/Courtney to disapprove project once again until -

- Building plans have less than 16 homes.
- Sidewalks are on both sides of street
- Park area constructed for the children
- Additional parking area designated
- No deviation from existing zoning plans.
- Improve existing drainage
- ~~Reference to letter of 1999, notes to George Stephens, owner, lines are not to intersect.~~

M/S/C

Meeting adjourned.

Respectfully submitted,

Cathy Ramsey-Harvey, Secretary

Guy Preuss, Chair

February 8, 2005

To: SAND DIEGO PLANNING COMMISSION

Subject: DOTI POINT VIEWS PROJECT # 1481 and TENTATIVE MAP No.99-658  
DISAPPROVAL OF

Ref.: 1. Commission Docket for February 10,2005  
ITEM-12: \*DOTI POINT RESIDENTIAL DEVELOPMENT #1481  
2. Sandra Teasley's letter dated August 27 1999, Initial Project Assessment  
Letter-Doti Point Views Tentative Map (TM) No. 00-0658, pages 1 and 2  
3. K.F.Stephens Inc .letter dated January 31, 2005

Dear Commissioner:

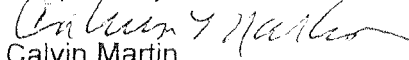
Your Disapproval of Project No.1481 and Tentative Map is requested.  
The proposed project would not be in compliance with CA and SD Municipal Codes (SDMC) for:

- a) Proposed Right of Ways ( minimum Street width of 34 ft., Sidewalks of 5 ft. and Street side setbacks.  
Encl 1) SDMC 131.04, Encl 2) Table131-04D; Encl 3) SDMC 144.0230(e)
- b) CU-DE-SAC Turnaround radius of 50 ft. ( Street length of 150 ft or more )  
Encl 3) SDMC 144.0230(e)  
Encl 4) SDMC Residential Streets Design and CU-DE-SAC
- c) Lots size of 5000sf  
Encl 2) Table 131-04D. Residential Base Zones

Implementation of the recommendations in Ref. 2, page2, item III. B. would enable the developer to be innovated in building houses, with backyards, that are compatible with the existing community and; fewer variances to meet codes would be required.

SDMC 126.0805 Findings for Variance Approval

Respectfully;

  
Calvin Martin  
6766 Doti Point Drive  
San Diego, Ca 92139-2515

Encl.: 1) SDMC 131.04 Setback Requirements 2) SDMC Table 131- 04D  
3) SDMC 144.0230e Public Rights-of- Way  
4) SDMC Residential Streets and CUL-DE-SAC  
5) SDMC 126.0805 Variances

**Minutes of** June 13, 2008

**Attendees:** William Penick-Chair, Wayne English-Vice Chair, Calvin Martin-Treasurer, Dorene Dias Pesta- Secretary, Nathan Beltz, William Glover, Cathy Ramsey-Harvey, James Keitt, Michelle Krug, Richard Lujan, Yolanda Lujan, Guy Preuss, Wanda Preuss, Cora Dompur

**Call to Order:** 7:00 p.m.

**Approval of Agenda:** *Motion#1* moved by William Glover, second by Wayne English, motion carried 10-0

**Agenda Additions:** none

**Announcements:** none

**Public input:** none

**Approval of Minutes:** *Motion#2*-Guy Preuss moved that the minutes be approved as written. Second by Calvin Martin.

**Treasurer report:** Total in bank account \$440.00, total cash on hand \$15.00

**Presentation by City:** Myles Pomeroy, representative from Planning Department provided update on status of the community plan update. The process may be ready to begin the early part of next calendar year. Currently, the city is getting consultants, stakeholders, committees, community groups and member representatives from planning groups to represent the communities. In order for the SEDC community plan amendment along Imperial to proceed, we would need to amend the community plan to change land use designations and zoning. In Skyline-Paradise Hills, the only segment that would be affected would be the section of Imperial Ave from Woodman Ave to 69<sup>th</sup> St.. The City staff's comments are due at the end of June.

**4<sup>th</sup> District Councilman Young:** Petrina Branch passed out electronic newsletter and gave update on the budget process.

