



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 2, 2010 **REPORT NO.** PC-10-054

**ATTENTION:** Planning Commission, Agenda of September 9, 2010

**SUBJECT:** **BLACKSHAW LANE VILLAS - PROJECT NO. 62524. PROCESS 5.**

**OWNER/  
APPLICANT:** Christine and Carlos Lopez Family Trust (Attachment 15)  
Daniel Contreras

### SUMMARY

**Issue(s):** Should the Planning Commission **RECOMMEND** to the City Council approval of 11 condominiums in 5 buildings on a 40,956-square foot site located at 549 Blackshaw Lane in the San Ysidro Community Plan area?

### Staff Recommendations:

1. Recommend City Council **CERTIFY** Mitigated Negative Declaration Nos. 17917, 62514, and 62524 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend City Council approve General Plan and San Ysidro Community Plan Amendment No. 190316.
2. Recommend to the City Council **APPROVAL** of Rezone No. 41099; and
3. Recommend to the City Council **APPROVAL** of Tentative Map No. 405343.

**Community Planning Group Recommendation:** On October 16, 2007 the San Ysidro Community Planning Group voted 9-4-0 to approve the proposed development of 11 units in 4 duplexes and one triplex on one parcel and the increase in density from 10 dwelling units per acre to 15 dwelling units per acre. They supported the proposal because it includes a Tentative Map which would make the units condominiums, available for separate ownership instead of rentals (Attachment 13). On, January 20, 2009, the San Ysidro Community Planning Group voted 13-0-0 to recommend that the community plan amendment for a 13 acre area that includes the Blackshaw Lane Villas

project not proceed and be rolled into the upcoming community plan update (Attachment 14).

**Environmental Review:** Mitigated Negative Declaration No. 62524 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) guidelines which addressed potential impacts to historical resources (archeology) and Transportation. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce the potential impacts to a level below significance.

**Fiscal Impact Statement:** No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The 0.94-acre project site is currently designated for Low Density Residential (5-10 DU/NRA) which allows 5-9 dwelling units on-site. The request to re-designate the site as Low Medium Density Residential would allow development of 9- 14 dwelling units on a net acre basis, and would facilitate the proposed construction of 11 units of multi-family residential development where 2 single-family residential dwellings currently exists. Additionally, the infill residential development project would increase the availability of housing stock during a time when the City Council has determined that the City of San Diego is in a housing state of emergency.

## **BACKGROUND**

The project proposes a General Plan and Community Plan Amendment (CPA), Rezone, and a Tentative Map to permit the development of 11 residential condominiums. The 0.94-acre site is located at 549 Blackshaw Lane in the RS-1-7 zone within the San Ysidro Community Plan area and consists of one lot. The project site is surrounded by single family and multi-family residential development. The Blackshaw Villas project is one of three projects within the same area requesting a rezone (Mission Villas PTS No. 62514 and Vista Lane Villas PTS No. 17917), and one of two projects requesting a CPA to redesignate land use densities (Vista Lane Villas PTS No. 17917). All three projects have different ownership and have agreed to proceed through the entitlement process at the same time. The three projects were reviewed under the same environmental document.

Currently the San Ysidro Community Plan land use designation for the project site is Low Density residential (5-10 dwelling unit per acre) (Attachment 2). On March 30, 2003 the Planning Commission approved a Community Plan Amendment initiation to redesignate approximately 9.5-acres (including Blackshaw) from Low Residential Density (5-10 dwelling units per acre) to Low-Medium Density Residential (10–15 dwelling units per acre).

## DISCUSSION

### Project Approvals:

An amendment to the San Ysidro Community Plan is requested to redesignate the site from low residential density (5-10 dwelling unit/net acres) to low-medium residential density (10 – 15 dwelling units/net acres) to permit the proposed 11 unit multi-family development (Attachment 11). A rezone from the current RS-1-7 Zone (Residential-Single Unit) to the RM-1-1 zone (Multi-Family Unit Residential) is required to permit the 11 condominiums (Attachment 12). A Tentative Map is proposed to offer the condominiums to be available for separate ownership.

### Project Description:

The project proposes to demolish two existing residential structures and construct 11 condominiums in four duplexes and one triplex building. The proposed project complies with all the development regulations (setbacks, density, height, landscaping, etc.) for the RM-1-1 Zone. No deviations are requested. All units are 2-story and include 4-bedrooms with a 2-car garage. The complex will include a 3,000 square-foot outdoor common area with a shade structure, picnic table and lawn. In addition each unit will have a private back yard.

### Zoning Analysis

#### Current Zone - RS-1-7 Zone

The Blackshaw Villas project site consists of a single lot zoned RS-1-7. This zone allows single-unit residential development at a density of one unit per 5,000 square feet of land or 9 dwelling units per acre. With this zone the 40,946 square-foot project area would yield 8 residential units except that only one unit is allowed per lot. The existing lot would yield only one dwelling unit. Therefore, the development currently proposed (11 condominiums) on one lot would not be permitted with this zone.

#### Proposed Rezone - RM-1-1 Zone

The project is requesting a rezone from RS-1-7 to RM-1-1. The RM-1-1 zone allows multiple family residential development at a density of one unit per 3,000 square feet of land or 15 dwelling units per acre. With this zone the 40,946 square-foot project area would yield 14 residential units. Therefore, the proposed development of 11 condominiums would be permitted with the RM-1-1 Zone.

Staff supports the proposed rezoning to the RM-1-1 Zone because it will be consistent with the San Ysidro Community Plan land use redesignation to low-medium (10-15 du/ac) for the site. No deviations are requested. A Development Permit approval is not required for the proposed development as the project was reviewed in accordance with development regulations of the RM-1-1 zone, is on a single lot, and is not within or adjacent to environmentally sensitive lands.

## **General/Community Plan Analysis:**

The proposed Blackshaw Lane Villas project, would amend the San Ysidro Community Plan. The 0.94-acre site is presently designated Low Density Residential with a density range of 5-10 DU/NRA which allows 5 to 9 units on-site. The applicant is requesting a change of land use designation, to Low-Medium Density Residential with a density range of 10-15 DU/NRA, which would allow the construction of between 9 and 14 dwelling units on a net acre basis. The Community Plan Amendment would facilitate the proposed construction of an 11-unit multi-family residential development. The proposed changes to the San Ysidro Community Plan have been included as Attachment 11. The proposed community plan amendment would not necessitate text or mapping changes to the General Plan.

On March 27, 2003, the Planning Commission approved the initiation of an amendment to the San Ysidro Community Plan to re-designate approximately 9.5 acres, including the project site, from Low Density Residential to Low-Medium Density Residential, and directed staff to consider issues related to the proposed plan amendment. An analysis of the issues pertaining to the proposed General/Community Plan Amendment can be found in Attachment 11 of this report.

At the initiation hearing, the Planning Commission directed staff to consider a community plan amendment for a larger area surrounding the project site. At that time, a few of the surrounding property owners agreed to participate in the initiation process, with several others uninterested or unwilling to participate. Staff evaluated the larger area and determined there may be justification for the redesignation of the larger area. However, because surrounding property owners do not have pending applications with the City, the redesignation of additional property is problematic and staff is recommending that just the Blackshaw Lane and one other pending project (Vista Lane Villas) be redesignated and rezoned. In addition, the City has just embarked on a comprehensive update to the San Ysidro Community Plan which will include an evaluation of the appropriate land use and density throughout the community, including the project vicinity.

In addition to the analysis contained in Attachment 16, the following paragraphs contain an analysis of how the proposed project and associated community plan amendment conform with applicable policies of the General Plan and the San Ysidro Community Plan.

The Land Use and Community Planning Element of the General Plan contains policy direction for implementing the City of Villages strategy, provides citywide land use policies and designations, and establishes community plans as integral components of the General Plan. It includes goals for balanced communities, equitable development, and environmental justice. A goal is to have diverse and balanced communities with a variety of housing. The Element relies on community plans for site-specific land use and density designations and recommendations.

The San Ysidro Community Plan includes the goal to create a safe and healthy living environment and link residential development to the provision of adequate community facilities and services

The proposed General/Community Plan amendment, if approved, would facilitate the construction of a multi-family residential development and would implement the goals and

objectives of the General and Community plan by providing an attached, infill housing development which offers an affordable alternative when compared to a “stand alone” single-family residence, and by making a fair share contribution for facilities and services.

The Housing Element of the General Plan serves as a comprehensive plan with specific measurable goals, policies, and programs to address the City’s critical housing needs. The Housing Element was adopted by the City Council under separate cover from the rest of the General Plan on December 5, 2006.

The Residential Element of the San Ysidro Community Plan includes the objectives of redefining multi-family housing as it can provide affordable housing for a considerable segment of the community, and to accompany reduced multi-family densities (for example, low-medium density at 10-15 units per acre in the place of medium density at 15-30 units per acre) with design standards that are sensitive to, and compatible with, the existing small-scale, single-family neighborhoods.

The proposed General/Community Plan Amendment would facilitate the construction of an 11-unit multi-family residential development, and would help implement the goals and policies of the General and Community Plans by providing in-fill development and housing at a low-medium density range within the San Diego region, at a time when the City of San Diego is searching for areas that can accommodate additional residential units.

The purpose of the Urban Design Element of the General Plan is to guide physical development toward a desired form and image consistent with the social, economic and aesthetic values of the City. Specific policies address general urban design, distinctive neighborhoods, and residential design, mixed-use village and commercial areas, office and business park development, public spaces and civic architecture, and public art and cultural amenities.

The Urban Form Element of the San Ysidro Community Plan includes the goal of creating architecture that reflects the history and climate of the area, the needs of San Ysidro residents, business people and visitors, and that revitalizes and maintains existing buildings and public spaces, including sidewalks and streets. The Objectives and Recommendations of the Element include maintaining and complementing the existing scale and character of the existing residential areas; adhering to the design guidelines outlined in this [San Ysidro] Plan; limit lot consolidation and unit type; and to orient the development to the resident.

In order to achieve these goals, the San Ysidro Community Plan recommends a limit on lot consolidation. In addition, a compromise on unit types of new housing development is recommended in the established neighborhoods of single-family character, particularly in the Sunset neighborhood. Duplexes and other apartments should be allowed as long as single-family architectural styles are maintained and lot consolidation is limited to two lots. Public, semi-private and private outdoor space should be provided as well as recreational facilities such as playgrounds, benches, and barbecue areas, and set aside at least 25 percent of their total project site for these uses. Curb cuts and front driveways should be limited, and enough parking should be provided to accommodate large families having several cars.

The proposed project would amend the San Ysidro Community Plan to facilitate the construction of 11 duplex townhomes. The structures would reflect the surrounding architecture of the existing one- and two-story single- and multi-family development. Existing development includes architectural features such as tile roofs, stucco exteriors and articulated facades, with recessed individual resident entries and balconies. The two-story duplex townhomes would feature tile roofs, stucco exteriors, and would be articulated with off-setting planes and recessed entryways. Each unit would include a private patio. The development would also provide an outdoor play area and a barbecue stand and picnic table. In total, approximately 32 percent of the total project area would be devoted to private, public, and semi-public open space. Access to the development would be provided by a single curb cut, and no driveways would front onto the public street. In addition, the project improvements would include constructing new public sidewalks. Enough parking spaces would be provided to accommodate 33 vehicles in private garages and shared guest parking.

The Public Facilities, Services and Safety Element of the General Plan addresses facilities and services that are publicly managed, and have a direct influence on location of land uses. These include Fire-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Waste Management, Libraries, Schools, Information Infrastructure, Disaster Preparedness, and Seismic Safety. Policies in the Element include maintaining an effective facilities financing program to ensure the impact of new development is mitigated through appropriate fees identified in Public Facility Financing Plans (PFFP), and requiring development proposals to fully address impacts to public facilities and services. The proposal will pay a Development Impact Fee (DIF) of \$3,486/unit.

The Community Facilities and Services Element of the San Ysidro Community Plan includes the goal of providing a full and balanced range of employment opportunities, medical facilities, public utilities, and educational, social and recreational facilities and services. The Element includes the objective of development projects being approved upon the provision of basic facilities and services, including schools, parks, roads, water, sewer and public safety.

#### *Fire protection*

Fire protection is provided by Station No. 29, and supported by two Otay Mesa-Nestor Fire Stations, No.'s 6 and 30. The project site is located approximately 0.8 miles from the nearest station. Fire protection improvements for the project will include providing address numbers, red curbs, and a turn-around area for emergency equipment.

#### *Schools*

The San Ysidro community is served by a number of schools. The project site is located approximately 0.4 miles from Sunset Elementary school, 1.0 mile from the San Ysidro Middle School, and 1.7 and 2.3 miles from Montgomery Senior High, and San Ysidro High, respectively.

### *Parks*

Vista Terrace Park, a 6.7-acre neighborhood park with a swimming pool and soccer fields, is approximately 1.0 mile northeast of the project site. The San Ysidro Community Park, a 3.6-acre neighborhood park with tennis and basketball courts, and other amenities, is located approximately 1.0 miles southeast of the project site.

### *Library*

The project site is located approximately 0.9-miles from the San Ysidro branch library, and approximately 1.4-miles from the branch library located at 3003 Coronado Avenue in the Otay Mesa-Nestor Community Planning area.

### *Sewer and Wastewater*

The project will provide a private sewer line to serve the increase in population associated with the development proposal, and maintenance of the facilities will be through a private agreement. Sewer capacity fees will be due and collected at the issuance of building permits.

Water service for the project site is located in Blackshaw Lane. All proposed public water facilities, including services and meters, will be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Guidelines and City Regulations.

The purpose of the Recreation Element of the General Plan is to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City for all users. Goals of the Element include provision of parklands that keep pace with population growth through timely acquisition and development; and an equitable citywide distribution of and access to parks and recreation facilities. The City's General Plan guidelines recommend a minimum 10.0 acre neighborhood park for every 3,500 – 5,000 residents located within a 1-mile service radius and a minimum 20-acre community park and a recreation center for every 18,000-25,000 residents located within a 1.5-mile service radius.

The goal of the Parks, Recreation and Open Space Element of the San Ysidro Community Plan is to provide for a full and varied range of recreational opportunities accessible to all San Ysidro residents by improving existing facilities, designating additional community and neighborhood parks, and preserving natural resources and open space areas. Objectives of the Element include meeting the population-based park standards of the General Plan, and providing recreational facilities within residential development.

The population-based park and recreation requirements shall be satisfied through payment of the approved DIF at the time of building permit issuance. In addition to the project's proximity to local parks as previously discussed, recreational facilities such as a barbecue and picnic area are proposed on-site in the Blackshaw Lane Villas.

Improving mobility through development of a balanced, multi-modal transportation network is the purpose of the Mobility Element of the General Plan. To this end, the element contains goals

and policies related to walkable communities, transit first, street and freeway systems, Intelligent Transportation Systems, Transportation Demand Management, bicycling, parking management, airports, passenger rail, goods movement/freight, and regional coordination and financing. The Transportation and Circulation Element of the San Ysidro Community Plan includes the goals of developing a circulation element that provides for the smooth flow of vehicular traffic; eliminating barriers to pedestrian activity and enhancing the pedestrian environment; and providing for an increased use of bicycles as a major means of transportation throughout the community. Blackshaw Lane is identified as a local street. The nearest trolley station is located 0.6-miles at Beyer Boulevard. The nearest bus stop is located 0.3-miles away on San Ysidro Boulevard. The nearest bikeways are located 0.7-miles away on Dairy Mart Road and 0.3-miles away along San Ysidro Boulevard.

A traffic study dated April 25, 2008, was prepared by LOS Engineering, Inc. Based on the traffic study, the applicant shall provide a fair-share contribution for the cost of a traffic signal at Dairy Mart Road and Vista Lane. Also, pedestrian circulation within the site will not conflict with driveways and parking areas. The project is not in the transit, parking impact, or residential tandem parking overlay zones. Bicycle parking would be provided within garages that are proposed for each dwelling unit.

The purpose of the Conservation Element of the General Plan is for the City to become an international model for sustainable development, and to provide for the long-term conservation and sustainable management of the City's natural resources, recognizing that they define the City's identity, contribute to its economy, and improve its quality of life. The Element recognizes that among other things, trees counter the urban heat island effect, help improve air quality and the pedestrian environment, reduce glare, and improve community image and aesthetics. The San Ysidro Community Plan is silent regarding conservation.

Numerous shade trees have been proposed in accordance with the City's Landscape requirements outlined in the Land Development Code. In addition, the proposed landscape plant palate includes a variety of low water use plants, such as India Hawthorn, Shiny Xylosma, Lavender Starflower, and Myrtle.

**Conclusion:**

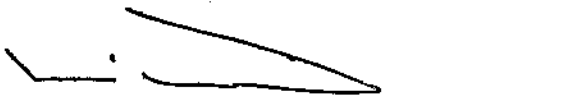
Staff recommends that the Planning Commission recommend the City Council approve the Blackshaw Villas project. Staff has concluded that the RM-1-1 Zone is the most consistent zone with the San Ysidro Community Plan's land use redesignation to low-medium residential density for the site. The Tentative Map for 11 residential condominiums units will provide the opportunity for each unit to be owner-occupied as recommended by the San Ysidro Community Planning Group.



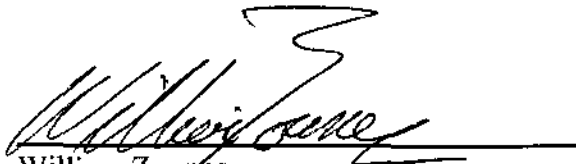
## ALTERNATIVES

1. **RECOMMEND APPROVAL** to the City Council of the Blackshaw Villas project for CPA No. 190316, Rezone No. 41099 and Tentative Map No. 405343 with modifications.
2. **RECOMMEND DENIAL** to the City Council of the Blackshaw project for CPA No. 190316, Rezone No. 41099 and Tentative Map No. 405343 if the findings required approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake  
Program Manager  
Development Services Department



William Zounes  
Project Manager  
Development Services Department



Mary Wright  
Deputy Director  
City Planning and Community Investment Department

KGB/WZ

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plan(s)
6. Map Exhibit-Tentative Map
7. Draft Tentative Map Resolution with Findings
8. Draft Tentative Map Conditions
9. Draft Environmental Resolution with MMRP for MND
10. Draft Rezone Ordinance
11. Draft Community Plan Amendment Documents
12. Rezone - B Sheet
13. Community Planning Group Recommendation 2007
14. Community Planning Group Recommendation 2009
15. Ownership Disclosure Statement
16. Community Plan Amendment Analysis
17. Planning Commission Recommended Study Area

18. Properties Recommended for Community Plan Re-designation
19. Draft Community Plan Amendment Resolution



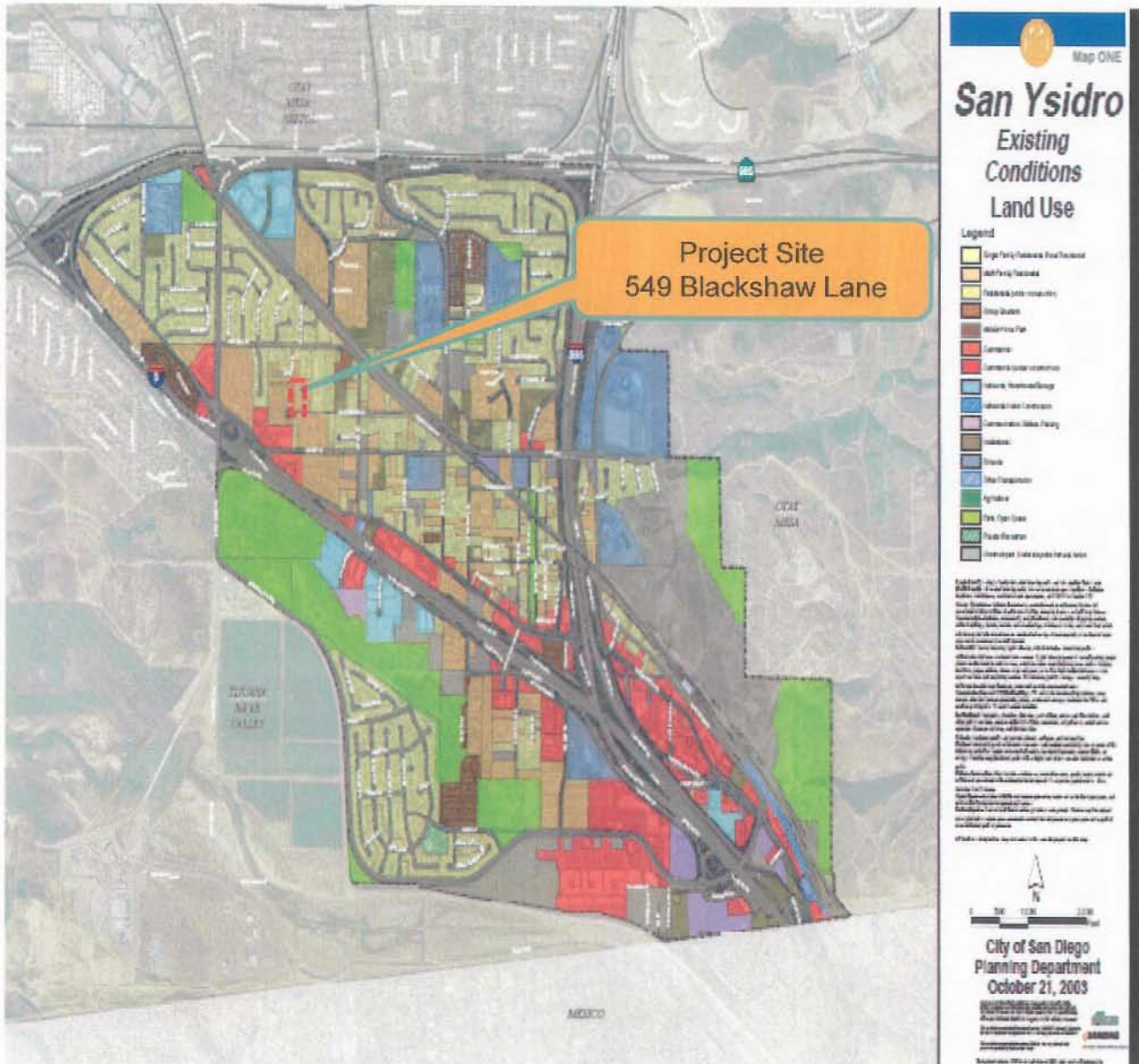
# Attachment 1 Aerial Photograph of Site