**Fire department:** none

**Library:** none

**CPC/COMPACT:** On April 22, 2008, it was requested under the Brown Act to furnish a copy of actual voting. We viewed a PowerPoint on the General Action Plan it is a working draft. The condominium discussion was postponed. Motion passed to increase the size of the commission. We formed a Sub committee to work on

guidelines for revising the community plan scheduled to meet once a month.

SDPD: none

Informational items: None

Action Items: Doti Pointe Views #1481, presentation made by Kevin Stephens of K.F Stephen, Inc (760) 740-0885, 1500 w. 11<sup>th</sup> avenue suite 24, Escondido, Ca 92029. Information was given regarding changes made to grade, walls, and map of the project area was passed out.

Public Comment on Doti Pointe: Several community members expressed concerns regarding traffic;; unanswered questions regarding lot size;, drainage; open space; usable open space; inadequate off street parking; set backs; building heights; retaining walls; sidewalks less than 5ft; setbacks on lot #6 & lot #9; concern for existing houses with recent devastating fires in Southern Ca and small cul de sac turnaround in event of a fire. Walls should be stepped down and made plant able.

Mr. Rodgers 2185 Fowler Dr spoke regarding his objections to the current plan, which will destroy back yard views, due to height of houses.

Mr. Duarte, 6734 Doti Pointe spoke regarding traffic concerns,

Calvin Martin, Guy Preuss, William Glover & other residents voice concerns with size of the cul de sac turn around under 50feet and questions were raised whether the fire trucks can actually turn around with the small size and the last 3 ft slope off the canyon; getting below 30ft of original grade; deviations made by staff;

Debate ensued with legality of the word "shall" in the regulations and flexibility allowing staff to make changes when regulations state "shall".

Calvin Martin spoke on many issues in particular concern with lot #3 non-build able easement area questioning if open space 4,722, usable 1,647 is inside perimeter of the wall? Many items from previous meetings are still unresolved.

Cynthia spoke regarding promise made in 2005 to have all concerns met with the Doti Pointe Neighborhood and inquired if Kevin or miles have walked the property. Reported that even without houses it is hard for average truck to turn around in the cul de sac let alone a huge fire truck. We have been left out in the dark and promises made were not kept.

Myles Pomeroy responded it is common for staff to support deviations where warranted or justified. Deviations can be supported even if regulations state the word "shall".



Landscaping can be included in the right of way. As for Cul de sac issue, Fire Dept. previously signed off on cycle report.

Motion #3 Calvin Martin moved to disapprove project until the following conditions are resolved: fifty-foot turn around radius; no building heights above 30 feet; accurate calculations for open space and usable open space; off street parking. Second by Guy Pruess. Motion carried 10-0.

Adjournment: Motion #4 by William Glover to adjourn. Second by Guy Pruess.

Minutes respectfully submitted by Dorene Dias Pesta





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

# 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 Planned Infill Res. Per

**Project Title** **Project No. For City Use Only**

Doti Point Views 1481

**Project Address:**

Planned Infill Residential Development Permit No. 187924

**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):

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:

Name of Individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

## DOTI POINT

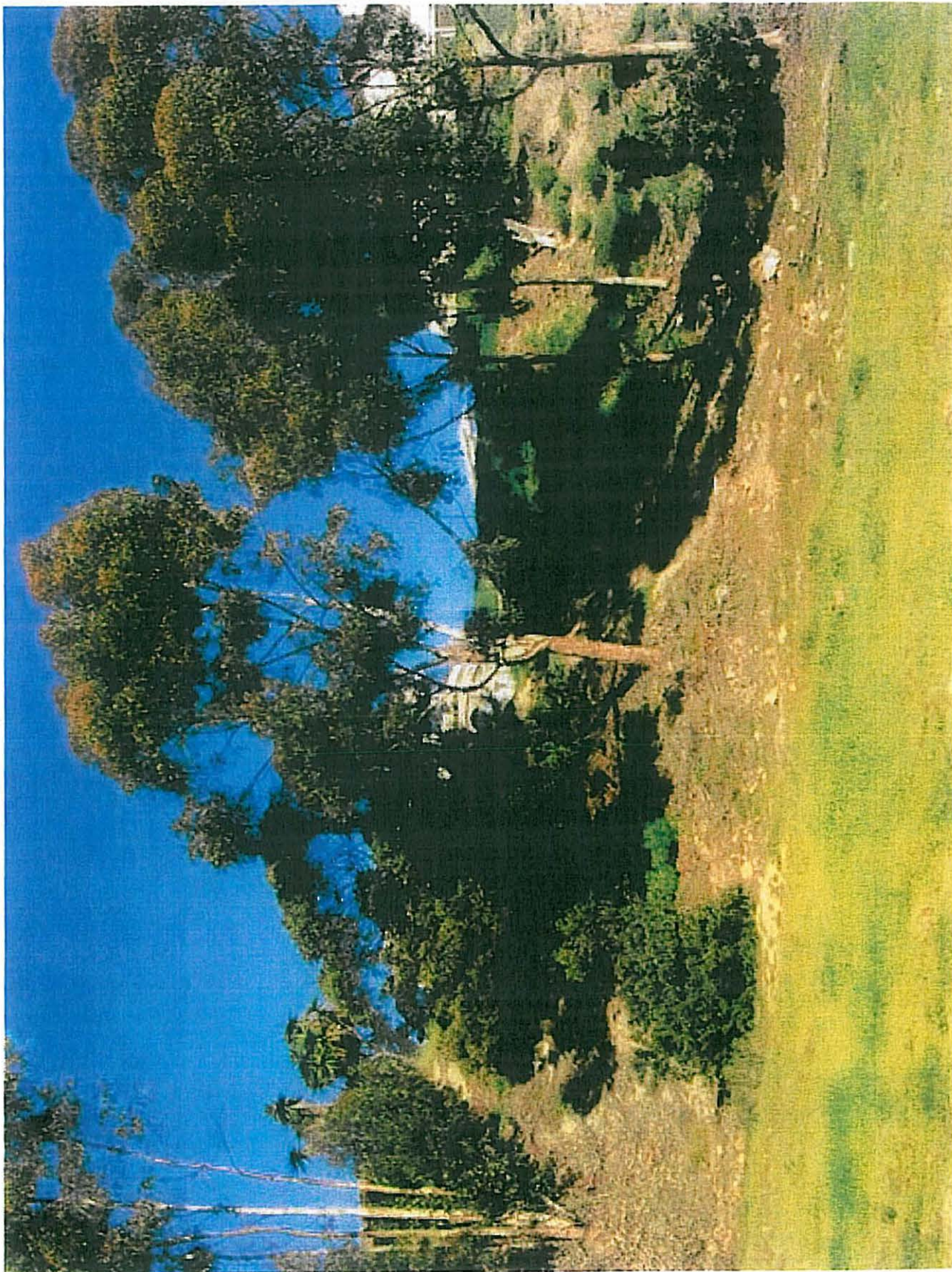
Date	Action	Description	City Review Time	Applicant Response
7/99	Deemed Complete			
8/99	First Assessment Letter		1 Month	
10/99	First Resubmittal			4 Months
11/99	Second Assessment Letter		1 Month	
11/00	Second Resubmittal	Numerous meetings with the applicant between 10/99 and 11/00 on various project issues		1 year
2/01	Second Assessment Letter		3 Months	
3/02	Third Resubmittal			1 Year 1 Month
3/02 – 6/02		Numerous meetings with the applicant to resolve specific issues		
6/02	Fourth Resubmittal			3 Months
10/02	Fifth Resubmittal			4 Months
12/02	Third Assessment Letter			
03/02 – 12/04		Various resubmittal responding to open space, park, water quality and environmental issues	3 Months	1 year 5 Months
1/05		Resubmittal to Easement Vacation – Staff/Applicant works to resolve issues	1 Month	1 Month
2/05		PC Recommendation Hearing		
2/05 – 6/06		Meetings with staff on re-design Prelim Concept Plan Submitted		1 Year 4 Months
11/07 – 11/08		Resubmittal/Review of Revised Project and Technical Studies/Environmental Review	3 months	6 months
<b>TOTAL STAFF TIME**</b>			<b>1 year, 3 Months</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>7 Years 4 Months</b>

\*\*Based on 30 days equals to one month.