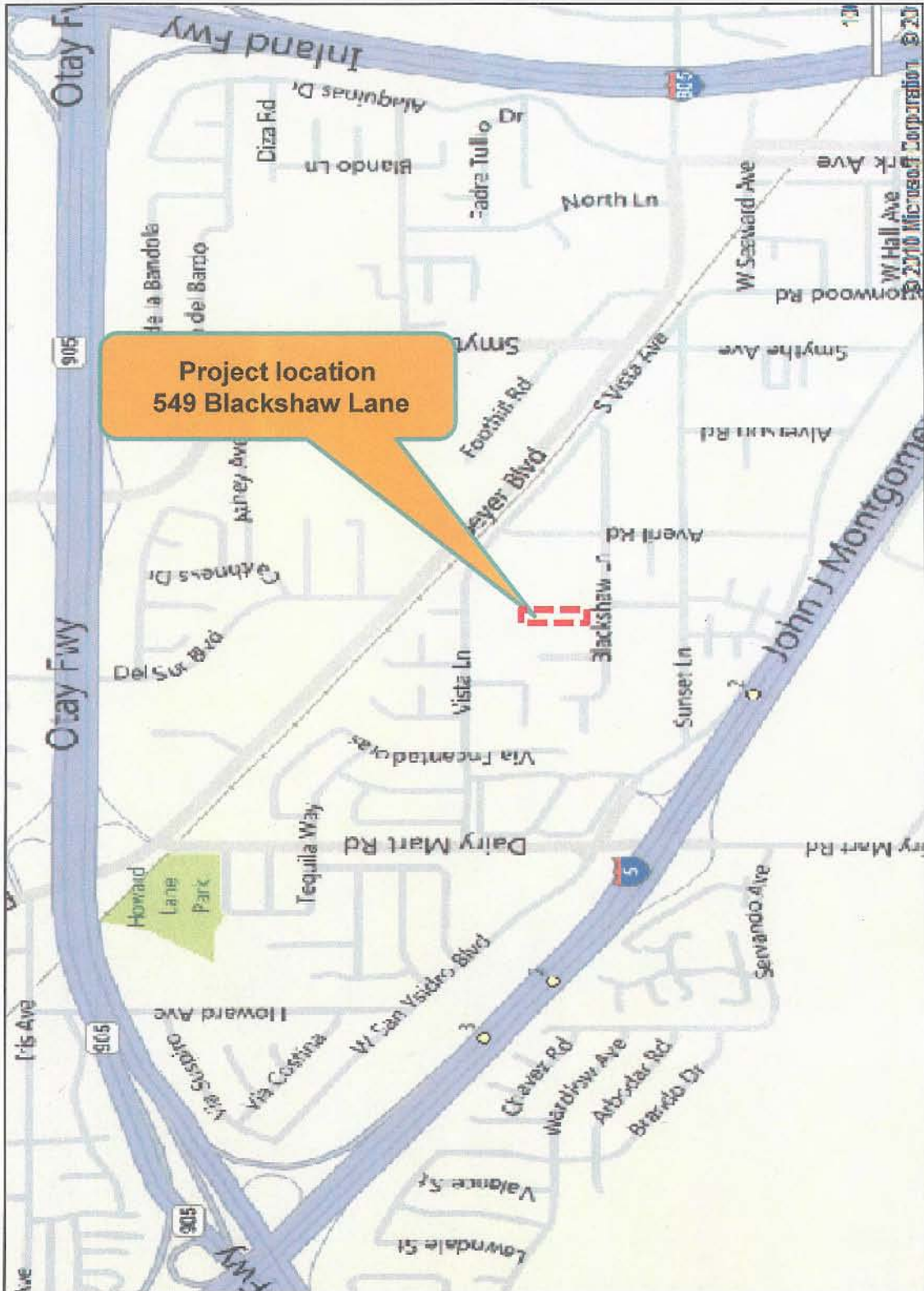




# Attachment 2 San Ysidro Landuse Plan



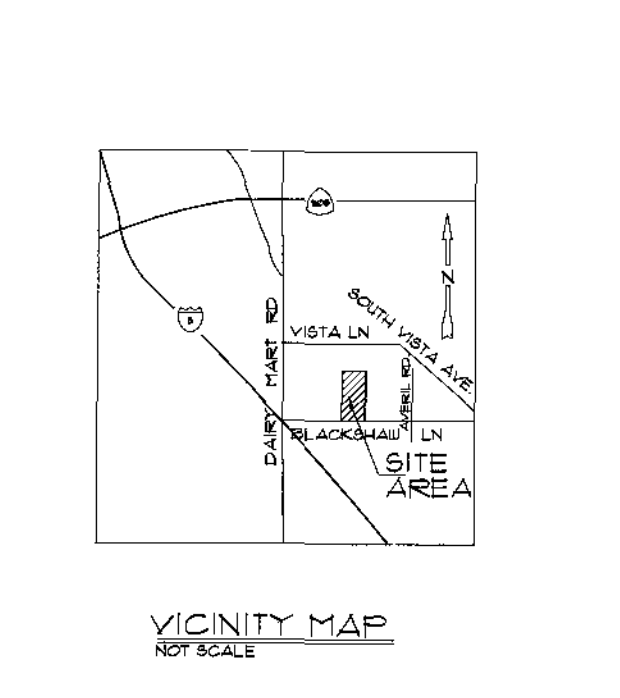
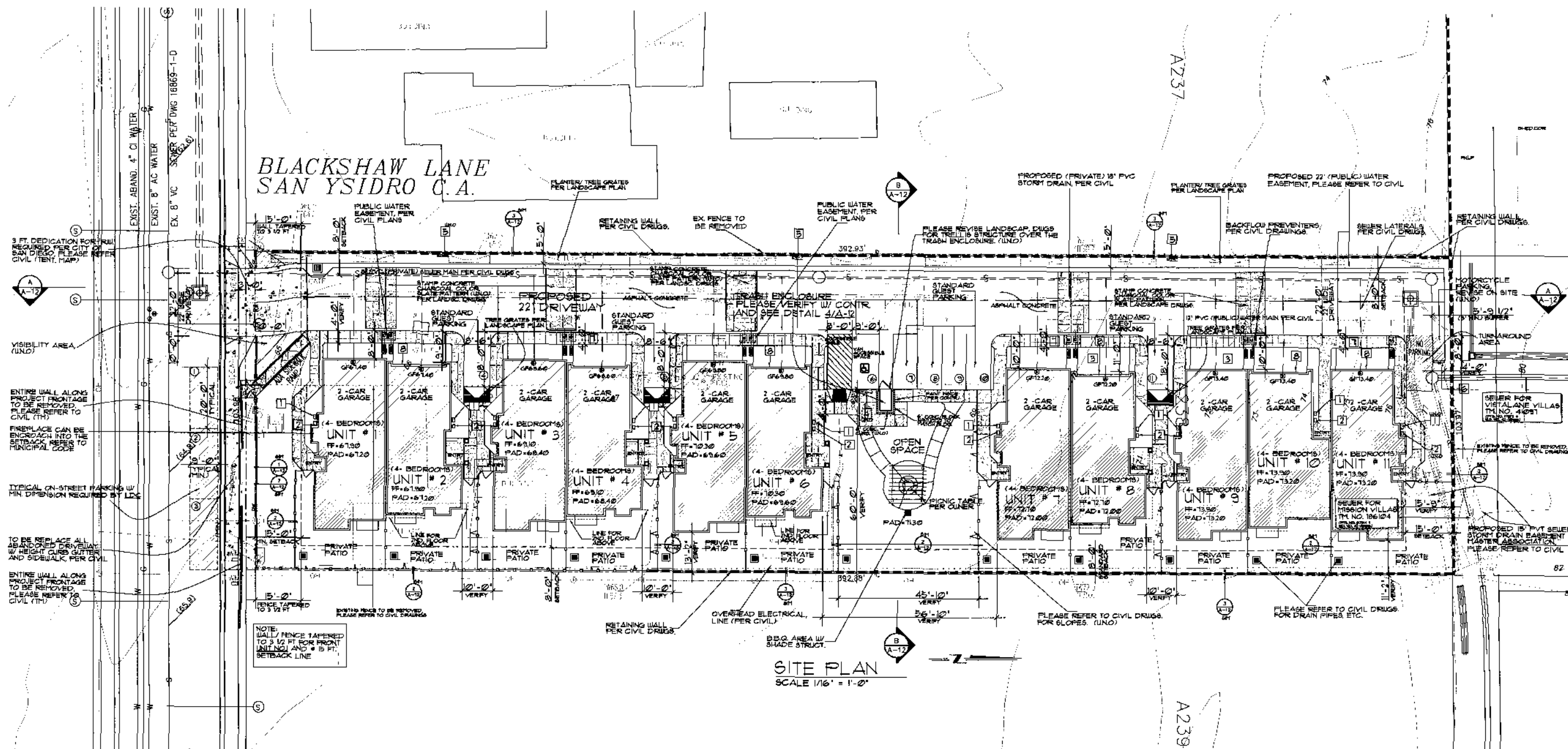
# Attachment 3 Project Location Map



**Attachment 4  
Project Data Sheet**

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Blackshaw Villas	
<b>PROJECT DESCRIPTION:</b>	Development of 11 Residential Condominiums	
<b>COMMUNITY PLAN AREA:</b>	San Ysidro Community Plan Area	
<b>DISCRETIONARY ACTIONS:</b>	Community Plan Amendment, Rezone and, Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low-Density Residential, allowing for 5-10 dwelling units per net residential acre.	
<b><u>ZONING INFORMATION:</u></b>		
<p align="center"><b>ZONE:</b> RM-1-1 Multiple dwelling unit development at varying (1 unit for unit for each 3,000 square-feet of lot area)</p> <p align="center"><b>HEIGHT LIMIT:</b> 50-Foot maximum height limit</p> <p align="center"><b>LOT SIZE:</b> 1.92 acres.</p> <p align="center"><b>FLOOR AREA RATIO:</b> .75 maximum</p> <p align="center"><b>FRONT SETBACK:</b> 15 feet/20 feet.</p> <p align="center"><b>SIDE SETBACK:</b> 5 feet/8 feet.</p> <p align="center"><b>STREETSIDE SETBACK:</b> 10 feet .</p> <p align="center"><b>REAR SETBACK:</b> 15 feet.</p> <p align="center"><b>PARKING:</b> 30 spaces required</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single-Family Residential; RS-1-7.	Single/Multi-Family Residential
<b>SOUTH:</b>	Multi/Single-Family Residential; RS-1-7	Single/Multi-Family Residential
<b>EAST:</b>	Multi-Family Residential; RM-1-1 & RS-1-7	Single/Multi-Family Residential
<b>WEST:</b>	Multi/Single-Family Residential; RS-1-7.	Single/Multi-Family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 16, 2007 the San Ysidro Community Planning Group voted 9-4-0 to approve the proposed development of 11 units. On, January 20, 2009, the San Ysidro Community Planning Group voted 13-0-0 to recommend that the community plan amendment for a 9.5 acres area that includes the Blackshaw Villas project not proceed and be rolled into the upcoming community plan update.	





**PROJECT DATA**

**LEGAL DESCRIPTION:**  
LOT A-238 OF ADDITION NO. 5 TO SAN YSIDRO, ACCORDING TO AMENDED MAP THEREOF NO. 4025, FILED IN THE OFFICE OF THE COUNTY RECORDER, JANUARY 2, 1912.

**ASSESSOR'S PARCEL:** 638-020-3000

**SITE ADDRESS:** 549 BLACKSHAW LANE  
SAN DIEGO, CA. 92113-2343

**PROJECT DATA:**  
SITE AREA (GROSS): 40,946 SQ. FT.  
0.940 ACRES

**EXISTING ZONE:** RS-1-1  
**PROPOSED RE-ZONE:** RM-1-1

**PROJECT REPRESENTATIVES**

<b>OWNER:</b> LEOPOLDO CARLOS & GEOVANNY LOPEZ P.O. BOX 131495 SAN YSIDRO, CA 92143-1495	<b>ARCHITECT:</b> DANIEL CONTRERAS ARCHITECT 515 FOURTH AVE. CHULA VISTA, CA 91910 CONTACT: DANIEL CONTRERAS 619-420-8690
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**BUILDING AREAS:**  
TOTAL SITE AREA: (GROSS) 40,946 SQ. FT.  
TOTAL OPEN SPACE: 13,249 SQ. FT.  
ESTIMATED EARTHWORK: PER TENTATIVE MAP NO. 4025343

**UNIT NO. 1, 2, 3 & 11: (4\* 4 BEDR)**

FIRST FLOOR	799 SQ. FT.
SECOND FLOOR	835 SQ. FT.
TOTAL HABITABLE GARAGE	1,634 SQ. FT. 421 SQ. FT.

**UNIT NO. 2, 4, 6 & 12: (4\* 4 BEDR)**

FIRST FLOOR	587 SQ. FT.
SECOND FLOOR	856 SQ. FT.
TOTAL HABITABLE GARAGE	1,443 SQ. FT. 471 SQ. FT.

**UNIT NO. 3 (1\* 4 BEDR)**

FIRST FLOOR	799 SQ. FT.
SECOND FLOOR	835 SQ. FT.
TOTAL HABITABLE GARAGE	1,634 SQ. FT. 421 SQ. FT.

**UNIT NO. 10 (1\* 4 BEDR)**

FIRST FLOOR	712 SQ. FT.
SECOND FLOOR	857 SQ. FT.
TOTAL HABITABLE GARAGE	1,569 SQ. FT. 490 SQ. FT.

**UNIT NO. 11 (1\* 4 BEDR)**

FIRST FLOOR	799 SQ. FT.
SECOND FLOOR	835 SQ. FT.
TOTAL HABITABLE GARAGE	1,634 SQ. FT. 421 SQ. FT.

**TOTAL BUILDING AREA:** 11,145 SQ. FT.  
**TOTAL GARAGE BLD. AREA:** 4,920 SQ. FT.

**FLOOR AREA RATIO:** 75% ALLOWABLE  
54% ACTUAL

**BUILDING COVERAGE:** N/A ALLOWABLE  
31% ACTUAL

**SCOPE OF WORK**

- REQUESTING TO ACQUIRE A TENTATIVE MAP (TM) REZONE & COMMUNITY PLAN AMENDMENT (CPA).

2. PROPOSING TO BUILD 11 UNITS W/ 4 BEDROOMS PER EACH UNIT.	(REQUIRED)
<b>PARKING REQUIREMENT:</b> SDMTC section 142.0525(d)	
- EACH UNIT A 2-CAR GARAGE, 225 X 11 (UNITS)	25 SPACE (S) (ON SITE)
- UNITS THAT DON'T PROVIDE 20' DEEP DRIVEWAY = (1/1 UNIT)	11 SPACE (S)
- MOTORCYCLE SPACES = (2/1 UNIT) @ 11x11	1 SPACE (S)
<b>NOTE: THE TOTAL # OF REQUIR. PARKING SPACES FOR THIS PROJECT =</b>	<b>33 SPACE (S)</b>
<b>PARKING PROVIDED:</b>	<b>(PROVIDED)</b>
ENCLOSED GARAGE	22 SPACE (S) (ON SITE)
<b>GUEST PARKING PROVIDED:</b>	
- COMPACT SPACES (15'x15')	0 SPACE (S)
- STAND. SPACES (9'x13') (ON-SITE)	8 SPACE (S)
- ON-STREET PARKING (8'x21')	3 SPACE (S)
<b>TOTAL PARKING PROVIDED:</b>	<b>33 SPACE (S)</b>
<b>MOTORCYCLE SPACE(S) PROV.</b>	<b>1 SPACE (S)</b>

<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT (MINIMUM)	3'-0" FT.	15'-0" FT.
FRONT (STANDARD)	20'-0" FT.	
SIDE (STANDARD)	5'-0" FT.	
SIDES (STANDARD)	8'-0" FT.	11'-2" FT.
REAR	15'-0" FT.	15'-5" FT.

**SITE PLAN KEY NOTES**

- ELECTRICAL SERVICE MAIN LOCATION, UNLESS NOTED OTHERWISE
- GAS METER LOCATION, PER CONTRACTOR

3] THE SPACE PROVIDED IN FRONT OF THE GARAGE IS NOT INTENDED FOR PARKING. PLEASE REFER TO A-10 KEY SITE PLAN AND SEE ADDIT. NOTE NO. 4

\* NOTE: PER CORRECTION NO. 6 (LDR Planning Review), (PEDESTRIAN CIRCULATION - Public Code Section 15.204(d)(2)) - IT IS NOT FEASIBLE TO MAXIMIZE ACCESS DUE TO LOT SIZE LIMITATION. PROPOSING A WIDER OPEN SPACE AREA AT REAR PATIOS PER EACH UNIT. PLEASE ALSO NOTE THAT THIS PROJECT WILL NOT BE A PUBLIC COMMUNITY.

**SIGNAGE KEY NOTES (PER CITY)**

- HANDICAPPED PARKING ONLY (SIGN)
- NO PARKING AREA (SIGN), TOW AWAY AREA
- MOTORCYCLE PARKING ONLY (SIGN)
- IT IS NOT FEASIBLE TO PROVIDE A 5 FEET WIDE SIDEWALK DUE TO LOT SIZE LIMITATION
- GARAGE DOOR PROTRUSION, PER CITY REQUEST

**GENERAL NOTES**

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-02-0 (UPC 9014.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1
- PROVIDE FIRE SPRINKLERS IN ALL UNITS AS MITIGATION, PER FIRE DEPARTMENT. (UNO)
- NO PARKING PERMITTED ON EITHER SIDE OF THE 22 FT. WIDE FIRE LANE. RED CURBS OR FIRE LANE SIGNS REQUIRED, PER FIRE DEPARTMENT
- PROJECT MUST REPLACE ALL ABANDONED DRIVEWAYS WITH FULL HEIGHT CURB GUTTER AND SIDEWALK SATISFACTORY TO THE CITY ENGINEER.

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

MILANO GROUP ARCHITECTS  
515 FOURTH AVENUE  
CHULA VISTA, CALIF. 91910  
TELEPHONE: (619) 420-8690

BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ

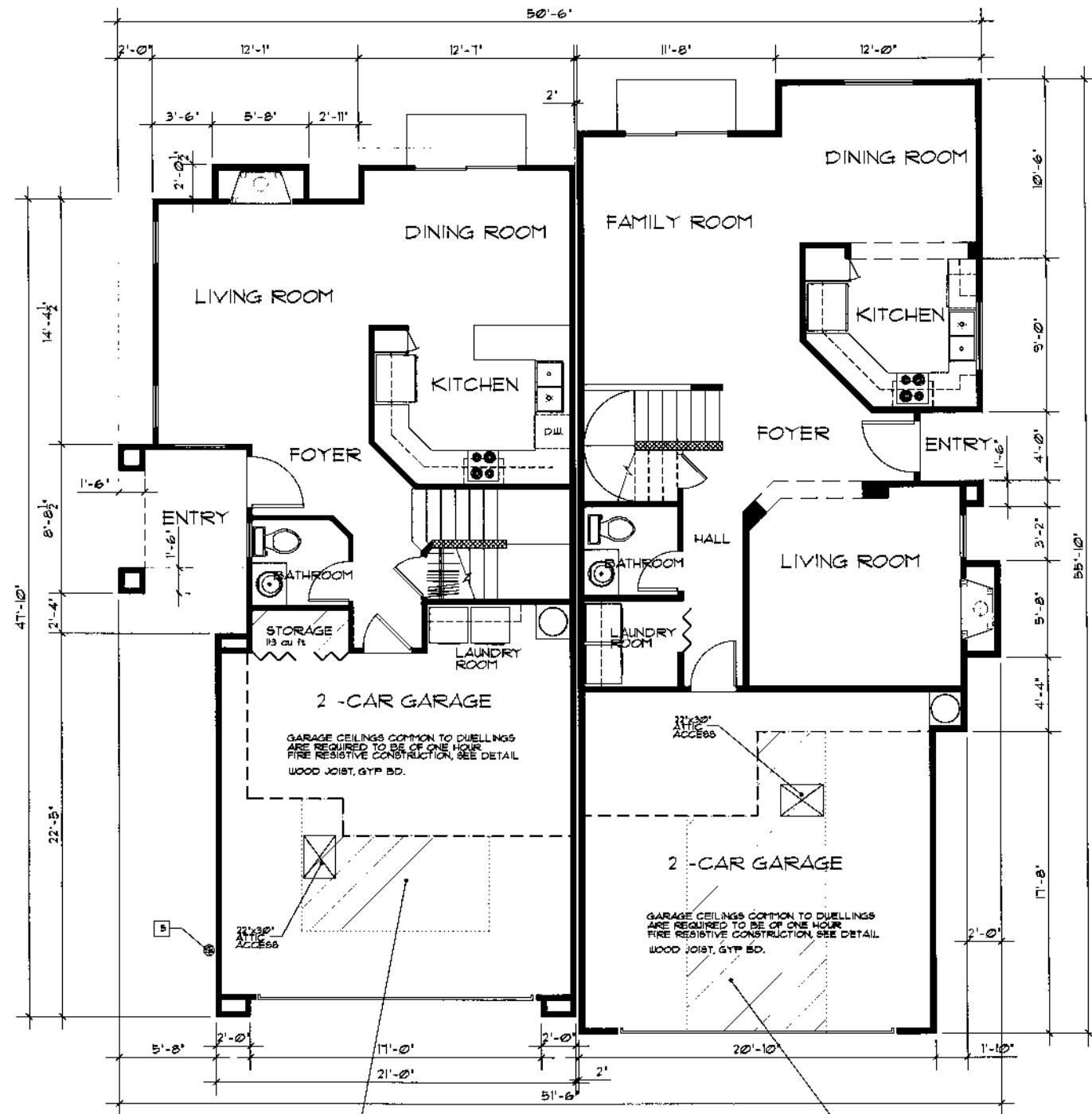
SITE PLAN AND NOTES

CLIENT: LEOPOLDO CARLOS & GEOVANNY LOPEZ  
TITLE SHEET

PLOTTING DATE	12-26-08
DATE	07-06-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	

A-1

2 OF 18 SHEETS



2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
134 cu ft + 113 cu ft (STORAGE) = 247 cu ft

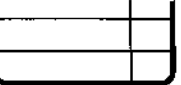
UNIT 2, 4, 6 & 8

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
TOTAL = 246 cu feet

UNIT 1, 3, 5 & 7

FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE



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ARCHITECTS  
515 FOURTH AVENUE  
CHULA VISTA, CALIF., 91910  
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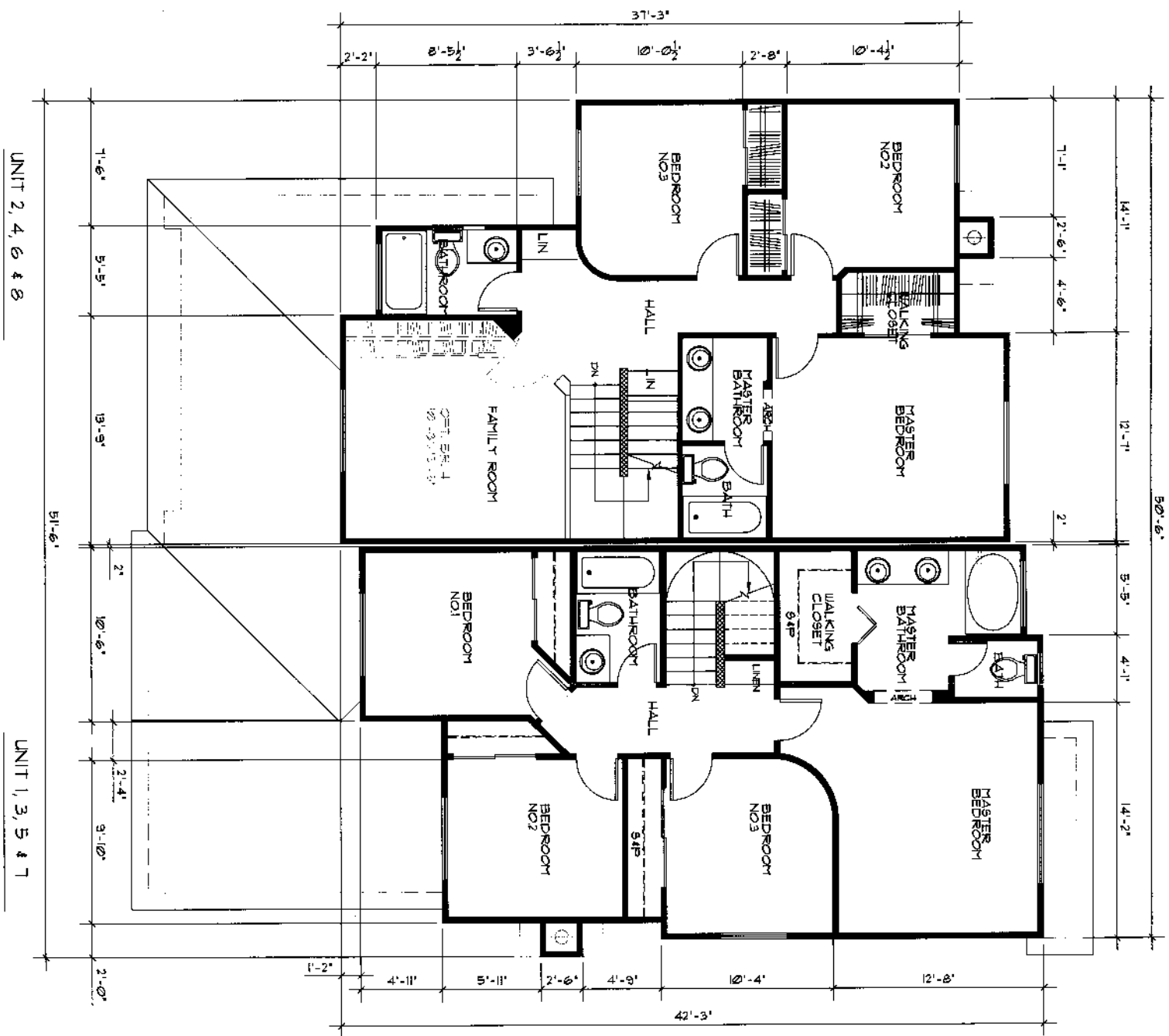
ARCHITECT  
CARLOS LOPEZ  
C-24339  
STATE OF CALIFORNIA  
REGISTERED ARCHITECT