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Doti Point / PTS # 1481	
<b>PROJECT DESCRIPTION:</b>	To subdivide a 3.64-acre site into 14 lots for single family homes development	
<b>COMMUNITY PLAN AREA:</b>	Skyline-Paradise Hills Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Process Five Planned Development Permit / TM / Easement Abandonment	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single family residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b>	R-1-5000	
<b>HEIGHT LIMIT:</b>	Proposed 33 feet	Required Max. 30 feet
<b>LOT SIZE:</b>	Varies	Min. 5,000 sq. ft.
<b>FLOOR AREA RATIO:</b>	Varies	Max. 0.60
<b>FRONT SETBACK:</b>	20 feet	Min. 15 feet
<b>SIDE SETBACK:</b>	5 feet	Min. 4 feet
<b>STREETSIDE SETBACK:</b>	N/A	Min. 10 foot
<b>REAR SETBACK:</b>	17 feet	Min. 4 foot
<b>PARKING:</b>	2 spaces / Each unit	2 spaces / Each unit
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/R-1-5000	Residential
<b>SOUTH:</b>	Residential/R-1-5000	Residential
<b>EAST:</b>	Residential/R-1-5000	Residential
<b>WEST:</b>	Residential/R-1-5000	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	<ol style="list-style-type: none"> <li>1. Lot size ( there are six lots with lot depth less than the min. 95 feet required by the R-1-5000 Zone)</li> <li>2. Building Height ( with the filling of soil to raise the grade on site, the proposed houses are over the 30 feet height limit)</li> <li>3. Retaining wall height (The proposed 10 feet and 7 feet high walls at north and south sides exceed the maximum retaining wall height allowed in the rear yard and side yard area)</li> </ol>	

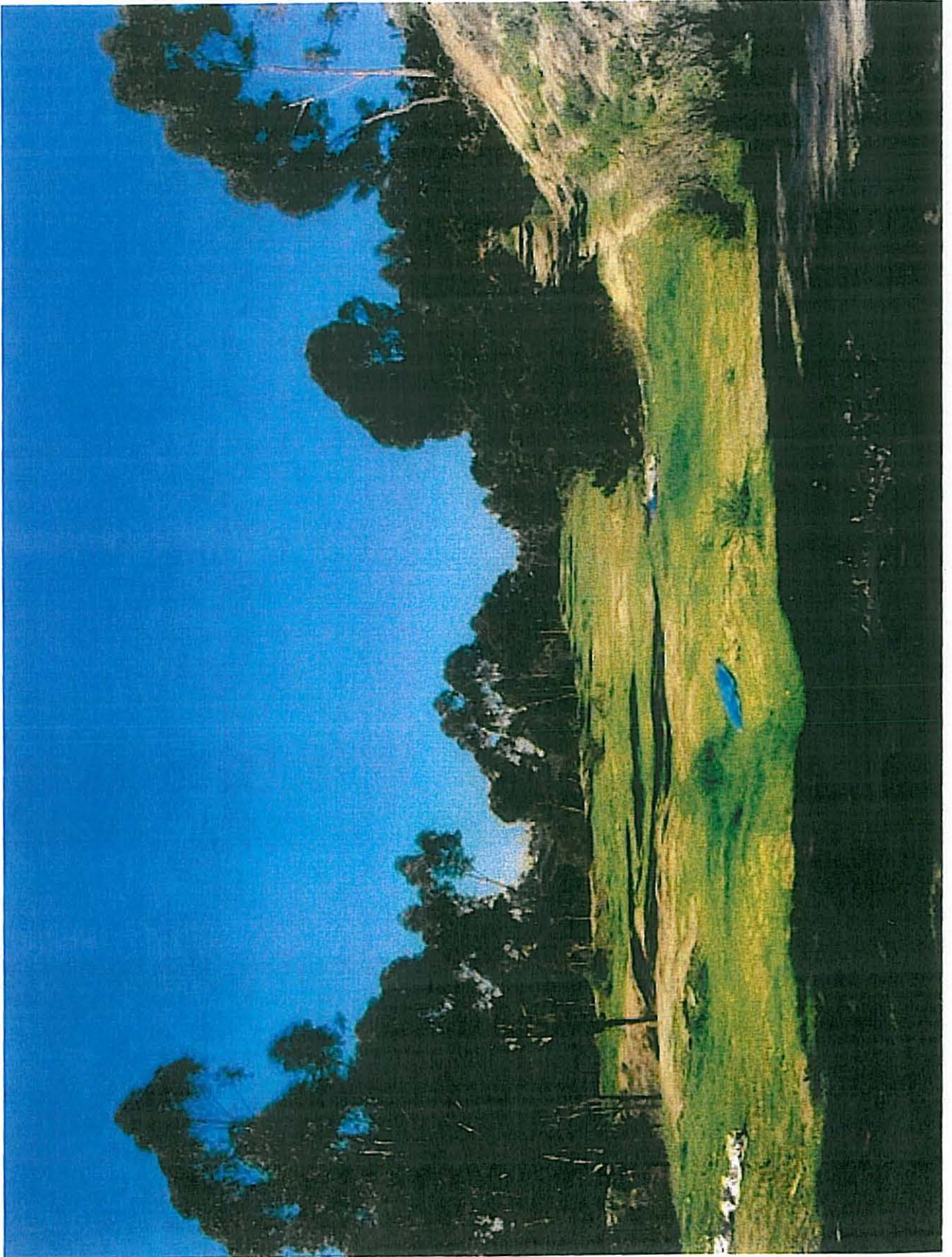
VIEW LOOKING NORTH (EXISTING SLOPE BANK)