CLIENT  
BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ  
TITLE SHEET  
FIRST FLOOR PLAN AND  
NOTES (DUPLICATION)

PLOTTING DATE  
2-28-08  
DATE  
01-08-02  
SCALE  
AS SHOWN  
JOB NO.  
N/A  
SHEET

A-2  
4 of 18 SHEETS





SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

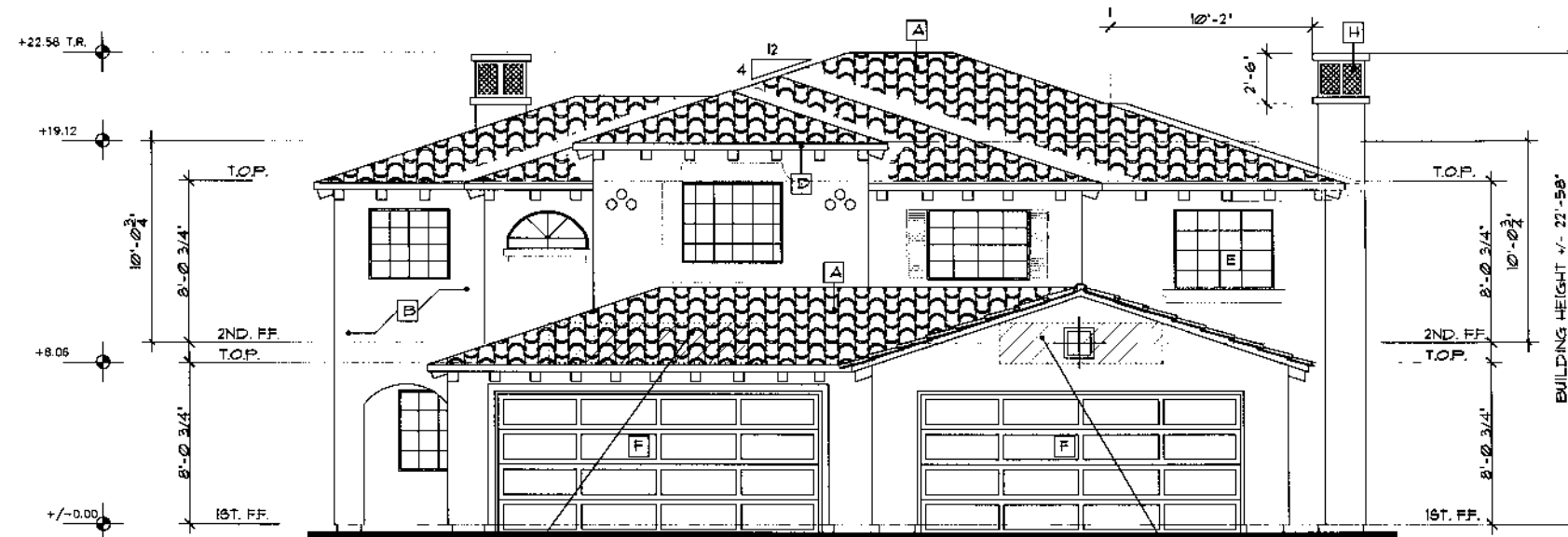
CLIENT  
**BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ**

TITLE SHEET  
**SECOND FLOOR PLAN &  
NOTES (DUPLEX UNIT)**

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**MILANO GROUP  
ARCHITECTS**  
 515 FOURTH AVENUE  
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PLOTTING DATE  
 07-06-08  
 DATE  
 07-06-02  
 SCALE  
 A6 SHOUN  
 JOB NO.  
 N/A  
 SHEET  
**A-3**  
 18 SHEETS

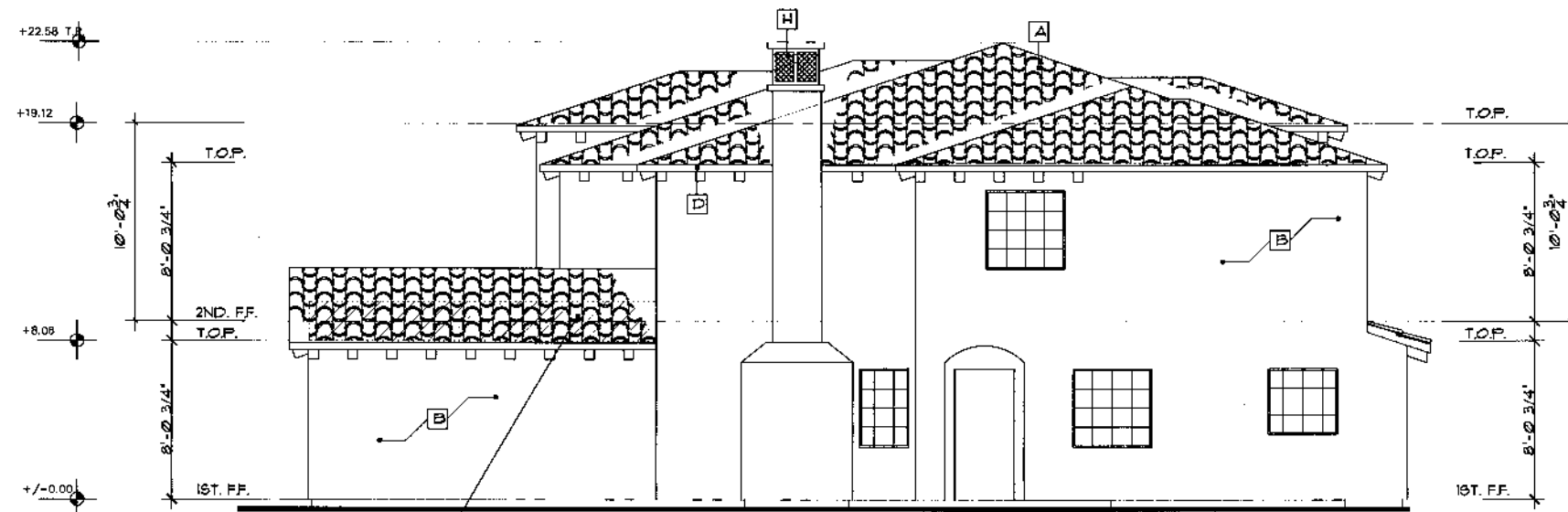


FRONT ELEVATION

1/4" = 1' 0"

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
134 cu ft + 113 cu ft (STORAGE) =  
247 cu ft

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
TOTAL = 246 cu feet



SIDE ELEVATION

1/4" = 1' 0"

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
TOTAL = 246 cu feet

KEY NOTES

EXTERIOR ELEVATION NOTES

- A CONCRETE ROOF TILE MISSION 'S'
- B PORTLAND CEMENT PLASTER (STUCCO)
- C STUCCO WRAPPED 2X WOOD
- D 2 X 10 R.S. WOOD FASCIA
- E ALUMINUM FRAME WINDOW, DUAL GLAZE PER SCHEDULE
- F METAL SECTIONAL GARAGE DOOR
- G ROOF SPACE VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN, PAINTED
- H METAL CHIMNEY FIREPLACE FLUE W/ SHEET METAL CAP PER FLUE TO BE A MIN. OF 2'-0" ABOVE ANY ADJACENT ROOF WITH-IN A 10'-0" RADIUS.
- I COMBUSTION AIR VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN

\* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 9200255 AND 920035 OF THE MUNICIPAL CODE).



MILANO GROUP  
ARCHITECTS  
515 FOURTH AVENUE  
CHULA VISTA, CALIF. 91910  
TELEPHONE (619) 420-8690

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DANIEL CONTRERAS  
REGISTERED ARCHITECT  
C-24039  
STATE OF CALIFORNIA

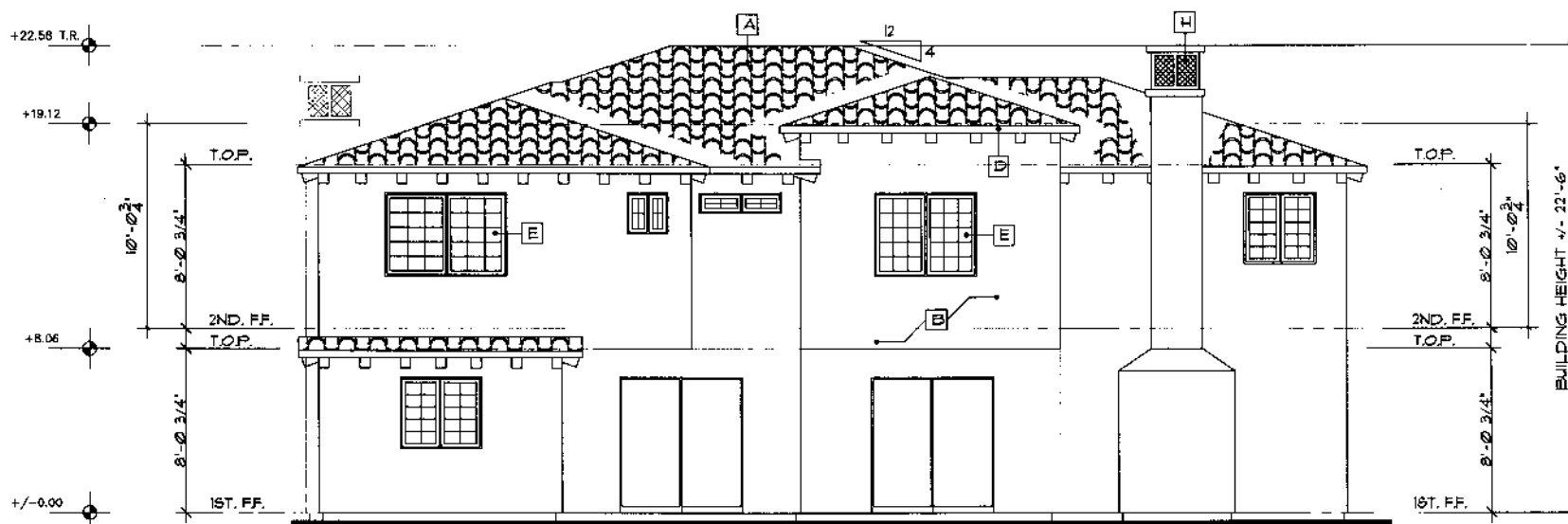
NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE.

CLIENT: BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ

TITLE SHEET: EXTERIOR ELEVATIONS AND NOTES (DUPLICATE UNIT)

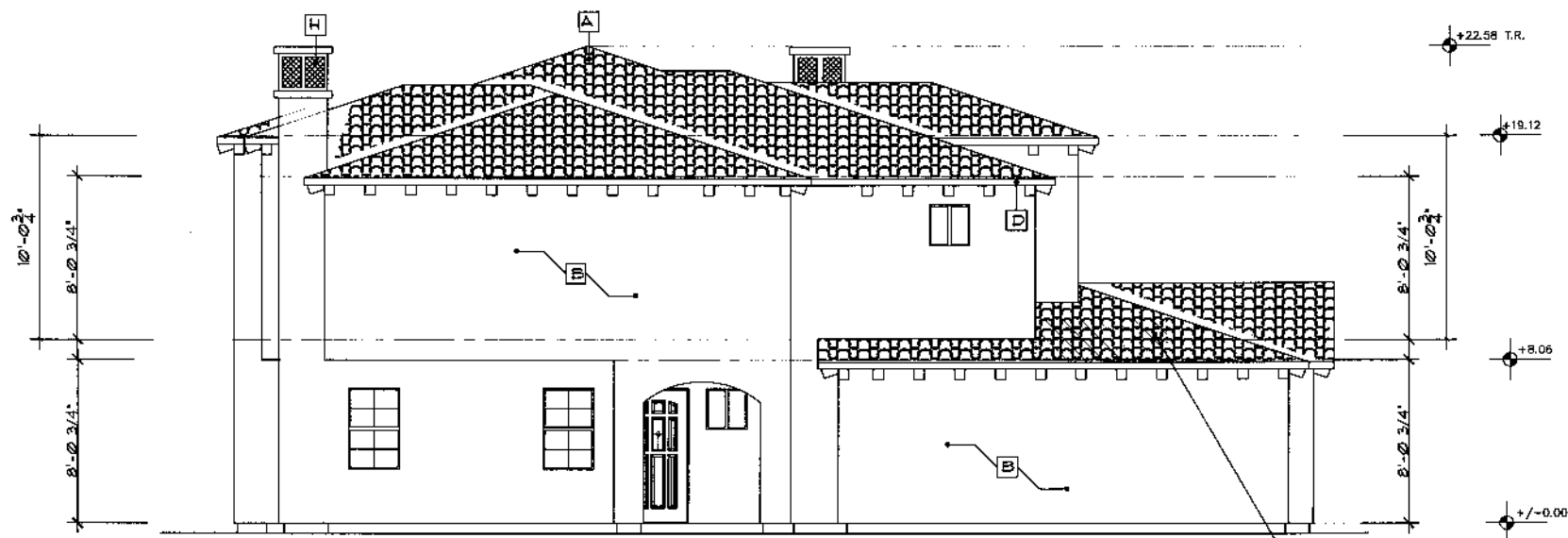
PLOTTING DATE: 12-26-08  
DATE: 01-06-09  
SCALE: AS SHOWN  
LET. NO.: N/A  
SHEET

A-5  
1 OF 18 SHEETS



REAR ELEVATION

1/4" = 1' 0"



SIDE ELEVATION

1/4" = 1' 0"

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
134 cu ft + 113 cu ft (STORAGE) = 247 cu ft

KEY NOTES

EXTERIOR ELEVATION NOTES

- A CONCRETE ROOF TILE MISSION 'S'
- B PORTLAND CEMENT PLASTER (STUCCO)
- C STUCCO WRAPPED 2X WOOD
- D 2 X 10 RS. WOOD FASCIA
- E ALUMINUM FRAME WINDOW, DUAL GLAZE PER SCHEDULE
- F METAL SECTIONAL GARAGE DOOR
- G ROOF SPACE VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN, PAINTED
- H METAL CHIMNEY FIREPLACE FLUE W/ SHEET METAL CAP PER FLUE TO BE A MIN. OF 2'-0" ABOVE ANY ADJACENT ROOF WITH-IN A 10'-0" RADIUS.
- I COMBUSTION AIR VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN

\* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 920.055 AND 920.035 OF THE MUNICIPAL CODE).

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE



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ARCHITECTS  
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CHULA VISTA, CALIF., 91910  
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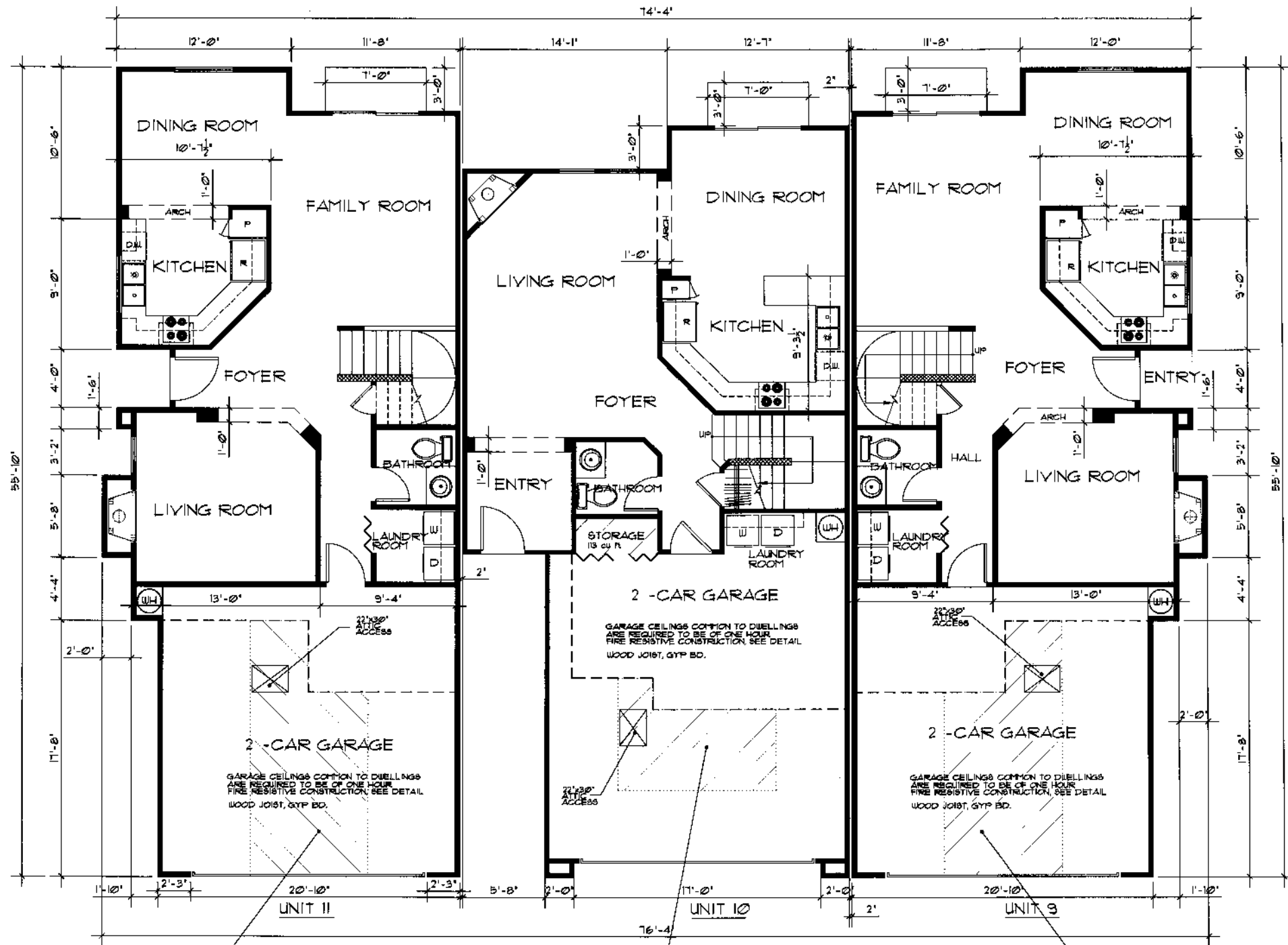


CLIENT  
BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ

TITLE SHEET  
EXTERIOR ELEVATIONS  
AND NOTES (DUPLICATE UNIT)

PLOTTING DATE	12-26-08
DATE	01-06-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	

A = 6  
8 OF 10 SHEETS



2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.  
TOTAL = 246 cu feet

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
134 cu ft + 113 cu ft (STORAGE) = 247 cu ft

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.  
TOTAL = 246 cu feet

FIRST FLOOR PLAN (TRIPLEX UNIT)  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE.

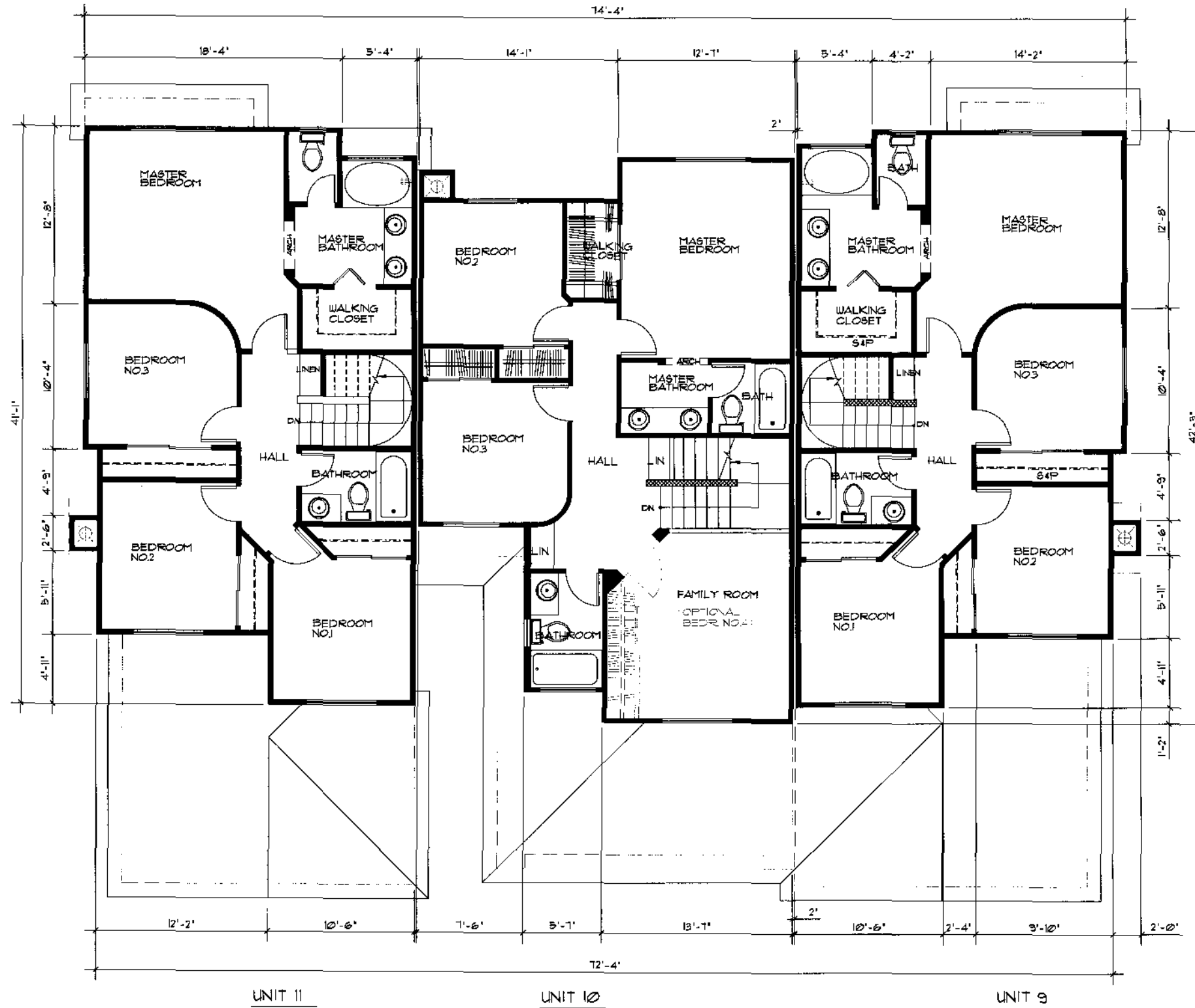
CLIENT  
BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ  
TITLE SHEET  
FIRST FLOOR PLAN &  
NOTES (TRIPLEX UNIT)

PLOTTING DATE  
12-26-08  
DATE  
01-06-09  
SCALE  
AS SHOWN  
JOB NO.  
N/A  
SHEET

A-7  
18 SHEETS

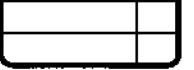
MILANO GROUP ARCHITECTS  
515 FOURTH AVENUE  
CHULA VISTA, CALIF., 91910  
TELEPHONE (619) 420-8690

REGISTERED PROFESSIONAL ARCHITECT  
DANIEL CONTRERAS  
C-24239  
STATE OF CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT  
DANIEL CONTRERAS  
C-24239  
STATE OF CALIFORNIA



SECOND FLOOR PLAN (TRIPLEX UNIT)  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE



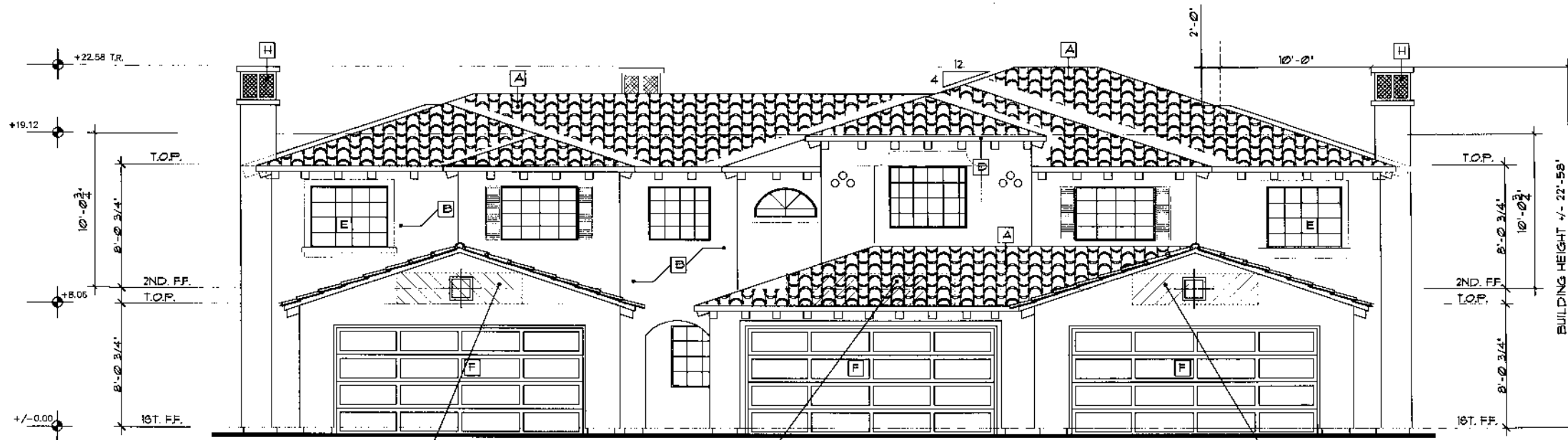
**MILANO GROUP ARCHITECTS**  
515 FOURTH AVENUE  
CHULA VISTA, CALIF. 91910  
TELEPHONE (619) 420-8690

ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS, ERRORS, OR INADEQUACIES IN THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED IN THESE TERMS AND CONDITIONS.

**DANIEL CONTRERAS**  
ARCHITECT  
C-24238  
STATE OF CALIFORNIA  
EXPIRES 07/31/2010

CLIENT: BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ  
TITLE SHEET: SECOND FLOOR PLAN & NOTES (TRIPLEX UNIT)

PLOTTING DATE	12-26-08
DATE	01-26-09
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	



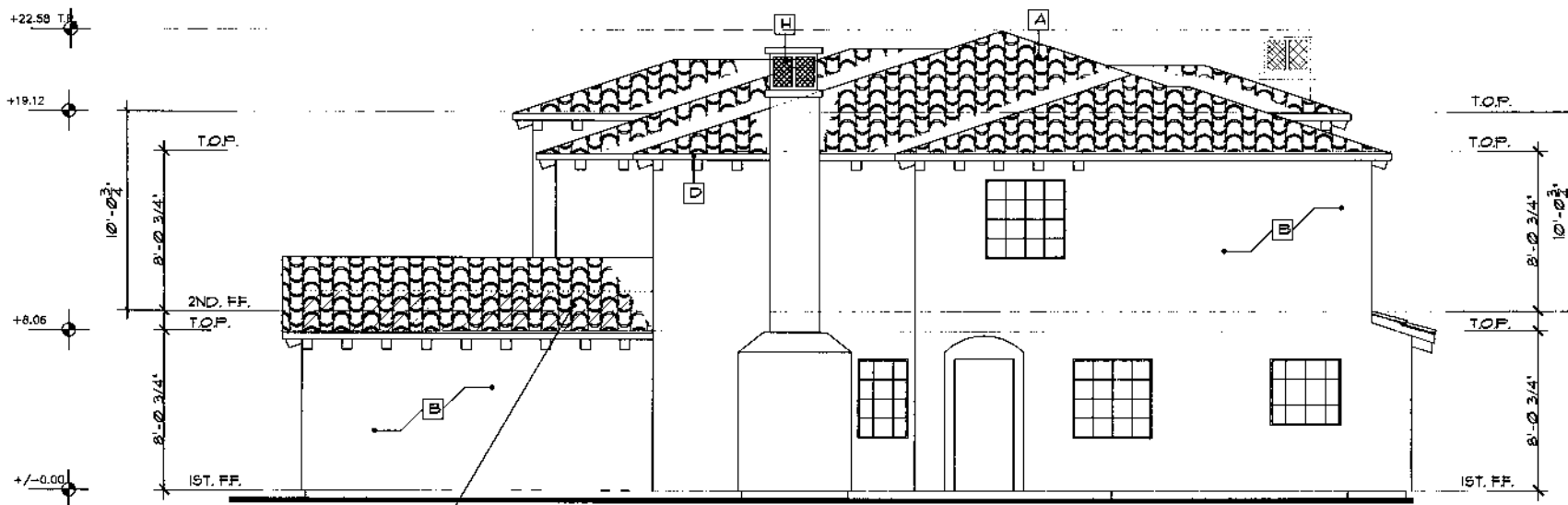
2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.  
TOTAL = 246 cu feet

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:  
134 cu ft + 113 cu ft (STORAGE) = 247 cu ft

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.  
TOTAL = 246 cu feet

FRONT ELEVATION

1/4" = 1' 0"



2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.  
TOTAL = 246 cu feet

SIDE ELEVATION

1/4" = 1' 0"

KEY NOTES

EXTERIOR ELEVATION NOTES

- [A] CONCRETE ROOF TILE MISSION 'S'
- [B] PORTLAND CEMENT PLASTER (STUCCO)
- [C] STUCCO WRAPPED 2X WOOD
- [D] 2 X 10 R.S. WOOD FASCIA
- [E] ALUMINUM FRAME WINDOW, DUAL GLAZE PER SCHEDULE
- [F] METAL SECTIONAL GARAGE DOOR
- [G] ROOF SPACE VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN, PAINTED
- [H] METAL CHIMNEY FIREPLACE FLUE W/ SHEET METAL CAP PER FLUE TO BE A MIN. OF 2'-0" ABOVE ANY ADJACENT ROOF WITH-IN A 10'-0" RADIUS.
- [I] COMBUSTION AIR VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN

\* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 920255 AND 920255 OF THE MUNICIPAL CODE).

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE.

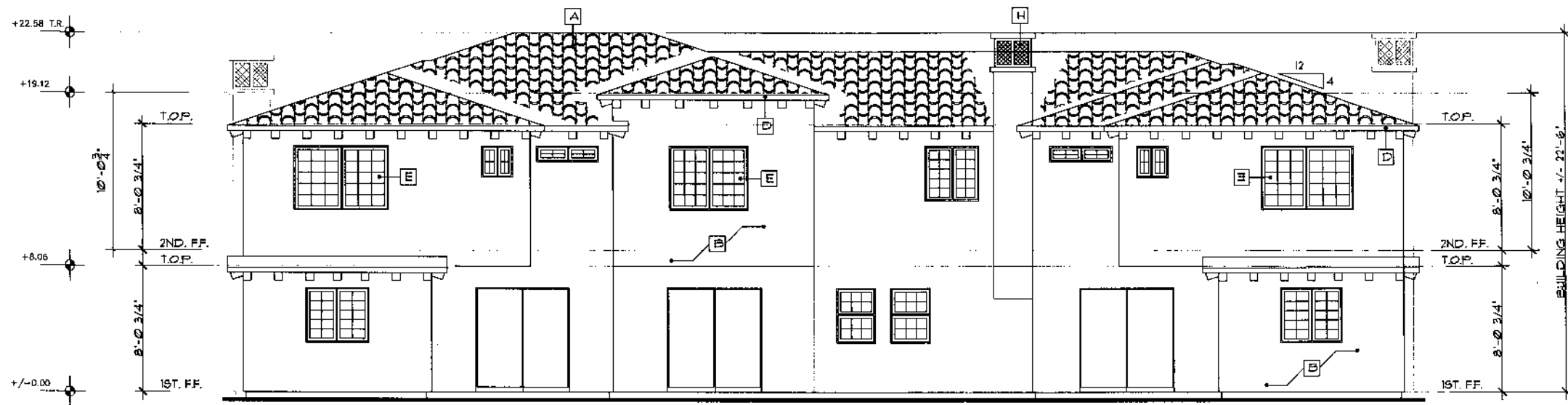


**MILANO GROUP ARCHITECTS**  
515 FOURTH AVENUE  
CHULA VISTA, CALIF., 91910  
TELEPHONE (619) 420-8690

APPROVED BY STATE ARCHITECT  
CARLOS LOPEZ  
C-24239  
EXPIRES 12/31/11

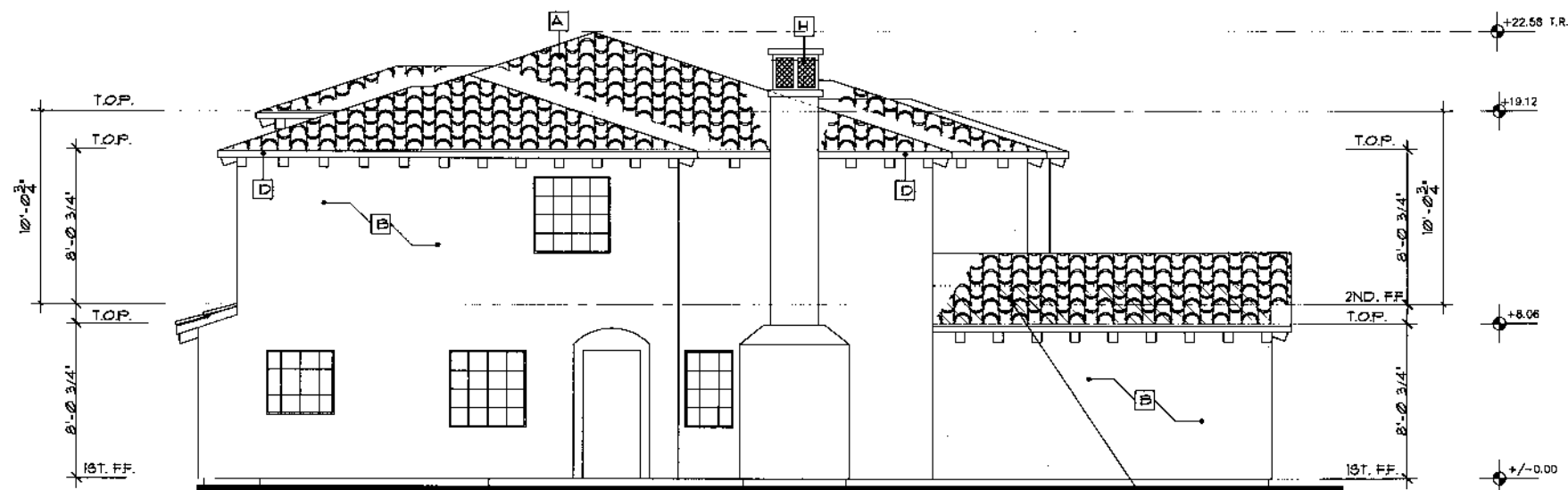
CLIENT: BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ  
TITLE SHEET: EXTERIOR ELEVATIONS AND NOTES (TRILEX UNIT)

PLOTTING DATE: 12-26-08  
DATE: 01-26-09  
SCALE: AS SHOWN  
JOB NO: N/A  
SHEET: A-10  
120F 18 SHEETS



REAR ELEVATION

1/4" = 1' 0"



SIDE ELEVATION

1/4" = 1' 0"

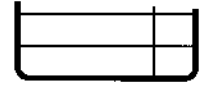
2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.  
TOTAL = 246 cu feet

KEY NOTES

EXTERIOR ELEVATION NOTES

- [A] CONCRETE ROOF TILE MISSION 'S'
- [B] PORTLAND CEMENT PLASTER (STUCCO)
- [C] STUCCO WRAPPED 2X WOOD
- [D] 2 X 10 RS. WOOD FASCIA
- [E] ALUMINUM FRAME WINDOW, DUAL GLAZE PER SCHEDULE
- [F] METAL SECTIONAL GARAGE DOOR
- [G] ROOF SPACE VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN
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- [I] COMBUSTION AIR VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN

\* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 920055 AND 920035 OF THE MUNICIPAL CODE).



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515 FOURTH AVENUE  
CHULA VISTA, CALIF., 91910  
TELEPHONE (619) 420-8690

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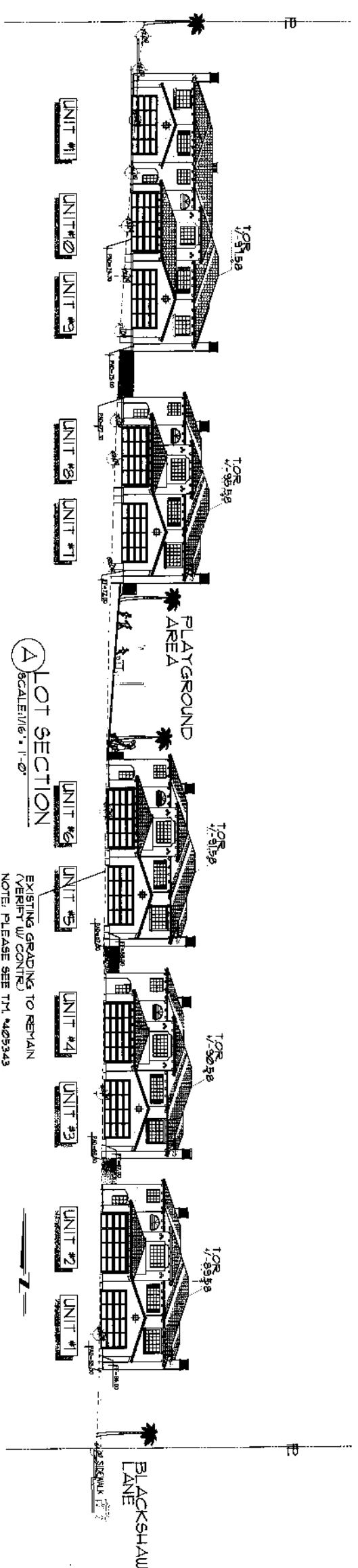
DANIEL CONTRERAS  
C-24238  
REGISTERED ARCHITECT

CLIENT: BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ

TITLE SHEET: EXTERIOR ELEVATIONS AND NOTES (TRIPLEX UNIT)

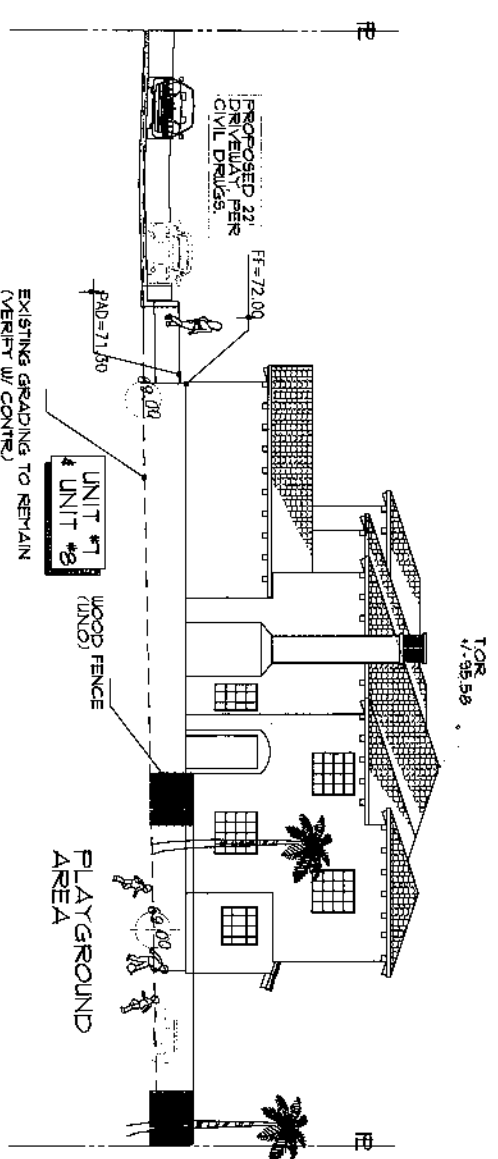
PLOTTING DATE: 12-26-08  
DATE: 01-06-09  
SCALE: AS SHOWN  
JOB NO.: N/A  
SHEET: A-11

13 OF 18 SHEETS



**A LOT SECTION**  
SCALE: 1/8" = 1'-0"

EXISTING GRADING TO REMAIN  
(VERIFY W/ CONTR.)  
NOTE: PLEASE SEE T.M. 4405343

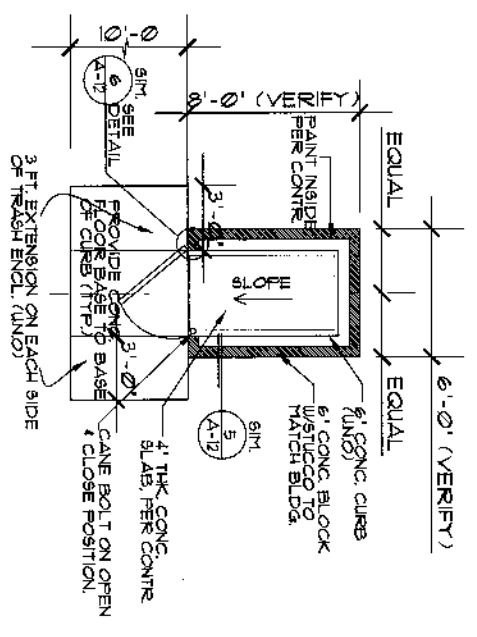


**B LOT SECTION**  
SCALE: 1/8" = 1'-0"

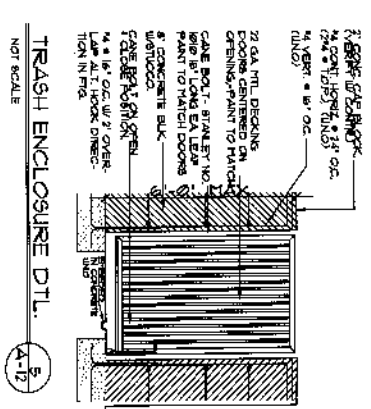
EXISTING GRADING TO REMAIN  
(VERIFY W/ CONTR.)  
NOTE: PLEASE SEE T.M. 4405343

**NOTES**

1. THE PROJECT HAS NO SLOPES GREATER THAN 25%.
2. 99.0 FT ELEVATIONS SHOWN ON THIS SHEET.
3. FOR BUILDING HEIGHT ALSO SEE A-4 & A-5.

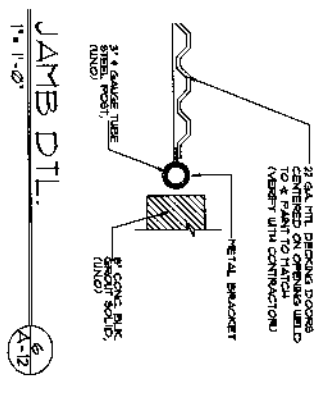


NOTE:  
FOR MORE INFORMATION, PLEASE REFER TO DETAIL.

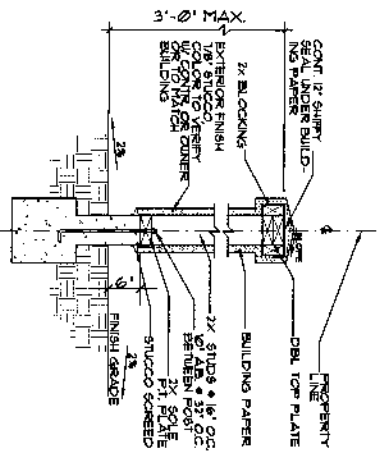


**TRASH ENCLOSURE DTL.**  
NOT SCALE

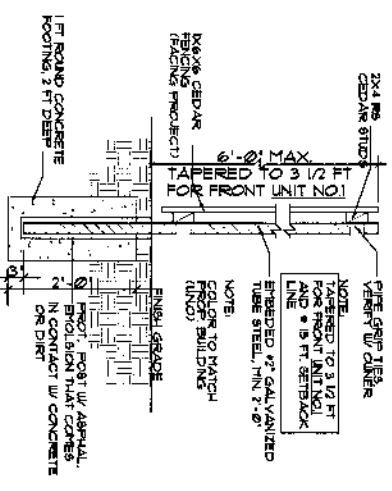
**TRASH ENCLOSURE**  
NOT TO SCALE



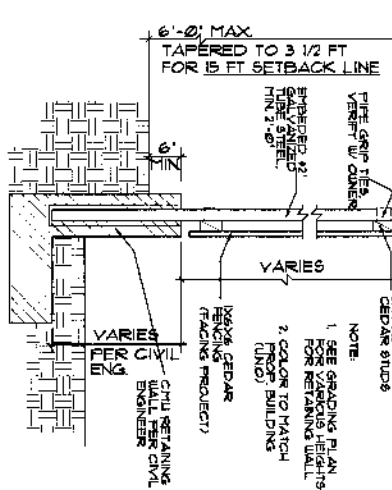
**JAMB DTL.**  
1" = 1'-0"



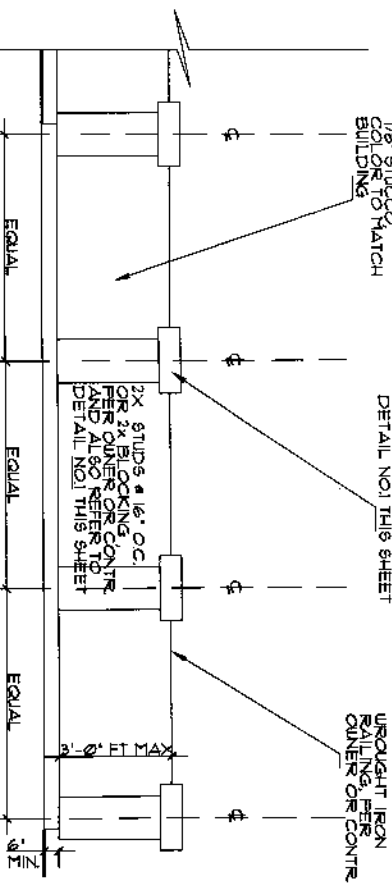
**FRONT WALL DETAIL**  
3/4" = 1'-0" A-12



**FENCE DETAIL**  
3/4" = 1'-0" A-12



**FENCE DETAIL**  
3/4" = 1'-0" A-12



**WALL DETAIL W/ PILASTERS**  
FRONT WALL HT. 3'-0" MAX.  
3/4" = 1'-0" A-12

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

**MILANO GROUP ARCHITECTS**  
515 FOURTH AVENUE  
CHULA VISTA, CALIF., 91910  
TELEPHONE (619) 420-8690

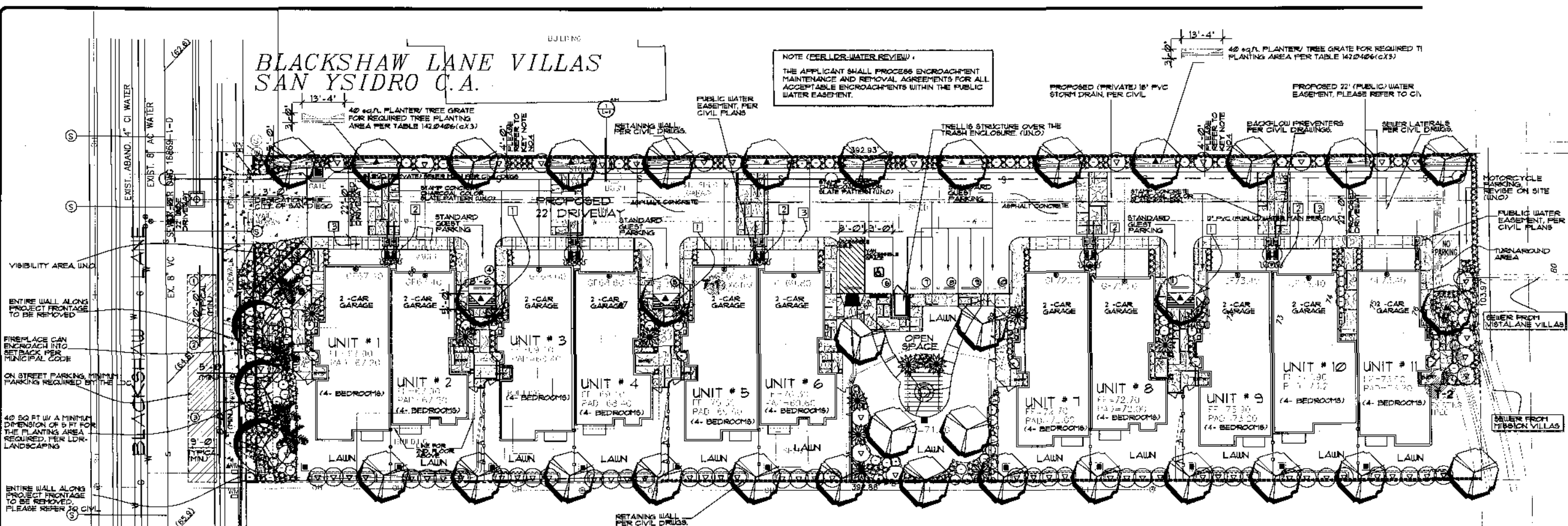
**DANIEL CONTRERAS**  
C-24239  
REGISTERED ARCHITECT  
STATE OF CALIFORNIA

**CLIENT**  
BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ  
**TITLE SHEET**  
LOT SECTIONS, NOTES &  
WALL DETAILS

**PLOTTING DATE**  
12-26-09  
**DATE**  
01-06-02  
**SCALE**  
AS SHOWN  
**SHEET**  
A-12  
**10 SHEETS**



BLACKSHAW LANE VILLAS  
SAN YSIDRO C.A.