VIEW OF HOUSE CLOSEST TO DOTI POINT VIEWS PROPERTY LINE



VIEW LOOKING WEST (INTERIOR)





VIEW LOOKING OVER THE HOMES ON ALTA VISTA DRIVE



VIEW FROM PROJECT'S SOUTHERN PROPERTY LINE LOOKING DOWN AT  
THE HOME ON ALTA VISTA DRIVE



**VIEW OF GRADE DIFFERENTIAL BETWEEN NEIGHBORHOODS AND PROPOSED  
SUBDIVISION AND VIEW OF THE SCREEN OF TREES ON THE DOWN SLOPE**





PERSPECTIVE 1

issued to plan check	-
first rcheck	-
second rcheck	-
permit	-
total	-

**SCHUSS • CLARK**  
AN ARCHITECTURAL CORPORATION

8474 Kenney Villa Road, Suite 2115  
San Diego, California 92128-4597  
(619) 578-8880 FAX: (619) 578-0348

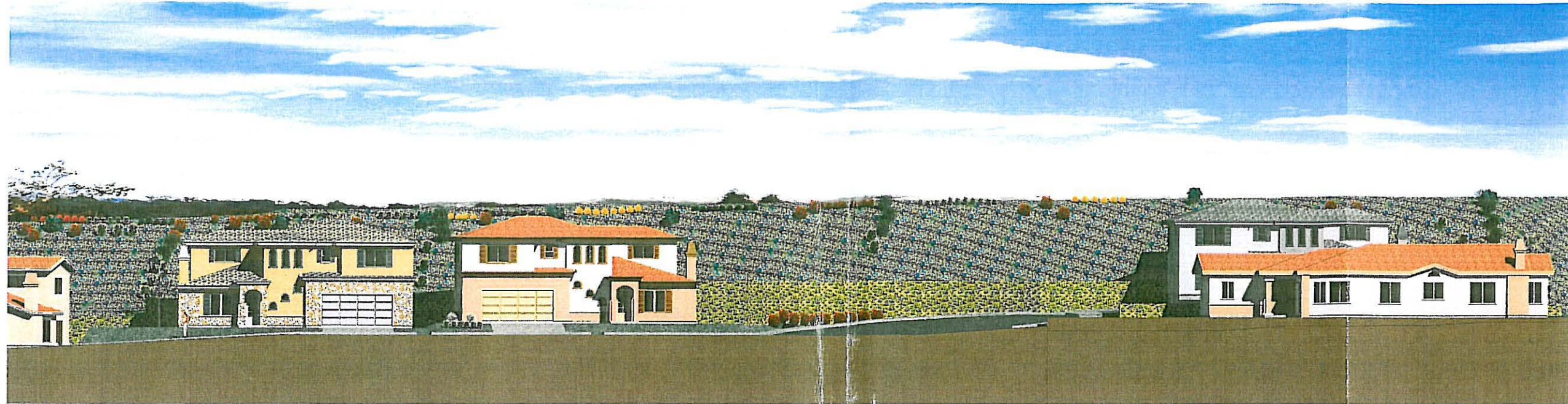
ARCHITECTURE • PLANNING

**K. F. STEPHENS**

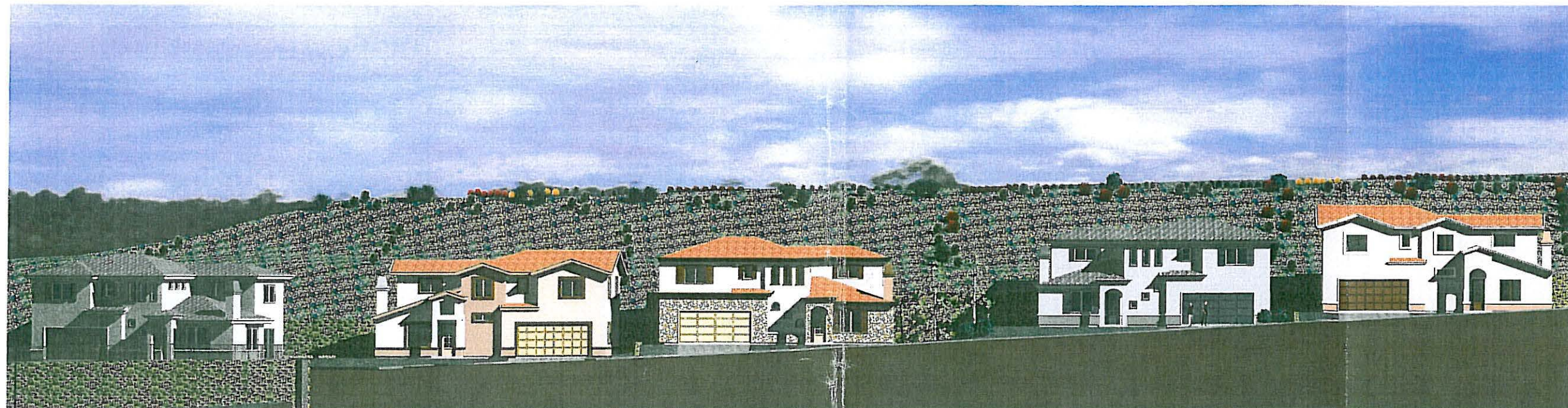
DOTI POINT VIEWS  
SAN DIEGO, CA

Sheet Content	
PERSPECTIVE 1	
SITE	
Document Status	
plan chk	alter
bidding	permit
Date:	02/06/06
Drawn by:	MA
Checked by:	RC
Project:	05-625 13
Sheet Number	<b>A0.1</b>
of	Sheets