NOTE (PER LDR WATER REVIEW):  
THE APPLICANT SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS FOR ALL ACCEPTABLE ENCROACHMENTS WITHIN THE PUBLIC WATER EASEMENT.

NOTE:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VUA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT POINT VALUE.

ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED BY THE VISTALANE HOMEOWNERS ASSOCIATION IN A HEALTHY CONDITION, INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPE MATERIALS.

NOTE:

THERE ARE NO BIRUSH MANAGEMENT ISSUES WITH THIS PROJECT. THIS PROJECT IS ENCLOSED WITH DEVELOPMENT ON ALL SIDES.

CITY RECOMMENDATIONS

- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING: WALKS, CURBS, OR STREET PAVEMENTS.
- ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE BY THE LANDSCAPE DIVISION. NO IRRIGATION RUNOFF OR OVER-SPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS.
- STREET TREES SHALL BE SEPARATED FROM PUBLIC IMPROVEMENTS BY THE MINIMUM DISTANCE LISTED:
  - TRAFFIC SIGNAL OR STOP SIGN - 25 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET
  - INTERSECTIONS - 25 FEET
- TREES SHALL BE SELECTED AND LOCATED SO THAT AT MATURITY THEY DO NOT CAUSE DAMAGE OR CONFLICT WITH OVERHEAD UTILITY LINES.
- ALL REQUIRED PLANTING AREAS WILL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS PLANTED WITH GRASS COVER. ALL EXPOSED SOIL AREAS WITHOUT SHALL BE MULCHED TO THIS MINIMUM DEPTH.
- ALL STREET TREES SHALL BE PLANTED WITHIN THE STREET TREE EASEMENT.
- ALL LEVEL PLANTING AREAS SHALL RECEIVE 2" LAYER OF SHREDDED WALK-ON BARK MULCH.

KEY NOTES

- METAL TREE GRATE (TYP) OF 8.5' x 5' WITH A TOTAL OF 425 SQ. FT. OF AIR AND WATER PERMEABLE PLANTING AREA WITH A MINIMUM DIMENSION OF 5 FT. ALSO, TREE SPECIMEN SELECTED SHALL MAINTAIN A CANOPY WITHIN THE TREE GRATE SIZE.
- PERMEABLE AREA FOR THIS LANDSCAPE AREA TO BE ACHIEVED BY, BUT NOT LIMITED TO, PLANTING AREA ALONG WITH GRASSCRETES FOR REQUIRED AIR AND WATER PERMEABLE ROOT ZONE AREA. NOTE, THERE'S NO TREES AT THIS AREA, IT IS FULFILL W/ SCREEN FOUNDATION SHRUBS, SEE LEGEND.
- PEDESTRIAN LINKAGE (DECORATIVE PAVING) REFER TO ENHANCED/DECORATIVE PAVING FOR ADDITIONAL INFORMATION.
- TREES SHOWN ON THE WEST SIDE OF THE ENTRY DRIVEWAY HAVE A 3 FT. MIN. DIMENSION FOR A 40 SF BOX AREA FOR AIR AND WATER PERMEABLE PLANTING AREA. PER LDC TABLE 142.0406(c)(3) APPROVED PER LDR-LANDSCAPING REVIEWER. FOR ADDITIONAL INFORMATION REFER TO LAND DEVELOPMENT CODE NOTE THIS SHEET.

LEGEND SPECIFICATIONS FOR BBQ AND PICNIC TABLE

- PLANTING: PLANTING SYSTEMS (SEE NOTE BELOW)
- MODEL: 10" x 14" ROUND TOP - 11 PIECE SET
- AVAILABLE FROM: PLAYWORLD SYSTEMS, TUSTIN, CA (714) 942-2388
- SHADE STRUCTURE (TRELIS) NOTE: SHADING ONLY MAIN HEALTHY TREES. PLEASE REFER TO CONTRACTOR AND OWNER.

PLANTING LEGEND

- Street / Shade Trees** (Deciduous + or Evergreen - 20'-50' Spread)
  - 25% 36" BOX, 75% 24" BOX
  - PLATANUS ACERIFOLIA
  - MAGNOLIA GRANDIFLORA
  - ULMUS PARVIFOLIUS 'TRUE GREEN'
  - TIFUANA TIPU
- Accent Interior Trees** (Deciduous + or Evergreen 10'-30' Spread)
  - 50% 24" BOX, 50% 15 GAL
  - ERIOBOTRYA DEFLEXA
  - PYRUS CALLERYANA 'CHANTICLEER'
  - PYRUS KAWAKAMII
- Accent Trees** (Deciduous + or Evergreen 10'-30' Spread)
  - 100% 24" BOX 15 GAL
  - STYAGRUS ROMANZOFFIANUM (BTH (Brown Trunk Height))
  - JACARANDA MIMOSIFOLIA
  - CAMELLIA JAPONICA
- Screen/Foundation Shrubs** (30'+ hl)
  - 10% 15 GAL, 90% 5 GAL
  - RAP INDICA 8FP
  - ESCALLONIA FRADESII
  - PITTOSPORUM TOBIRA
  - LIGUSTRUM JAP. 'TEXANUM'
  - XYLOSMA CONGESTUM
- Accent Shrubs** (30'+ hl)
  - 40% 15 GAL, 60% 5 GAL
  - PHORMIUM TENAX
  - PODOCARPUS MAC. 'MAKI'
  - STRELITZIA REGINAE
- Small Accent Shrubs / Vines**
  - 50% 5 GAL, 50% 1 GAL
  - HEMEROCALLIS HYBRIDS
  - PITTOSPORUM 'WHEELER'S DWARF'
  - NERIUM OLEANDER 'PINKIE'
  - AGAPANTHUS AFRICANUS
  - CUPHEA HYSSOPIFOLIA
  - MYRTUS COMMUNIS
  - GREWIA CAFFRA

ENHANCED/DECORATIVE PAVING

- MATERIAL: STAMP CONCRETE (UNO)
- COLOR: CHARCOAL COLOR (UNO)
- DESIGN: SLATE PATTERN (UNO)
- MATERIAL: BELGARD PAVERS, OR EQUAL (UNO)
- COLOR: RIO BLEND OR EQUAL (UNO)
- DESIGN: DUBLIN COMBO OR EQUAL (UNO)

GROUNDCOVERS

- TURF MARATHON II FESCUE
- LAWN (TYP)
- (SOD)

EXISTING TREES

EXISTING TREE(S) TO BE REMOVED WILL BE REPLACED ON THE SITE AS PART OF THE LANDSCAPING OF A LIKE KIND AND SIZE, PLEASE REFER TO NOTE BELOW.

NOTE:

ALL EXISTING TREES WILL BE REPLACED IN LIKE KIND AND SIZE AND BE CONSIDERED IN THE LANDSCAPE CONCEPT DESIGN LAY-OUT AT TIME OF FINAL LANDSCAPE CONSTRUCTION DOCUMENTS. PER PERMITEE OR SUBSEQUENT OWNER. (LDR-LANDSCAPING REQUIREMENT)

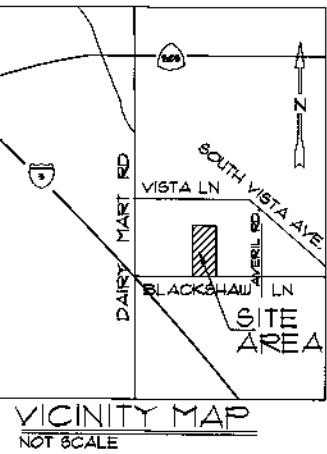
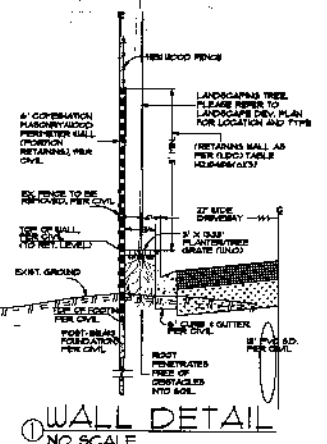
(LDC) LAND DEVELOPMENT CODE NOTE

THE WIDTH OF THIS PLANTING AREA MAY BE REDUCED TO 3 FEET IF A SOLID WALL OF AT LEAST 3 FEET IN HEIGHT IS PROVIDED FOR THE ENTIRE LENGTH OF THE VEHICULAR USE AREA - FOR SITES UNDER 5 ACRES. SITES THAT ARE BETWEEN 5 AND 10 ACRES ARE REQUIRED TO PROVIDE THE PLANTING AREA BUFFER THAT IS 8 FEET. FOR SITES OVER 10 ACRES, A PLANTING AREA BUFFER MUST BE 12 FEET IN WIDTH WITH A POTENTIAL REDUCTION TO 8 FEET WITH A 3 FEET HIGH WALL. THE REMAINING PLANTING AREA SHALL BE LOCATED BETWEEN THE WALL AND CURB WITHIN THE PUBLIC RIGHT-OF-WAY AND PLANTED WITH THE EQUIVALENT OF 1 SHRUB FOR EVERY 10 FEET OF WALL LENGTH. THESE SHRUBS SHALL ACHIEVE AT LEAST 18 INCHES IN HEIGHT OF MATURITY. (LDC 142.0406(c)(3))

EXISTING TREES CONDITION LEGEND Per Section 4.11.16

SYMBOL	HEIGHT	SPREAD	KIND (SPECIES)	REMARKS
T-1	6'-0"	15'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-2	6'-0"	11'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND

NOTE: EXISTING TREE(S) TO BE REMOVED AND TO BE REPLACED IN LIKE KIND AND SIZE, REFER TO NOTE AT LANDS. PLAN



11-28-08 FR

MILANO GROUP ARCHITECTS  
515 FOURTH AVENUE  
CHULA VISTA, CALIF. 91910  
TELEPHONE (619) 420-8690

LANDSCAPE ARCHITECT  
DANIEL CONTRERAS  
C-24239  
STATE OF CALIFORNIA

BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ  
LANDSCAPE DEVELOPMENT PLAN AND NOTES



SCALE 1/16"=1'-0"



LANDSCAPE DEVELOPMENT PLAN

PLOTTING DATE	11-28-08
DATE	07-06-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	L-1

BLACKSHAW LANE  
SAN YSIDRO C.A.

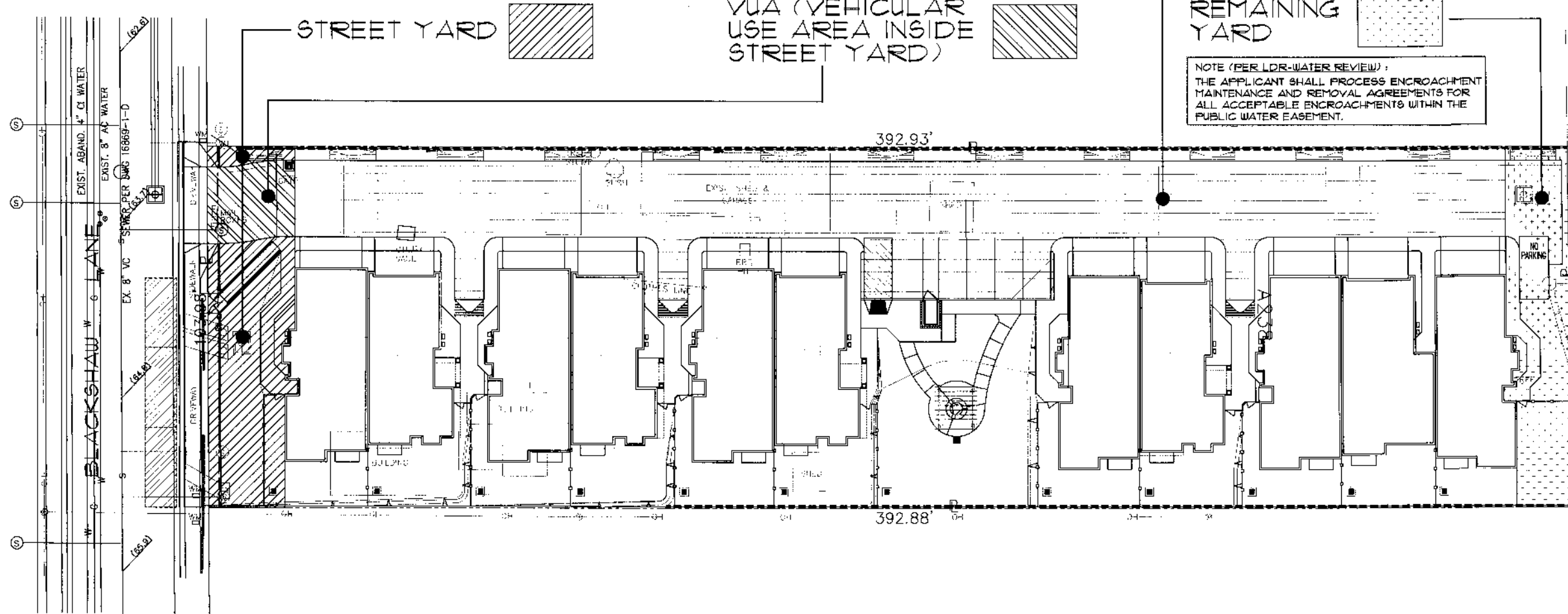
VUA (VEHICULAR  
USE AREA OUTSIDE  
STREET YARD)

LANDSCAPE  
CALCULATION  
DIAGRAM

VUA (VEHICULAR  
USE AREA INSIDE  
STREET YARD)

REMAINING  
YARD

NOTE (PER LDR-WATER REVIEW):  
THE APPLICANT SHALL PROCESS ENCROACHMENT  
MAINTENANCE AND REMOVAL AGREEMENTS FOR  
ALL ACCEPTABLE ENCROACHMENTS WITHIN THE  
PUBLIC WATER EASEMENT.



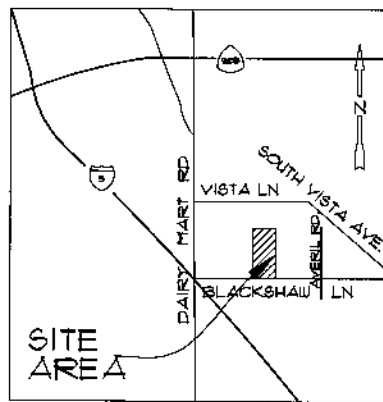
MILANO GROUP  
ARCHITECTS  
515 FOURTH AVENUE  
CHULA VISTA, CALIF., 91910  
TELEPHONE (619) 420-8690

REGISTERED LANDSCAPE ARCHITECT  
STEVEN HUTTER  
No. 3392  
Exp. 3/31/07  
SIGNATURE  
DATE  
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE.

CLIENT: BLACKSHAW LANE TOWNH.  
CARLOS LOPEZ

TITLE SHEET: LANDSCAPE CALCULATION  
DIAGRAM AND NOTES



VICINITY MAP  
NOT SCALE

LANDSCAPE CALCULATIONS	
STREET TREES IN PUBLIC RIGHT OF WAY BLACKSHAW LANE	
LENGTH OF STREET FRONTAGE	104
STREET TREES REQUIRED (* 30' o.c.)	3.47
STREET TREES PROVIDED	3
	* Palms * entry
STREET YARD	
TOTAL STREET YARD AREA	2,474 SF
PLANTING AREA REQ'D (50%)	1,237 SF
PLANTING AREA PROVIDED	1,416 SF
PLANT POINTS REQUIRED (0.25 PTS/SF)	123
PLANT POINTS PROVIDED	146+
(AT LEAST 50%) * PTS ACHIEVED W/ TREES	(62)
REMAINING YARD	
TREES REQUIRED FOR MULTIPLE STRUCTURES ON LOT (* OF BUILD'S x 3) * 11 (UNITS) x 3 =	
NUMBER OF TREES PROVIDED	33+
PROVIDE 1 TREE (24' BOX) ON EACH SIDE AND IN THE REAR OF EACH STRUCTURE	OK
VEHICULAR USE AREA (MORE THAN 6,000 sq. ft.) (VUA INSIDE STREET YARD)	
TOTAL AREA	566 SF
PLANTING AREA REQ'D (5%)	28 SF
PLANTING AREA PROVIDED	98+ SF
PLANT POINTS REQ'D (0.25 PTS/SF)	28
PLANT POINTS PROVIDED	44+
PLANT PTS. ACHIEVED W/ TREES (50% MIN.)	20+

(VUA OUTSIDE STREET YARD)	
TOTAL AREA	9,123 SF
PLANTING AREA REQ'D (3%)	274 SF
PLANTING AREA PROVIDED	1,414+ SF
PLANT POINTS REQ'D (0.23 PTS/SF)	291
PLANT POINTS PROVIDED	528+
PLANT PTS. ACHIEVED W/ TREES (50% MIN.)	300+
A MIN. 40 SQ. FT. PLANT'G AREA SHALL BE PROVIDED FOR ALL TREES, W/ NO DIM. LESS THAN 5 FT. OK	
PROVIDE (1) 24' BOX TREE WITHIN 30' OF EACH PARK'G SPACE (IF PALM, (1) MIN. WITHIN 15ft.) OK	

LEGEND

STREET YARD AREA	
VUA (VEHICULAR USE AREA INSIDE STREET YARD) AREA	
VUA (VEHICULAR USE AREA OUTSIDE STREET YARD) AREA	
REMAINING YARD AREA	

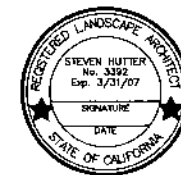
LANDSCAPING NOTE

1 ALL EXISTING TREES TO BE REMOVED WILL BE REPLACED  
IN LIKE KIND AND SIZE WITH SAME OR SIMILAR SPECIES, W/  
SIMILAR DRIP LINE, HEIGHT AND SPREAD. TO BE SPECIFY  
AT TIME OF FINAL LANDSCAPE PLAN AND TIME OF CONSTR-  
UCTION PER LANDSCAPE ARCHITECT. (UNO)

NOTE:

LANDSCAPE CALCULATION AREAS ARE DEFINED BELOW.  
PLEASE REFER TO LANDSCAPE CALCULATIONS FOR  
ADDITIONAL INFORMATION.

LANDSCAPE CALCULATION AREAS	
STREET YARD	
TOTAL STREET YARD AREA	2,474 SF
VEHICULAR USE AREA (MORE THAN 6,000 sq. ft.) (VUA INSIDE STREET YARD)	
TOTAL AREA	566 SF
(VUA OUTSIDE STREET YARD)	
TOTAL AREA	9,123 SF
PROVIDE 40 SQ. FT. MIN PLANT'G PER TREE W/ NO DIM. LESS THAN 5 FT. OK	
PROVIDE (1) 24' BOX TREE WITHIN 30' OF EACH PARK'G SPACE (IF PALM, (1) MIN. WITHIN 15ft.) OK	
LANDSCAPE DIAGRAM PLAN ARE FOR LDR-LANDSCAPING PURPOSE ONLY.	



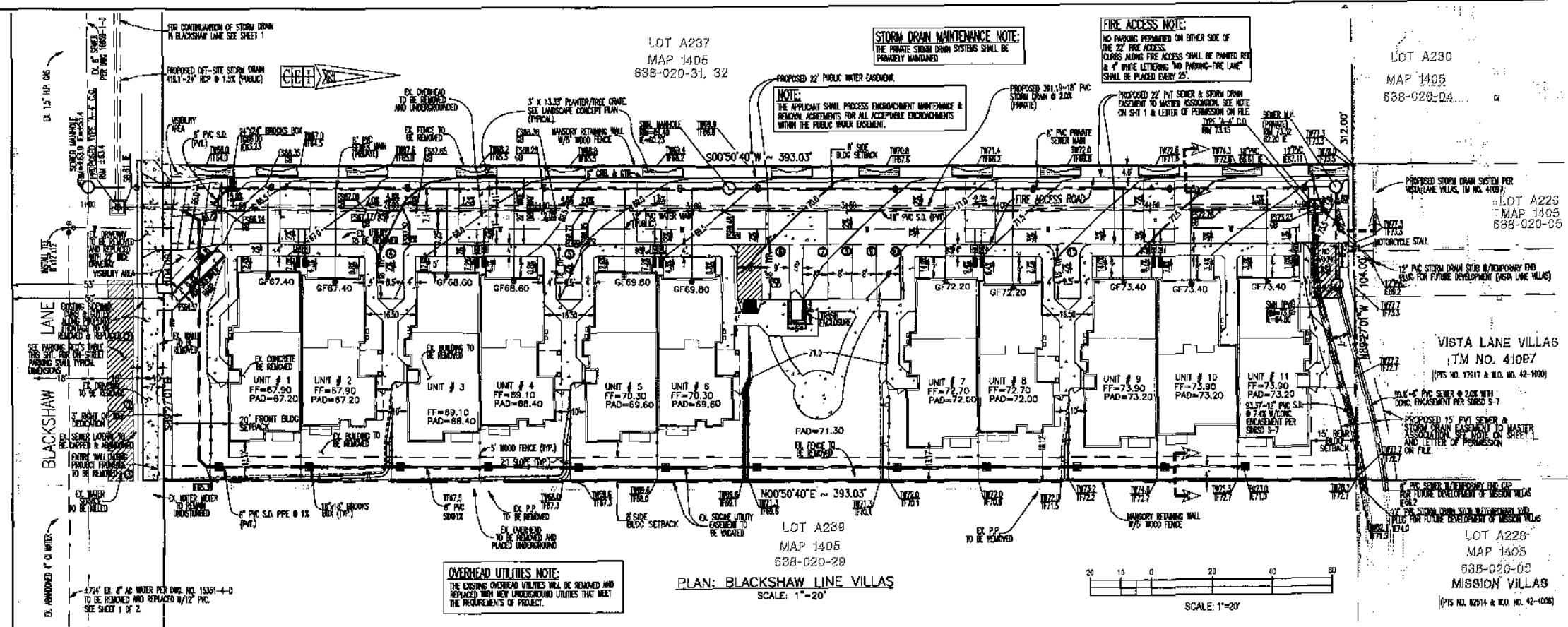
LANDSCAPE  
DIAGRAM  
PLAN



SCALE 1/16" = 1'-0"

PLOTTING DATE	12-26-08
DATE	01-26-09
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	

L-2

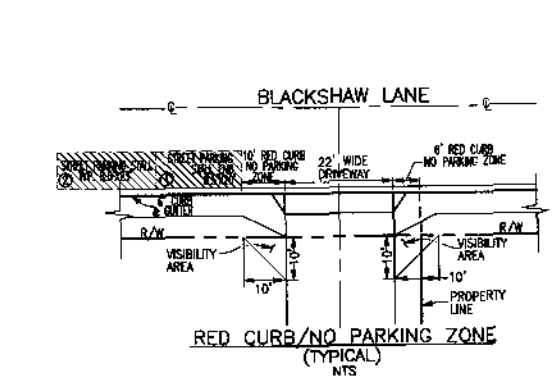
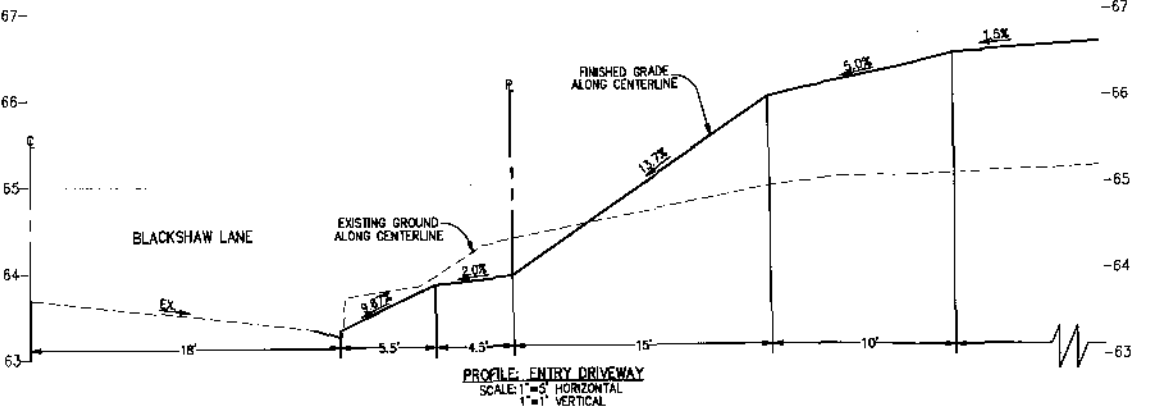
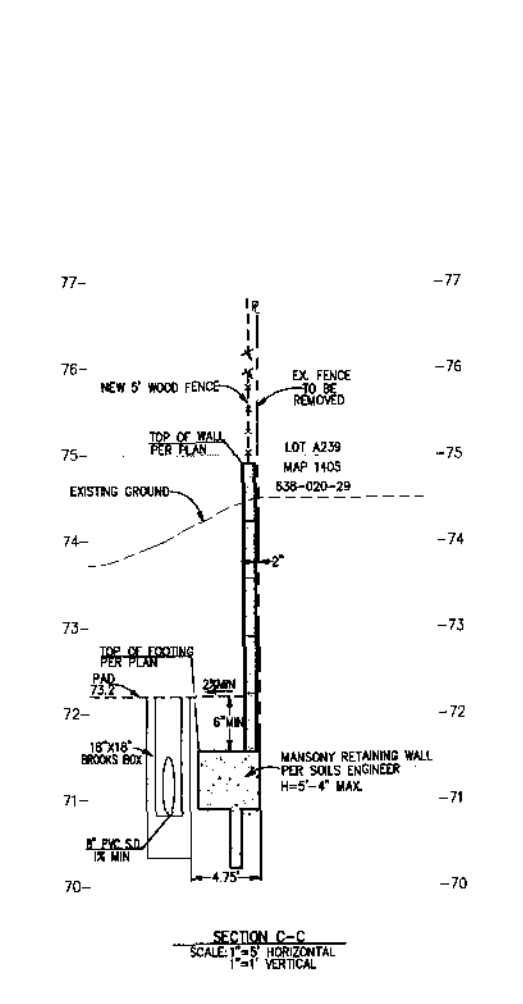
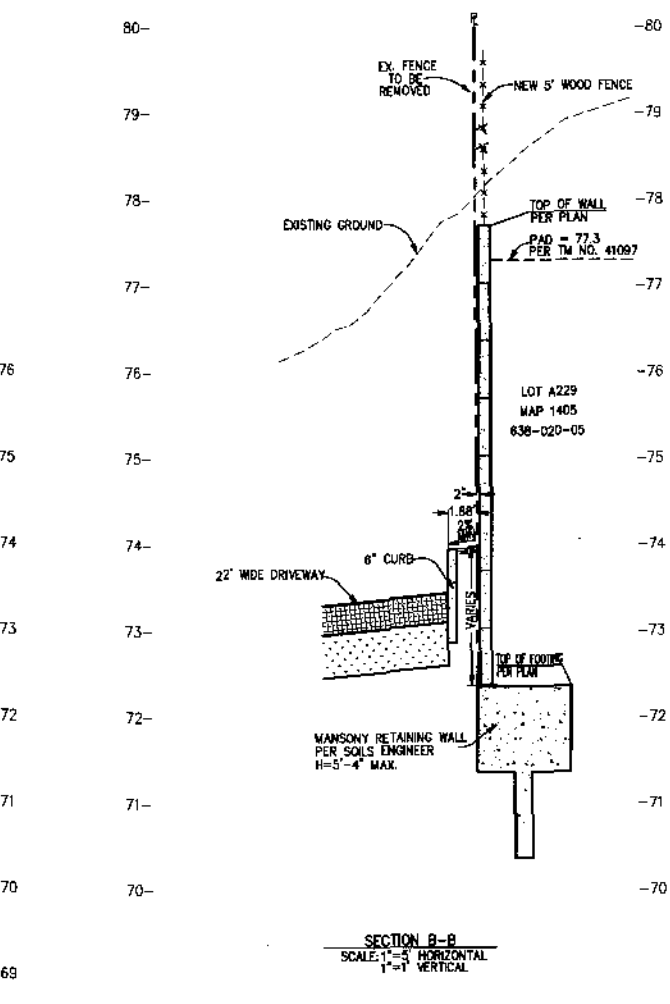
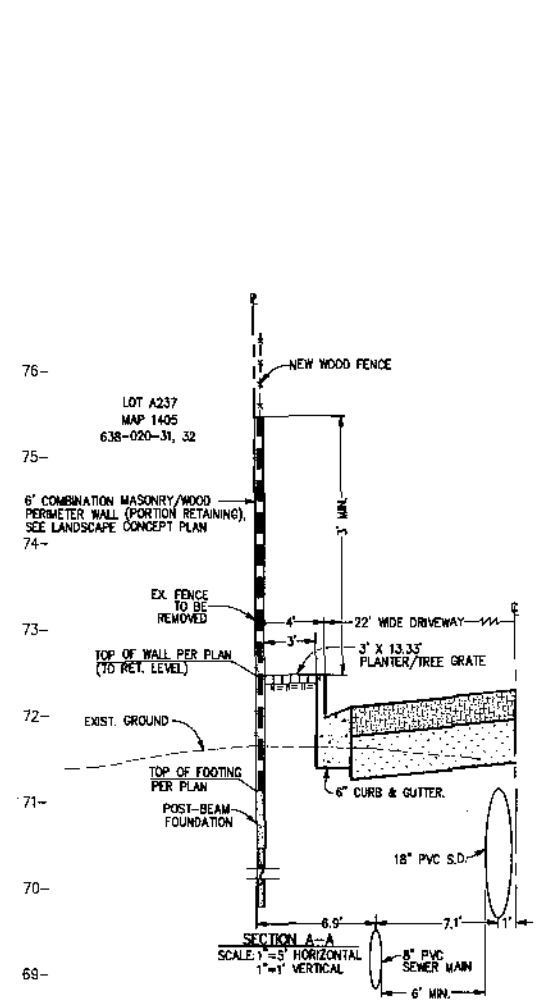


**PARKING REQUIREMENTS**

REQUIRED:  
2.0 X 11-4 BEDROOM UNITS = 22 STALLS  
11 ADDITIONAL PARKING STALLS ARE REQUIRED PER SDMC 142.0525(D) (UNITS 1 THRU 11 DO NOT HAVE A 20' DRIVEWAY)  
33 TOTAL PARKING STALLS REQUIRED, WHERE ONE OF THE 11 ADDITIONAL PARKING STALLS MUST BE AN ON-SITE VAN ACCESSIBLE SPACE.  
0.1X 11 UNITS = 1 MOTORCYCLE STALL REQUIRED

DESIGNATES PARKING STALL NUMBER  
DESIGNATES REGULAR PARKING STALL 8'X18'  
DESIGNATES PARKING STALL NUMBER  
DESIGNATES STREET PARKING STALL TYP. SPACE 8.5'X20' END SPACE 8.5'X20'  
DESIGNATES PARKING STALL NUMBER  
DESIGNATES HANDICAP VAN ACCESSIBLE PARKING STALL 9'X18'

PROPOSED:  
22 PARKING STALLS WITHIN GARAGES  
1 ONSITE HANDICAP PARKING STALLS (1 VAN ACCESSIBLE)  
7 ONSITE REGULAR PARKING STALLS  
3 STREET PARKING STALLS  
33 TOTAL PARKING STALLS PROVIDED  
1 MOTORCYCLE STALL PROVIDED



PREPARED BY  
**CEI** CALLU ENGINEERING, INC.  
CIVIL ENGINEERING CONSULTANTS  
338 WEST LEXINGTON AVE. SUITE 216  
EL CAJON, CA 92020 ~ (619) 937-2760 FAX (619) 937-2751

BY: BRUND B. CALLU R.C.E. 59412 DATE: 12/05/2006



CITY OF SAN DIEGO  
TM No. 405343  
BLACKSHAW LANE VILLAS  
(PROJECT No. 62524/JOB No. 424007)

PREPARED BY:  
CALLU ENGINEERING, INC.  
CIVIL ENGINEERING CONSULTANTS  
338 WEST LEXINGTON AVE. SUITE 216  
EL CAJON, CA 92020 ~ (619) 937-2760 FAX (619) 937-2751

PROJECT ADDRESS:  
549 BLACKSHAW LANE  
SAN DIEGO, CA 92173

ORIGINAL DATE OF PREPARATION: 12/05/2006  
DATE SUBMITTED: / /

REVISIONS:

DESCRIPTION:	BY:	DATE:
1. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 08/19/2006	CEI	01/24/2007
2. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 03/12/2007	CEI	04/27/2007
3. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 08/16/2007	CEI	08/28/2007
4. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 06/23/2008	CEI	07/09/2008
5. REVISED ST. PARKING STALLS PER SDMC W/LDR-TRANSPORTATION DEV.	CEI	11/10/2008
6. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 11/21/2008	CEI	12/03/2008

SHEET 2 OF 2

# TENTATIVE MAP NO. 405343 BLACKSHAW LANE VILLAS CITY OF SAN DIEGO

Attachment 6  
Map Exhibit - Tentative Map  
Sheet 2 of 2

**OWNER(S)**  
CARLOS LOPEZ & CHRISTINE LOPEZ  
338 CALLE PRIMERA CD.  
SAN YSIDRO CA 92173  
PHONE: (619) 662 3043

BY: CARLOS LOPEZ DATE: \_\_\_\_\_  
BY: CHRISTINE LOPEZ DATE: \_\_\_\_\_

**APN(S)** 638-020-30 **AREA** 0.94 AC

**LEGAL DESCRIPTION**  
LOT A-238 OF ADDITION No. 5 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF No. 1405, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 2, 1912.

**PROJECT ADDRESS**  
549 BLACKSHAW LANE  
SAN DIEGO CA 92173

**SITE GROSS AREA**  
0.94 AC

**EXISTING ZONING**  
RS-1-7

**NUMBER OF EXISTING LOTS**  
1

**PROPOSED ZONING**  
RM-1-1

**NUMBER OF PROPOSED LOTS**  
1

**NUMBER OF PROPOSED UNITS**  
11

**SEWER SERVICE**  
CITY OF SAN DIEGO

**WATER SERVICE**  
CITY OF SAN DIEGO

**GAS & ELECTRICITY SERVICE**  
SAN DIEGO GAS & ELECTRIC

**TELEPHONE SERVICE**  
PACIFIC BELL

**GRADING TABULATIONS**

NOTE: GRADING QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION QUANTITIES OR BIDDING.

TOTAL AMOUNT OF SITE TO BE GRADED: 0.94 AC

PERCENT OF TOTAL SITE: 100%

AMOUNT OF CUT: 560 CY

MAX. DEPTH OF CUT: 5.0 FT

MAX. HEIGHT OF CUT SLOPES: 1.20 FT

AMOUNT OF FILL: 1540 CY

MAX. DEPTH OF FILL: 3.5 FT

MAX. HEIGHT OF FILL SLOPES: 1.50 FT

AMOUNT OF IMPORT SOIL: 990 C.Y.

RETAINING WALLS: LENGTH 645 FT, MAXIMUM HEIGHT: 5'-4" FT.

**RETAINING WALL NOTE**

RETAINING WALLS TO BE CONSTRUCTED OF SPLIT-FACE TEXTURED CONCRETE MASONRY BLOCKS WITH INTEGRAL COLOR.

**EASEMENT NOTES:**

AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED MAY 10, 1946 IN BOOK 3189, PAGE 298, OF OFFICIAL RECORDS.

DISPOSITION: TO BE VACATED.

AN EASEMENT FOR THE PURPOSE OF PUBLIC STREET GRANTED TO THE CITY OF SAN DIEGO, RECORDED AUGUST 30, 1978 AS FILE No. 78-369411 OF OFFICIAL RECORDS.

DISPOSITION: TO REMAIN.

**CONDOMINIUM NOTE**

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 11.

**BENCHMARK**

CITY OF SAN DIEGO SEEP AVERIL ROAD & SOUTH VISTA AVENUE. ELEV. 97.049 M.S.L.

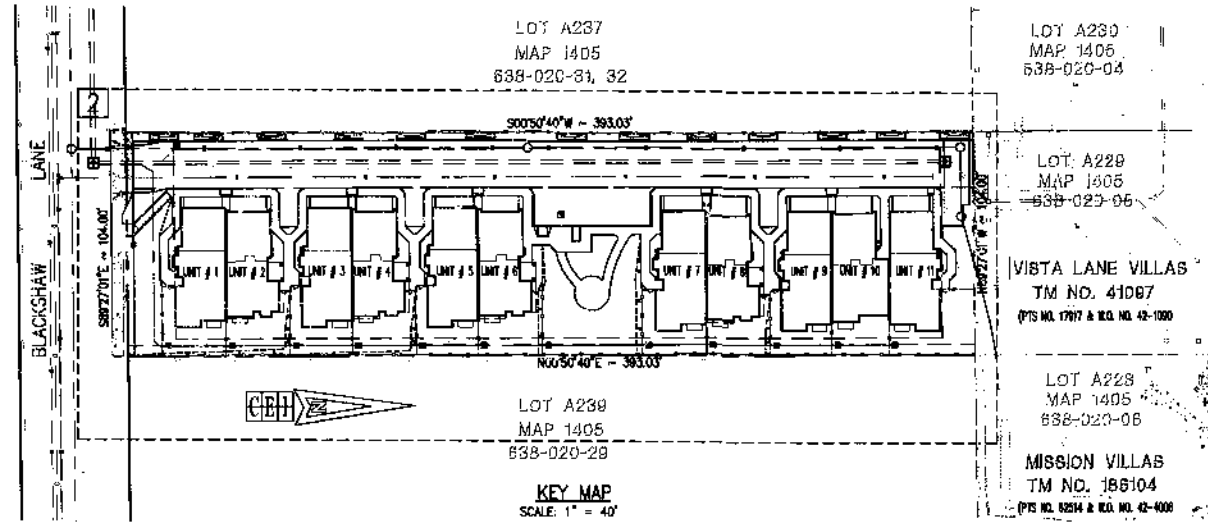
**TOPOGRAPHIC SOURCE**

1. ON-SITE TOPOGRAPHY: 1" CONTOURS PER FIELD SURVEY BY DGB SURVEY & MAPPING, DONALD G. BAKER, LS 6665, DATED 09/15/2003.

2. OFF-SITE TOPOGRAPHY: 2" CONTOURS PER LATEST VERSION OF SANDAG DATABASE, AS OF APRIL 24, 2006.

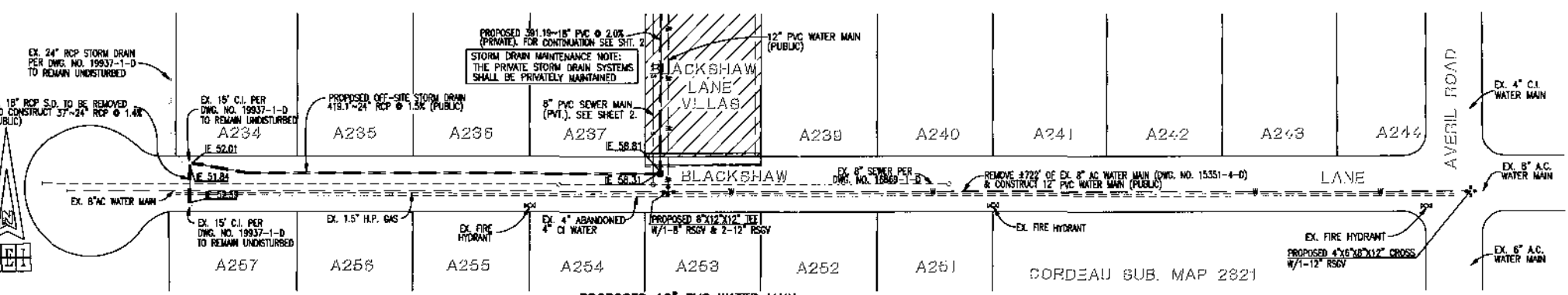
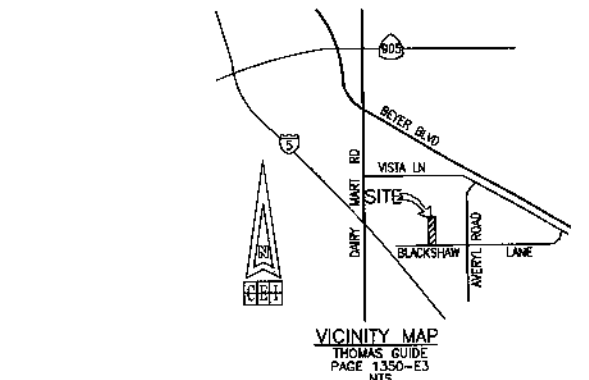
**SPECIAL MASTER ASSOCIATION NOTE**

A SPECIAL MASTER ASSOCIATION SHALL BE FORMED FOR VISTA LANE VILLAS (TM 41097), MISSION VILLAS (TM 186104), AND BLACKSHAW LANE VILLAS (TM 405343) FOR THE MAINTENANCE OF THE PRIVATE SEWER AND STORM DRAIN COLLECTORS SERVING THE THREE PROJECTS.

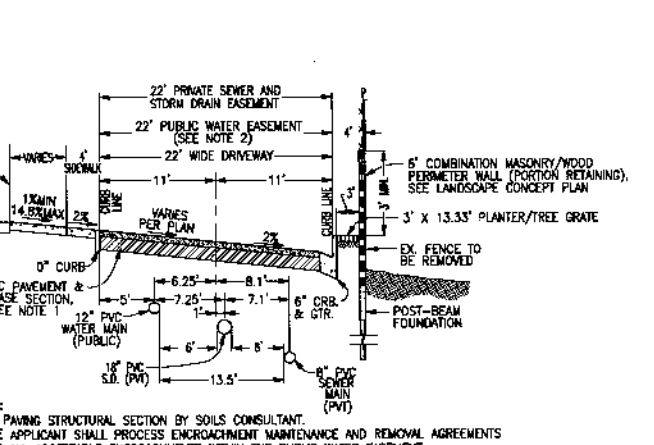
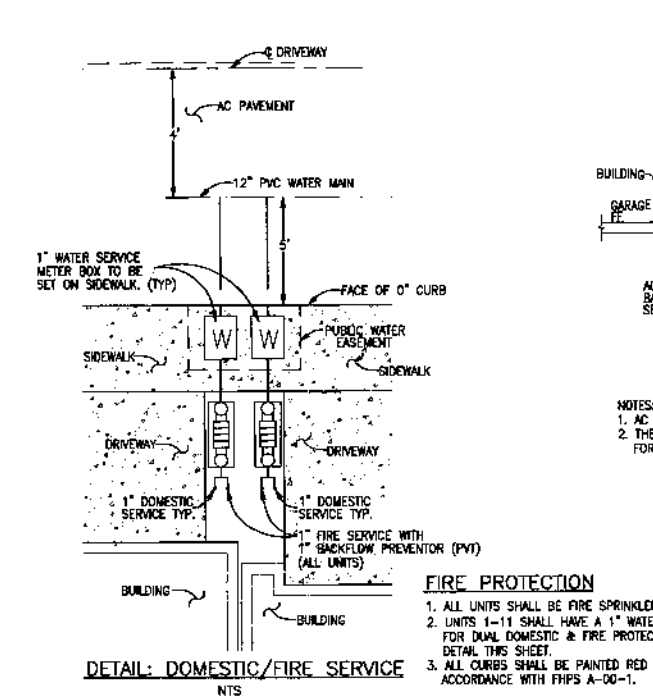
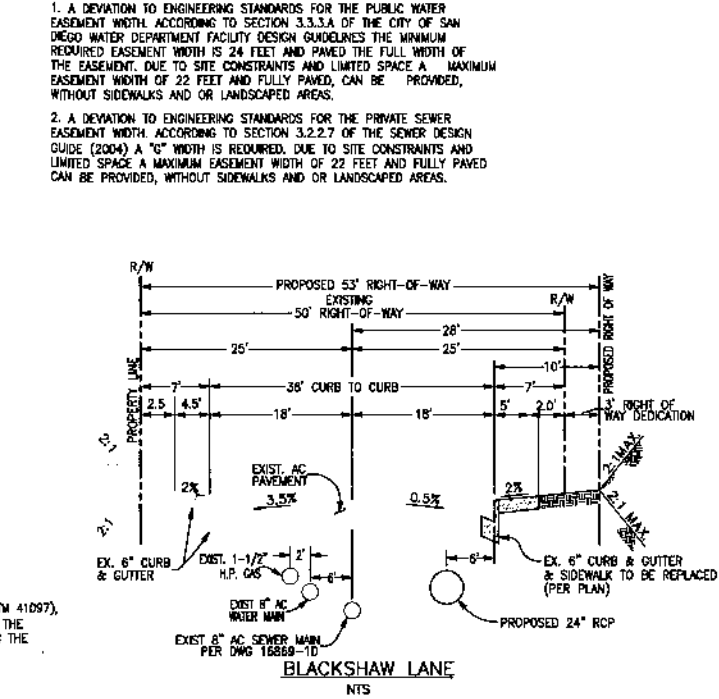


**KEY MAP LEGEND**  
SCALE: 1" = 40'

SHEET NUMBER: 2	12" PVC WATER MAIN	EX. 8" AC WATER MAIN
SHEET COVERAGE: [Symbol]	8" PVC SEWER (PVT.)	EX. 8" AC WATER MAIN
PROPERTY LINE: [Symbol]	SEWER M.H. (PVT.)	EX. 8" VC SEWER MAIN
LOT LINES: [Symbol]	8" PVC S.D. (PVT.)	EX. ELEC. OVERHEAD LINE
EX. SDGAS EASEMENT: [Symbol]	18" PVC STORM DRAIN (PVT.)	EX. BUILDING FOOTPRINT
SETBACK LINE: [Symbol]	24" RCP STORM DRAIN (PUBLIC)	PLANTER/TREE GRATE
	AREA DRAIN	



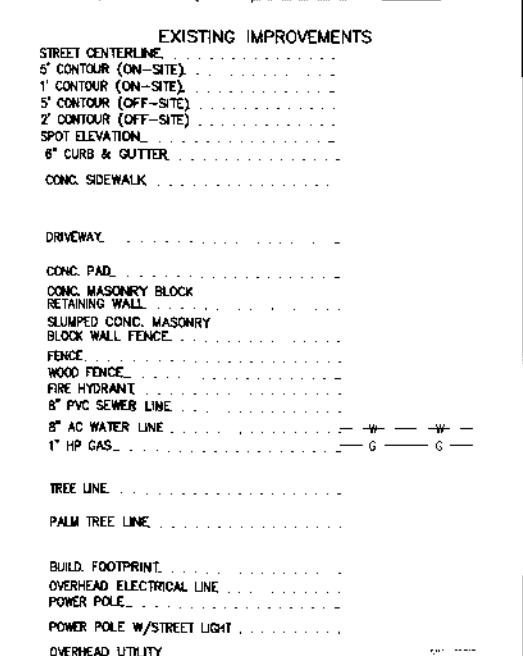
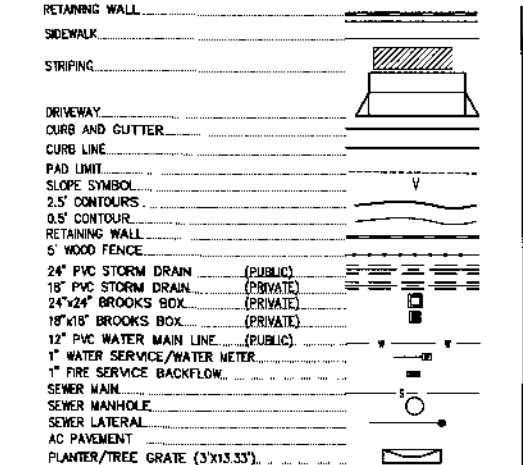
**DEVIATION TO ENGINEERING STANDARDS:**  
THE FOLLOWING DEVIATION TO ENGINEERING STANDARDS ARE REQUESTED HEREIN:  
1. A DEVIATION TO ENGINEERING STANDARDS FOR THE PUBLIC WATER EASEMENT WIDTH ACCORDING TO SECTION 3.3.3.A OF THE CITY OF SAN DIEGO WATER DEPARTMENT FACILITY DESIGN GUIDELINES THE MINIMUM REQUIRED EASEMENT WIDTH IS 24 FEET AND FULLY PAVED THE FULL WIDTH OF THE EASEMENT. DUE TO SITE CONSTRAINTS AND LIMITED SPACE A MAXIMUM EASEMENT WIDTH OF 22 FEET AND FULLY PAVED, CAN BE PROVIDED, WITHOUT SIDEWALKS AND OR LANDSCAPED AREAS.  
2. A DEVIATION TO ENGINEERING STANDARDS FOR THE PRIVATE SEWER EASEMENT WIDTH ACCORDING TO SECTION 3.2.2.7 OF THE SEWER DESIGN GUIDE (2004) A 10' WIDTH IS REQUIRED. DUE TO SITE CONSTRAINTS AND LIMITED SPACE A MAXIMUM EASEMENT WIDTH OF 22 FEET AND FULLY PAVED CAN BE PROVIDED, WITHOUT SIDEWALKS AND OR LANDSCAPED AREAS.