SECTION 1 SHOWING LOT 1, LOT 2, LOT 3 & LOT 4



SECTION 2 SHOWING LOT 5, LOT 6, LOT 7, LOT 8 & LOT 9

Issued to	
plan check	
first	
recheck	
second	
recheck	
permit	
issue	

**SCHUSS · CLARK**  
AN ARCHITECTURAL CORPORATION

8474 Kearny Villa Road, Suite 215  
San Diego, California 92126-4587  
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ARCHITECTURE PLANNING

**K. F. STEPHENS**  
DOTI POINT VIEWS  
SAN DIEGO, CA

Sheet Content	
COLORED ELEVATIONS	
SCHEME B	
Document Status	
plan chk	after
bidding	permit
Date:	02-03-06
Drawn by:	MA
Checked by:	RC
Project:	05-826.13
Sheet Number	
<b>A0.3</b>	
of Sheets	



SECTION 3 SHOWING LOT 10, LOT 11, LOT 12 & LOT 13

issued to	plan check	-
first	recheck	-
second	recheck	-
permit	issue	-

**SCHUSS • CLARK**  
AN ARCHITECTURAL CORPORATION

9474 Kerry Villa Road, Suite 215  
San Diego, California 92129-4567  
(619) 575-2350 FAX (619) 575-6348

ARCHITECTURE • PLANNING

**K. F. STEPHENS**

DOT POINT VIEWS  
SAN DIEGO, CA

Sheet Content:

**COLORED ELEVATIONS**

SCHEME B

Document Status	
plan chk	alter
building	permit

Date: 02/03/06

Drawn by: MA

Checked by: RC

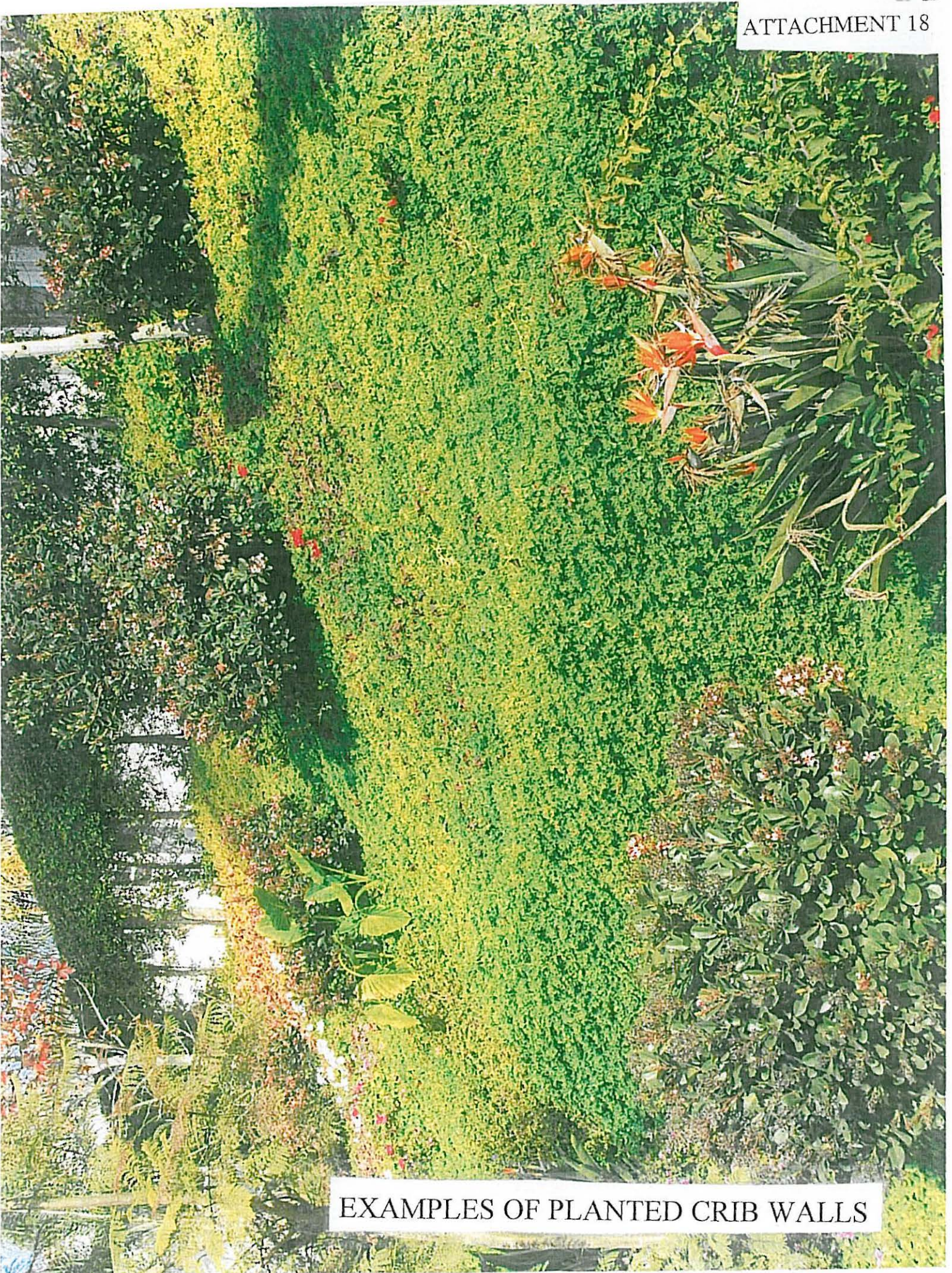
Project: 05-228-13

Sheet Number:

**A0.4**

Of Sheets

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EXAMPLES OF PLANTED CRIB WALLS





EXAMPLES OF PLANTED CRIB WALLS



EXAMPLES OF PLANTED CRIB WALLS