**DRIVEWAY (PVT) TYPICAL SECTION**  
NTS

**PREPARED BY**  
**CALLU ENGINEERING, INC.**  
CIVIL ENGINEERING CONSULTANTS  
338 WEST LEXINGTON AVE. SUITE 218  
EL CAJON, CA 92020 - (619) 937-2750 FAX (619) 937-2751

By: BRUNO B. CALLU R.C.E. 59412 DATE: \_\_\_\_\_



**CITY OF SAN DIEGO**  
TM No. 405343  
**BLACKSHAW LANE VILLAS**  
(PROJECT No. 62524/JOB No. 424007)  
PREPARED BY:

**CALLU ENGINEERING, INC.**  
CIVIL ENGINEERING CONSULTANTS  
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**PROJECT ADDRESS:**  
549 BLACKSHAW LANE  
SAN DIEGO, CA 92173

**ORIGINAL DATE OF PREPARATION:** 12/05/2006  
**DATE SUBMITTED:** //

**REVISIONS:**

DESCRIPTION:	BY:	DATE:
1. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 08/19/2005	CEI	01/24/2007
2. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 03/12/2007	CEI	04/27/2007
3. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 08/16/2007	CEI	08/28/2007
4. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 06/23/2008	CEI	07/09/2008
5. REVISED ST. PARKING STALLS PER COORD. W/LDR-TRANSPORTATION DEV.	CEI	11/10/2008
6. REVISIONS PER CITY'S ASSESSMENT LETTER DATED 11/21/2008	CEI	12/03/2008

**SHEET 1 OF 2**

CITY COUNCIL RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 405343  
BLACKSHAW LANE VILLAS- PROJECT NO. 62524 MMRP

WHEREAS, SAN YSIDRO INVESTMENT CO. INC., Subdivider, and BRUNO B. CALLU, engineer, submitted an application to the City of San Diego for a tentative Map for the construction of 11 residential condominiums, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 549 Blackshaw Lane within the RS-1-7 zone within the San Ysidro Community Plan. The property is legally described as Lot A-238 of addition No. 5 in the City of San Diego, County of San Diego State of California, according to amended map thereof No. 1405 filed in the office of the county recorder of San Diego, January 2, 1912; and

WHEREAS, the Map proposes the Subdivision of a 0.94-acre-site into 11 residential condominiums; 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, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 11; and

WHEREAS, the request to waive the requirement to underground existing offsite overhead utilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that The conversion involves a short span

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of overhead facility (less than a full block in length), the conversion would represent an isolated undergrounding with a minimum probability of extension in the future, and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Tentative Map No. 405343 , including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 405343:

**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)).**

2. The project proposes a Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.



**3. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

City staff has reviewed this project in accordance with the RM-1-1 zone and have determined that the proposed development complies with the applicable zoning and development regulations of the Land Development Code.

**4. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

The site is relatively flat and contains two residential structures . Surrounding the site are existing single and multi-family dwelling units conducive to the proposed development of 141 units. The site has been reviewed by San Diego City staff for compliance to future occupancy in accordance with this Final Map application. Therefore, the site is physically suitable for the type and density of the development

**5. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

Minor land modifications are proposed with this Tentative Map. The project proposes to rough grade the entire site with a maximum fill depth of 5-feet. The Tentative Map was reviewed by the City of San Diego for conformance to the Land Development Regulations, Californian Building Code, and Land Use Policies. The Tentative Map included a review for compliance towards storm water runoff requirements during and after construction. The project is located within an urbanized built up environment where there is no watercourses on site and would not

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impact fish or their habitat. Mitigation measures in accordance with Mitigated Negative Declaration No. 62424 regarding archaeology monitoring and transportation are required for the project to include Archaeological and Native American monitoring be present during initial excavation activities to inspect for in-situ cultural resources. Therefore the subdivision will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

**6. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to undergrounding new utilities, storm water and construction water runoff, public improvements, street lighting standards, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Therefore, the subdivision will continue to abide to all Federal, State and Local codes administering the Map Waiver. Therefore the project will not be detrimental to the public health, safety, and welfare.

**7. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

The proposed subdivision would maintain existing and proposed easements, and as required, improve the existing public rights-of-ways as identified on Tentative Map No. 405343. 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.

**8. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the



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density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

The proposed Tentative Map has been reviewed with the latest requirements implementing strict environmental requirements. The site has an east-west street layout which allows for maximum solar orientation, thereby maximizing sun exposure for future potential solar heating panels. The site is providing broad headed evergreen trees as a street tree within the front yard to provide for passive cooling. The site is adjacent to mature and tall trees and is located just outside the Coastal Zone where extremities in temperature are rare. Therefore, the project would not impact future passive or natural heating and cooling opportunities.

**9. 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 Tentative Map to create 11 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1 and a Community Plan Amendment to increase the density allowance from 5-10 dwelling units per acre to 10-15 dwelling units per acre located at 549 Blackshaw Lane within the San Ysidro community plan.

The proposed project would replace previously existing residences with a development of higher density. Where there would be an increase in density, contingent with the approval of the Community Plan Amendment and Rezone, the project would not result in substantial population growth or the need for new infrastructure other than that necessary to connect into existing systems. The associated Mitigated Negative Declaration(MND) for the project concluded that existing fire, police, schools, and parks facilities are adequate to serve the proposed subdivision. However, mitigation to Transportation/Circulation was identified in order to reduce potential impacts to below a level of significance. Mitigation requirements include the installation of a traffic signal at the corner of Dairy Mart Road and Vista Lane. Therefore the effects of the proposed subdivision on the housing needs of the region will be balanced against the needs for public services and the available fiscal and environmental resources.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council , Tentative Map No. 405343, hereby granted to CHRISTINE and CARLOS LOPEZ FAMILY TRUST subject to the attached conditions which are made a part of this resolution by this reference.

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APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 23424007

**Attachment 8**  
**Draft Tentative Map Conditions**

CITY COUNCIL  
CONDITIONS FOR TENTATIVE MAP NO. 405343,  
BLACKSHAW LANE VILLAS- PROJECT NO. 62524 MMRP  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire XXXXXX.
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 Parcel 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 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**

1. 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.

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**ENGINEERING**

5. The subdivider shall dedicate an additional 3 feet right-of-way, along the project frontage on Blackshaw Lane, to provide a minimum 10 feet curb to property line distance.
6. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drain, landscape and irrigation locate in Blackshaw lane right-of-way and in the public easement.
7. The Subdivider 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.
8. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
9. Prior to the issuance of any construction permit, the Subdivider 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.
10. Prior to the issuance of any construction permit, the subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
11. Prior to the issuance of any construction permit, the Subdivider 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.
12. Providing drainage improvements for this subdivision and the two adjacent subdivisions, Mission Villas, PTS# 62514 and Vista Lane Villas, PTS# 17917, is dependent upon the construction of the downstream public storm drains and their appurtenances in Blackshaw Lane from this project to the existing curb inlet at the end of the cul-de-sac. If they have not been constructed when required for this subdivision, then the construction of these downstream drainage systems, as required by the City Engineer, will become off-site improvement requirements for this subdivision.

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13. The drainage system proposed for this subdivision is private and subject to approval by the City Engineer.
14. The subdivider 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
15. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
16. 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.
17. 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 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.

**MAPPING**

18. "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].
19. "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."
20. 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.

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- 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.

**WASTEWATER**

21. All proposed sewer facilities shall be private.
22. The subdivider shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's Sewer Design Guide.
23. All proposed onsite sewer facilities must meet standard slope and velocities per the City of San Diego's Sewer Design Guide or the developer shall pump this site's flow to the adjacent existing public sewer main in Blackshaw Lane.
24. The Subdivider shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
25. The Subdivider shall provide, satisfactory to the Director of Public Utilities, CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.
26. Prior to the issuance of any Construction Permit, the Subdivider shall assure, by permit and bond, the design and construction of all sewer facilities necessary to serve this development, satisfactory to the Director of Public Utilities.
27. Prior to the issuance of any Construction Permit, the Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for private sewer facilities installed in or over the public right of way.
28. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

**WATER**

29. Prior to the issuance of any construction permit, the Subdivider shall assure, by permit and bond the design and construction of a 12-inch diameter water main within a 22' (Min.) water easement. The water main must be connected with

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**Draft Tentative Map Conditions**

12"x12" tee and 3 valves to the existing 8-inch diameter water main in Blackshaw Lane right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

30. The Subdivider shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
31. Prior to the issuance of any construction permit, the Subdivider shall assure, by permit and bond, the design and construction of any new water service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
32. 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, on irrigation water service, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
33. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
34. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

**GEOLOGY**

35. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

**LANDSCAPE/BRUSH MANAGEMENT**

36. Prior to issuance of any construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take

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indicate an area equal to 40 square feet around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

37. Prior to issuance of any construction permits for buildings; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards 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.
38. Prior to Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
39. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
40. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.
41. 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, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to issuance of a Final Landscape Inspection.

**TRANSPORTATION**

42. No fewer than 22 garaged automobile parking spaces and 8 guest parking spaces (including 1 van accessible parking space), and 1 motorcycle parking space shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

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43. Prior to the recordation of the final map, the subdiver shall provide a fair-share contribution of 34.7 percent of the cost to construct a traffic signal at Dairy Mart Road and Vista Lane, satisfactory to the City Engineer. This fair-share contribution shall be placed in a separate interest bearing account.

**INFORMATION:**

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdiver to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 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 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 Tentative Map, may protest the imposition within ninety days of the approval of this 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. 23424007

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RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on June 30, 2005, Christine and Carlos Lopez Family Trust submitted an application to the Community Plan Amendment, Tentative Map and Rezone.

WHEREAS, the permit was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on xxxxxx; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 62524 NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No.62524 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council directing City Clerk to file a Notice of Determination.

BE IT FURTHER RESOLVED that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: Jan Goldsmith, City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Community Plan Amendment, Tentative Map, and Rezone

**PROJECT NO. 62524**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No.62524) shall be made conditions of Rezone, Community Plan Amendment and Tentative Map as may be further described below.

HISTORICAL RESOURCES (ARCHAEOLOGY)

**I. Prior to Permit Issuance**

**A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the ~~appropriate~~ applicable construction documents through the plan check process.

**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the

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**With MMRP for MND**

search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

**B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacts) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

**III. During Construction**

**A. Monitor(s) Shall be Present During Grading/Excavation/Trenching**

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety**

**concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV, A-D shall commence.
23. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
24. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

**B. Discovery Notification Process**

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

**C. Determination of Significance**

1. The PI and Native American consultant/monitor where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

- c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### **IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### **A. Notification**

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

##### **B. Isolate discovery site**

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

##### **C. If Human Remains ARE determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the CEQA Section 15064.5(e), California Public Resource and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;

**Attachment 9**  
**Draft Environmental Reso**  
**With MMRP for MND**

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement on the site;
    - (3) Record a document with the County.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the Museum of Man.

**V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains.
    - c. Potentially Significant Discoveries discovery of human remains shall always be treated as a significant discovery.  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.



**Attachment 9**  
**Draft Environmental Reso**  
**With MMRP for MND**

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**VI. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification

**Attachment 9**  
**Draft Environmental Reso**  
**With MMRP for MND**

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Transportation

Prior to the issuance of the first building permit, the applicant shall provide a fair-share contribution of 34.7 percent of the cost to construct a traffic signal at Dairy Mart Road and Vista Lane, satisfactory to the City Engineer. This fair-share contribution shall be placed in a separate interest bearing account.

Public Health and Safety

Prior to the issuance of the grading permit, the applicant shall provide verification, in letter form, to the Mitigation Monitoring and Coordination Section (MMC) that the County of San Diego, Department of Environmental Health has reviewed and approved the proposed Health and Safety Work Plan for the treatment and disposal of hazardous materials or contaminated soils that may be encountered within the project site.

The work plan would contain specific procedures for encountering both expected and unexpected contaminants. The plan would prescribe safe work practices, contaminant monitoring, personal protective equipment, emergency response procedures, and safety training requirements for the protection of construction workers and third parties. The health and safety plan would meet the requirements of 29 CFR 1910 and 1926 and all other applicable federal, state, and local requirements.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

**Rezone Ordinance**

(O-INSERT~)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 6.16 ACRES LOCATED AT 3481, 3501, 3509, 3515 AND 3521 VISTA LANE AND 549 BLACKSHAW LANE WITHIN THE SAN YSIDRO COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-7 ZONE INTO THE RM-1-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0440, AND REPEALING ORDINANCE NO. 8028 (NEW SERIES), ADOPTED ON JANUARY 18, 1959, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

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

Section 1. That 6.16 acres located at 3481, 3501, 3509, 3515 and 3521 Vista Lane and 549 Blackshaw Lane, and legally described as Lot A 227 – A 231, and A 238 of Addition No. 5 to San Ysidro Map No. 1405, in the San Ysidro Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4284, filed in the office of the City Clerk as Document No. OO- \_\_\_\_\_, are rezoned from the RS-1-7 zone into the RM-1-1 zone, as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4.

**Attachment 10**  
**Draft Rezone Ordinance**

This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 8028 (New Series), adopted on January 18, 1959, of the ordinances of the City of San Diego is repealed insofar as the same conflict(s) with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

Initials~  
Date~  
Or.Dept: Development Services Department  
Case No. 17917, 62514 and 62524  
O-INSERT~

**PLAN SUMMARY**

The San Ysidro Community Plan Map as illustrated (see **Figure 5**) is a visual representation of the major land use proposals set forth in each of the following plan elements. (See **Table 2** for recommended land use acreages.) The map by itself, however, does not constitute the Plan. The text of this document is equally necessary to interpret the intent of both the community and the City of San Diego with respect to this area.

The Plan map and text describe a future community comprised of residential, commercial, industrial and institutional land uses. The intent of the Plan is to provide comprehensive development standards and implementation recommendations to promote the physical and economic wellbeing of San Ysidro. The Plan is also intended to ensure that the community is properly developed as the gateway to the City and to the United States.

**TABLE 2  
 RECOMMENDED LAND USES**

LAND USE	ACREAGE
Low-Density Residential (5-10 dwelling units/net acre)	289 276
Low-Medium Density Residential (10-15 dwelling units/net acre)	305 309
Medium-Density Residential (15-30 dwelling units/net acre)	149
Commercial	77
Border Commercial	184
Industrial	199
Storage	3
Open Space	149
Park	64*
Institutional	128

Note: Including freeway and trolley rights-of-way, the total planning area acreage is approximately 1,802 acres.

\* See note on page 20.

**The Demand on Public Facilities and Services**

The densities allowed by the zoning prior to this Plan adoption were too high and did not implement the 1974 Community Plan. Too many multifamily housing developments were built, with densities much higher than the adjacent single-family neighborhoods, and they lacked adequate facilities and services, such as schools and parks. (See **Community Facilities and Services Element**.)

**Plan Buildout**

Table 5 lists the number of dwelling units allowed by 1989 zoning compared with the number of dwelling units allowed by this Plan.

**TABLE 5  
PLAN BUILDOUT**

	UNITS
Existing Dwelling Units (January 1988)	6,467
Dwelling Units Allowed Under 1989 Zoning*	15,205
Dwelling Units Allowed Under This Plan**	<del>8,261</del> 8,310

\* This figure does not include the up to 29 units/acre allowed in commercial zones and does not include the area east of I-805 and the railroad tracks.

\*\* This figure assumes 1 unit per 5,000 square feet for Low-Density Residential, 1 unit per 3,000 square feet for Low-Medium Density Residential, and 1 unit per 1,500 square feet for Medium-Density Residential.

**OBJECTIVES**

- Ensure the provision of adequate public facilities and services, including schools, parks, roads, water, sewer and public safety, at standards equal to or exceeding the standards specified in the General Plan.
- Preserve and rehabilitate existing single-family homes and upgrade existing multifamily residential developments.
- Maintain a “village” atmosphere in the historic neighborhood.
- Redefine multifamily housing as it can provide affordable housing for a considerable segment of the community. Accompany reduced multifamily densities (for example, low-medium density at ten-15 units per acre in the place of medium density at 15-30 units per acre) with design standards that are sensitive to, and compatible with, the existing small-scale, single-family neighborhoods.
- Limit residential development in commercially-zoned areas. (See **Commercial Element**.)

## RECOMMENDATIONS

### Community-wide

1. Residential development projects will be approved upon the provision of basic public facilities and services, including schools, parks, roads, water, sewer and public safety, at standards equal to those recommended by the General Plan.
2. Consider proposals that ensure diverse and balanced housing types are available for households of all income levels. ~~Initiate rezonings to lower densities~~ throughout the older residential sections of the community, particularly in the "Pueblito Viejo," Sunset, East Beyer and Hill Street, and Southern neighborhoods, ~~to ease the burden on strained and overcrowded public facilities and services and to~~ that maintain and enhance the existing small-scale, single-family character of these neighborhoods.
3. Require new construction to provide funds for community facilities and amenities such as roads, parks and recreational facilities and schools ~~facilities~~.
4. Prohibit "spot" zoning, and restrict the use of variances.
5. Establish residential rehabilitation programs and provide incentives for neighborhood upgrading. Design these programs to enable existing residents to remain in the community after it is upgraded.
6. Utilize low-interest loan programs sponsored by the City of San Diego Housing Commission for both homeowners and renters. Publicize these programs so that information is easily accessible to the community. These programs include the Community Development Block Grant (CDBG) Program, which, through the Housing Commission, offers low-interest loans to homeowners and owners of rental property, the Cal-Vet Housing Rehabilitation Program which offers loans for rehabilitation and purchase of homes to qualified California veterans, and the Rental Rehabilitation Program which offers low-interest loans to both property owners and eligible tenants.
7. Lower the residential densities allowed in commercially zoned areas to R-3000, and limit the commercial areas where residential development is allowed to San Ysidro and Beyer Boulevards above the street level only. (See **Commercial and Urban Form Elements**.)
8. Include multifamily designated land use areas in a redevelopment project survey area.
9. A landscape maintenance plan should be established where landscaping, fencing, recreation and/or open areas are provided in the public right-of-way.

### "El Pueblito Viejo"



2. Utilize Historic District tax incentives and the City of San Diego Planning Department, Urban Conservation Division, which offers information and assistance regarding the State Historic Building Code (used in place of the Uniform Building Code), funding programs, design and assistance in locating contractors. Publicize this information so that it is easily accessible to the community and to potential investors.
3. Require discretionary review of development proposals to preserve and enhance this neighborhood's historic single-family, small-scale character, to provide for sensitive rehabilitation and redevelopment, and to ease the burden on strained and overcrowded public facilities and services. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.
4. Designate the neighborhood as Low-Medium Density Residential (ten-15 dwelling units per net acre), from Medium-Density Residential, and rezone from R-1500 to a zone similar to R-3000 to preserve the neighborhood's single-family character and maintain its existing predominantly low-medium density pattern. (See **Figure 7**.)

#### **Sunset Neighborhood**

1. Require discretionary review of development proposals to preserve and enhance the neighborhood's small-scale, single-family character, to provide for sensitive transition between new development and the remaining single-family homes on one acre lots and the existing medium to large scale multifamily developments, and to ease the burden on strained and over-crowded public facilities and services. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.
2. ~~Designate the western and northernmost portions of the neighborhood as Low Density Residential (five to ten dwelling units per net acre), from Low-Medium Density Residential, and apply a zone similar to R-1-5000. Designate the remaining portion as Low-Medium (ten-15 dwelling units per net acre), from Medium-Density Residential, and rezone to a zone similar to R-3000. Apply land use designations in the Sunset Neighborhood to include Low Density (5-10 dwelling units per acre) and Low Medium Density (10-25 dwelling units per acre). The mix of land use designations reflect potential for development diversity and ensure availability of housing type alternatives.~~ (See **Figure 7**.)

#### **The East Bever and Hill Street Neighborhood**

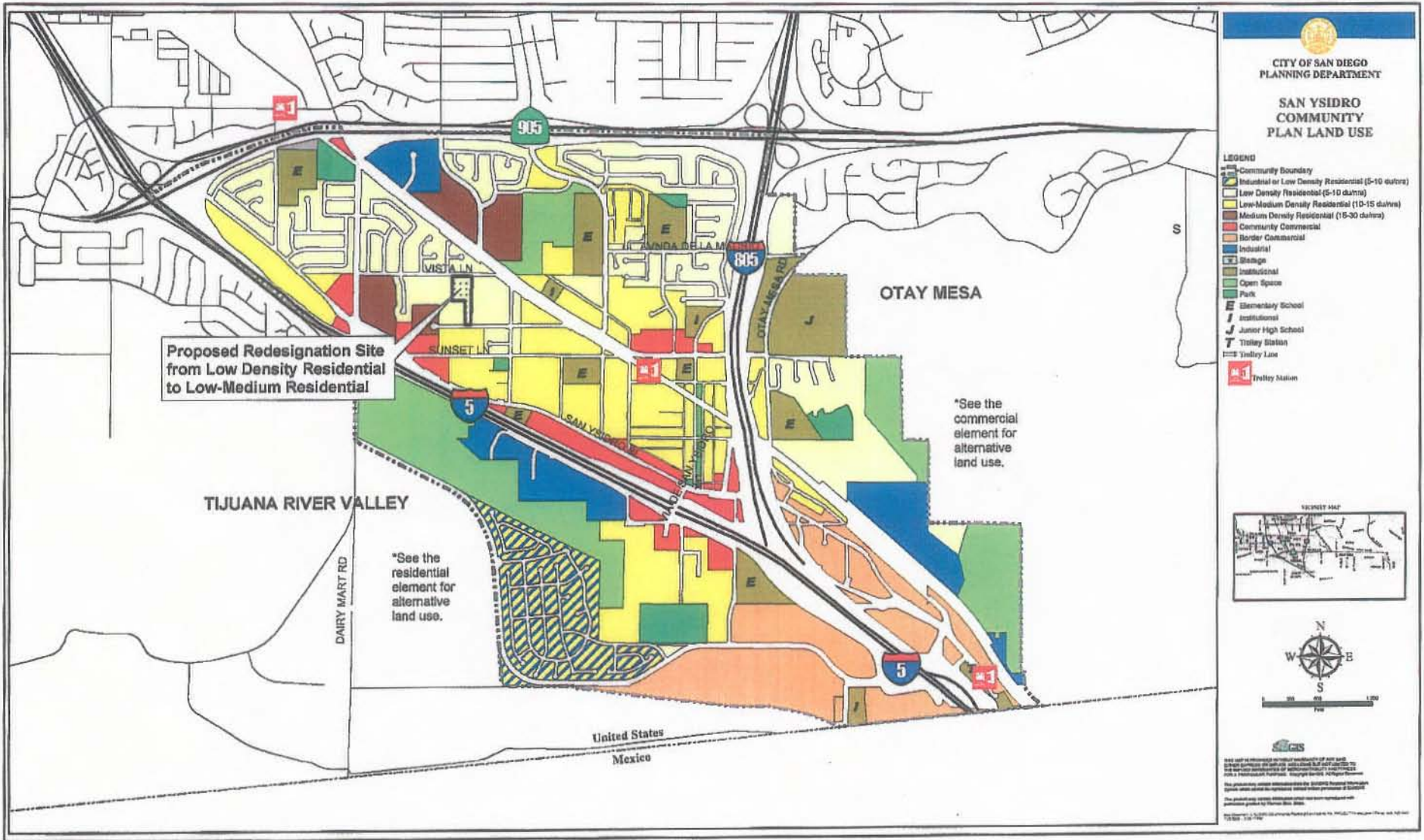
1. Require discretionary review of development proposals to minimize the potential impacts of the adjacent trolley corridor and the adjacent tourist commercial area on San Ysidro Boulevard, and to preserve and enhance the neighborhood's existing small-scale, single-family character. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.

**RESIDENTIAL**

<b>Recommendation</b>	<b>Timing</b>	<b>Suggested Responsibility</b>
<b>Communitywide</b>		
1. Approve residential development projects if the provision of basic public facilities and services has been met at standards equal to the General Plan.	Concurrent with Plan adoption	Planning Department, Planning Commission and City Council
2. <del>Down-zone</del> Consider proposals to diversify housing types in the "Pueblito Viejo," Sunset, East Beyer and Hill Street, and Southern neighborhoods.	Concurrent with Plan adoption	Planning Commission and City Council
3. Require new construction to provide funds for community amenities such as roads, parks, and recreational and school facilities.	Continuing	Planning Commission and City Council
4. Prohibit "spot" zoning and restrict the use of variances.	Continuing	Planning Department, Planning Commission, City Council and Board of Zoning Appeals
5. Establish residential rehabilitation programs and provide incentives for neighborhood upgrading.	Short-term	Housing Commission and Redevelopment Agency
6. Publicize and utilize low-interest loan programs for both homeowners and renters.	Continuing	Housing Commission and Redevelopment Agency
7. Lower the residential densities allowed in commercially zoned areas to R-3000 and limit the commercial areas where residential development is allowed to San Ysidro and Beyer Boulevards (above the street level only).	Concurrent with Plan adoption	Planning Department, Planning Commission and City Council
<b>"El Pueblito Viejo"</b>		
1. Establish a Historic District.	Short-term	Historic Site Board, Planning Commission and City Council
2. Publicize and utilize Historic District Tax incentives and the resources of the Planning Department, Urban Conservation Division.	Continuing	Planning Department, Urban Conservation Division
3. Require discretionary review of development proposals in this neighborhood.	Concurrent with Plan adoption and continuing	Planning Department
4. Designate the neighborhood as Low-Medium Density Residential (10-15 dwelling units per net acre) and rezone to a zone similar to R-3000.	Concurrent with Plan adoption	Planning Commission and City Council

**RESIDENTIAL (continued)**

<b>Recommendation</b>	<b>Timing</b>	<b>Suggested Responsibility</b>
<b>Sunset Neighborhood</b>		
1. Require discretionary review of development proposals in this neighborhood.	Concurrent with Plan adoption and continuing	Planning Department
2. <u>Apply Low Density (5-10 dwelling units per net acre) and Low-Medium Density (10-15 dwelling units per net acre) to allow for potential development diversity and housing type alternatives</u> Designate the western & northernmost portion of the neighborhood as Low-Density Residential (5-10 dwelling units per net acre) and apply a zone similar to R1-5000. Designate the remaining portion as Low-Medium (10-15 dwelling units per net acre) and rezone to a zone similar to R-3000.	Concurrent with Plan adoption	Planning Commission and City Council
<b>The East Beyer and Hill Street Neighborhood</b>		
1. Require discretionary review of development proposals in this neighborhood.	Concurrent with Plan adoption and continuing	Planning Department
2. Designate the neighborhood as Low-Medium Density Residential (10-15 dwelling units per net acre) and apply a zone similar to the existing R-3000 zoning.	Concurrent with Plan adoption	Planning Commission and City Council
<b>The Southern Neighborhood</b>		
1. Require discretionary review of development proposals in this neighborhood.	Concurrent with Plan adoption and continuing	Planning Department
2. Designate the neighborhood as Low-Medium Density Residential (10-15 dwelling units per net acre) and apply a zone similar to R-3000.	Concurrent with Plan adoption	Planning Commission and City Council
<b>The "Suburbs"</b>		
1. Designate these areas as Low-Density Residential (5-10 dwelling units per net acre) and zone for single-family development.	Concurrent with Plan adoption	Planning Commission and City Council



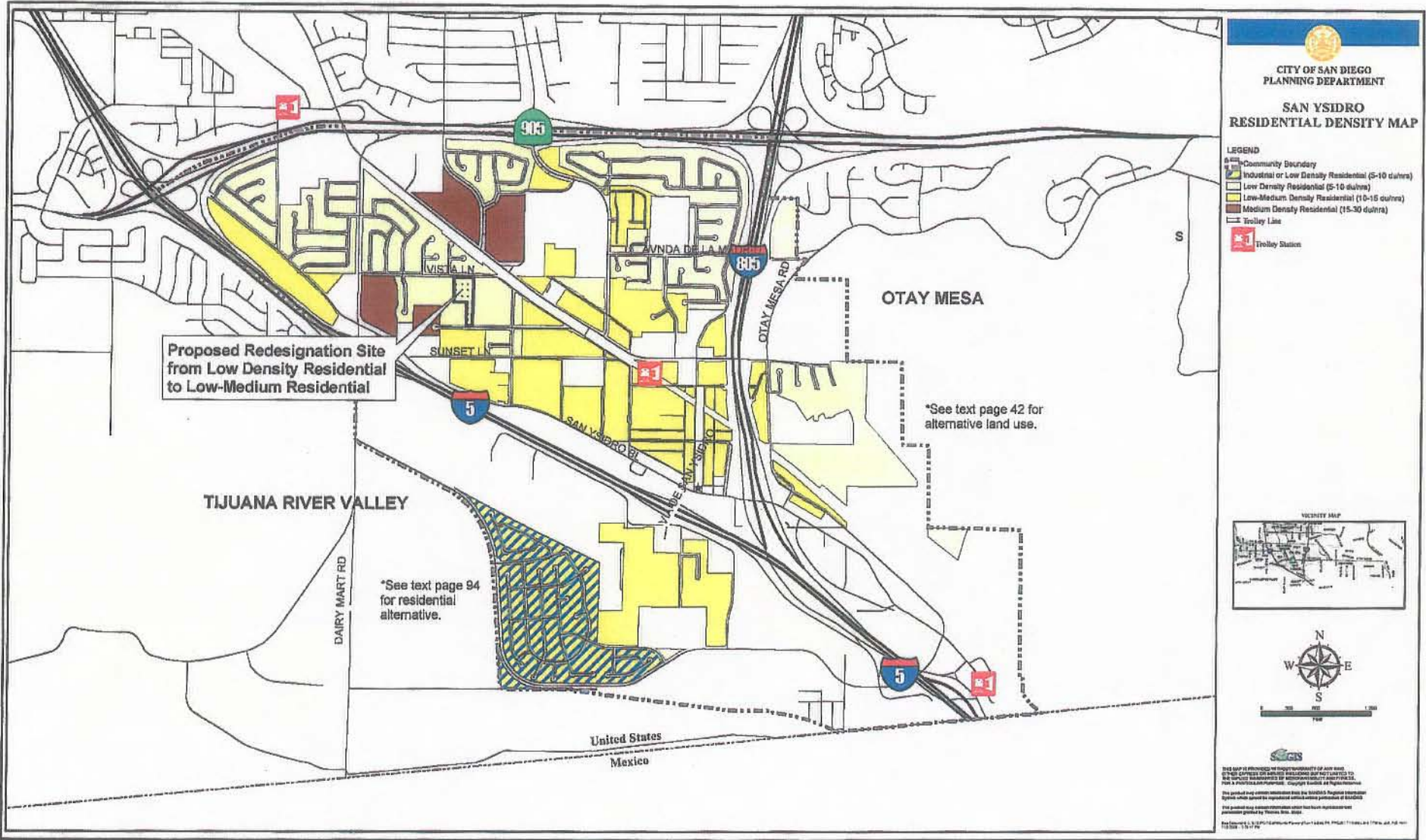
**Community Plan Land Use Map  
SAN YSIDRO COMMUNITY  
CITY OF SAN DIEGO • PLANNING DEPARTMENT**

**5**  
**FIGURE**

**Attachment 11  
Draft Community Plan  
Amendment Document  
Sheet 7 of 9**







**CITY OF SAN DIEGO  
PLANNING DEPARTMENT**

**SAN YSIDRO  
RESIDENTIAL DENSITY MAP**

**LEGEND**

- Community Boundary
- Industrial or Low Density Residential (5-10 du/ha)
- Low Density Residential (5-10 du/ha)
- Low-Medium Density Residential (10-15 du/ha)
- Medium Density Residential (15-30 du/ha)
- Trolley Line
- Trolley Station



This map is provided as a guide only and is not intended to be used as a legal document. It is the responsibility of the user to verify the accuracy of the information presented on this map. The City of San Diego and its Planning Department are not liable for any errors or omissions on this map. The map is provided as a guide only and is not intended to be used as a legal document. It is the responsibility of the user to verify the accuracy of the information presented on this map. The City of San Diego and its Planning Department are not liable for any errors or omissions on this map.



**Residential Density Map**  
**SAN YSIDRO COMMUNITY**  
CITY OF SAN DIEGO • PLANNING DEPARTMENT

**7**  
FIGURE

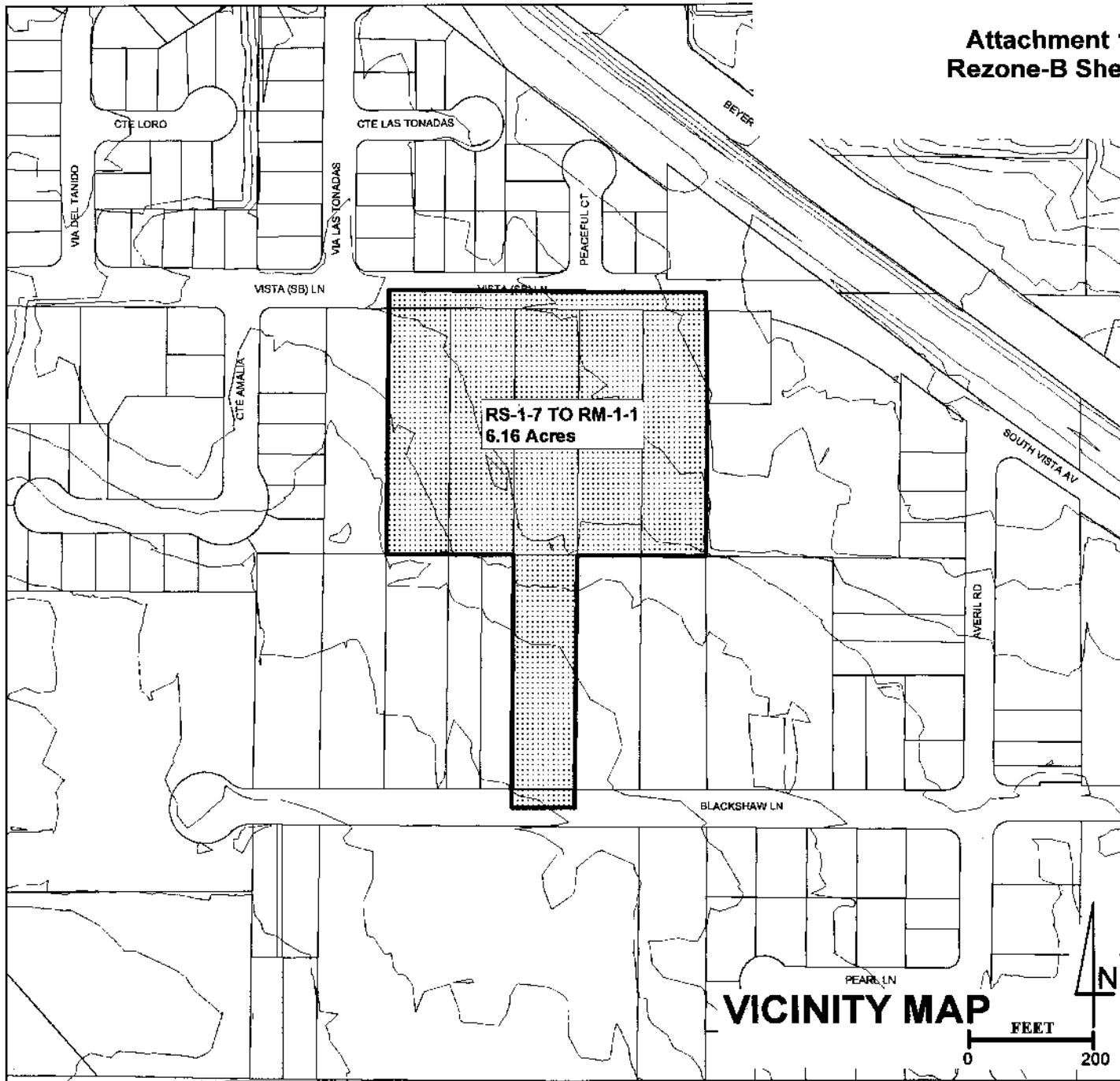
**Attachment 11**  
**Draft Community Plan**  
**Amendment Document**  
**Sheet 9 of 9**





# PROPOSED REZONING

Attachment 12  
Rezone-B Sheet



LITTLE LANDERS ADD #5 AMENDED, LOTS 227,228,229,230,231&238

ORDINANCE NO. \_\_\_\_\_  
 EFF. DATE ORD. \_\_\_\_\_  
 ZONING SUBJ. TO \_\_\_\_\_  
 BEFORE DATE \_\_\_\_\_  
 EFF. DATE ZONING \_\_\_\_\_  
 MAP NAME AND NO. \_\_\_\_\_

REQUEST RM-1-1  
 PLANNING COMM.  
 RECOMMENDATION  
 CITY COUNCIL  
 ACTION

CASE NO. 103367

DEVELOPMENT SERVICES MANAGER

## B-4284

APN: 638-020-03-07,638-020-30

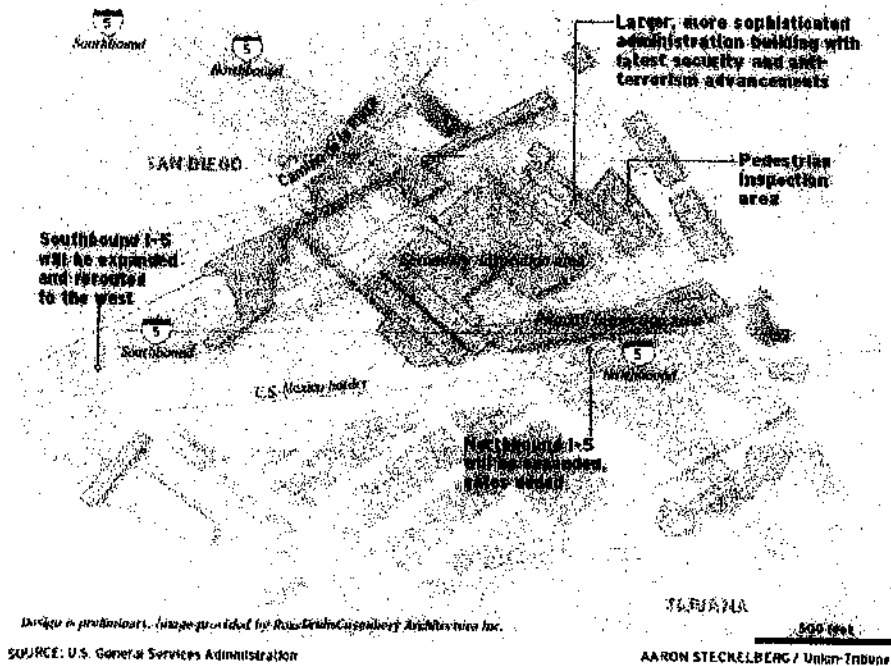
(144-1749) 8-11-10 kdj



# SAN YSIDRO COMMUNITY PLANNING GROUP (Est. 1967)

## San Ysidro Port of Entry Redesign

The Port of Entry facility, built in 1976, is among the world's busiest land border crossings. Federal officials are planning a major expansion of the San Ysidro port of entry to accommodate the growing number of travelers – more than 50,000 vehicles and 25,000 pedestrians daily – heading into the United States.



# ANNUAL REPORT

## 2007

### Administrative Issues (continued)

#### Public Access:

A website with Agendas, Minutes, links and other information pertinent to San Ysidro is voluntarily maintained:

<http://groups.msn.com/SanYsidroPlanningDevelopment/whatsnew.msnw?>

The City Planning & Community Investment Department and the SYCPG Chairman emails Agendas to interested persons. They are also posted on the City's website and announcements appear regularly on the CityTV channel 24.

<http://www.sandiego.gov/planning/community/cpg/agendas.shtml>

### III. Plan Preparation and Implementation

- General Plan Update Recommendations – Accept subcommittee report and forward recommendations to City of San Diego Land Development Review Division. Passed 11-0-0 (May)
- Ochoa Villas – Initiation of Community Plan Amendment for a housing development at 238-263 Cypress Drive and 160 W. Seaward Road, to allow for increased density for 88 new townhomes. Passed 11-0-0 (June). See also below.
- Vista Lane Villas – Initiation of Community Plan Amendment, Planned Development Permit, Rezone, and Tentative Map to construct 38 units at 3481 Vista Lane. Motion to continue until Planning Commission Resolution #3252-PC of March 27, 2003 is resolved with a staff report. Passed 11-0-0 (June). See also below
- Vista Lane Villas – see above. Recommend against the CPA, PDP, RZ, and TM, and require CPCI provide all analysis in Planning Report P-03-069. Failed, lack of second. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)
- Mission Villas – Same request as above for 14 residential condos at 3515 Vista Lane. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)
- Blackshaw Lane Villas – Same request as above for 12 residential condos at 549 Blackshaw Lane. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)

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### IV. Special Projects

- Redevelopment Agency: Street Lights – Tentative list of locations for approximately 53 new or replacement street lights/fixtures throughout San Ysidro. Passed 9-3-0 (February). See also below
- Redevelopment Agency: Exclusive Negotiating Agreement – Approval of an ENA with Ito Girard & Associates for 88 new construction for-sale homes at 238-263 Cypress Drive and 160 W. Seaward Road. Passed 10-0-0 (March). See Ochoa Villas, above.

**SAN YSIDRO COMMUNITY PLANNING GROUP**

Minutes from January 20, 2009

1. **Call to order:** 5:32 p.m. Chairman David Flores called meeting to order.  
**Roll Call: Present:** I. Adato; M. Cather; T. Currie; D. Flores; M. Freedman; BA Gonzalez; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul; F. Sanchez (5:50 pm); J. Wyman.  
**Excused:** J. Barajas; A. Perez  
**Unexcused:** None.  
 Quorum of 12 present vote on Item 2  
 Quorum of 13 present vote on Items 6(a) & (b)
2. **Approval of Minutes of Previous Meeting:**  
 A motion was made by M. Freedman and seconded by S. Gonzalez to approve the Minutes of December 16, 2008. Motion Passed (12-0-0). Yeas: I. Adato; M. Cather; T. Currie; D. Flores; M. Freedman; BA Gonzalez; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul; J. Wyman. Noes: None; Abstain: L. Alvarez.
3. **Agenda Modifications:** None
4. **Announcements:**
  - a. **Vacancies:** None.
  - b. **Chairman:** Eight announcements on published agenda.
  - c. **Group Members:** None
  - d. **City Officials Announcements:**
    1. Alonso Gonzalez – Library is to re-open on Wednesday January 21<sup>st</sup> at 6 PM, Council Member Hueso will be present.
  - e. **Members of the Public:** None
5. **Public Comment:** None.
6. **Docket Items:**
  - a. **San Ysidro Smart Growth Incentive Program Grant Application:** The City of San Diego is applying for an SANDAG TransNet Smart Growth Incentive Program Grant and is requesting a letter of support from the planning group. Mr. Maxx Stalheim presented. The City is requesting a \$250,000 grant to match \$200,000 from the Redevelopment Agency and City “in kind” staff time. The Application is due February 6<sup>th</sup>. The funds would be used for planning analysis and feasibility study on the Phase I Mobility Study with a focus on the Pilot of Village area and trolley area. A motion by M. Cather and seconded by S. Otto to authorize the Chair to send a letter supporting the City of San Diego application for SANDAG TransNet Smart Growth Funds. Motion Passed (13-0-0). Yeas: I. Adato, M. Cather, T. Currie, D. Flores, M. Freedman, B.A. Gonzalez, S. Gonzalez, J. Goudeau, R. Moran, S. Otto, M. Paul, F. Sanchez, J. Wyman. Noes: None. Abstain: None.
  - b. **Draft San Ysidro Community Plan Amendment:** The rezoning of approximately 13 acres north of Blackshaw, south of Vista Lane and west of Averil as medium density housing. Mr. Maxx Stalheim presented. The attached exhibits were distributed electronically. Mr. David E.

Project  
Minutes



DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL A

Page 2 of 2

Castro, lives on Blackshaw Lane and is attending this meeting to learn more about this project. Mr. Castro had questions regarding water, utilities and school availability for future housing. The current zoning allows for 5-10 dwelling units per acre; the amendment would change to allow 10-15 units per acre. A motion by M. Freedman and seconded by J. Wyman to recommend that the proposed San Ysidro Community Plan Amendment for the rezoning of approximately 13 acres north of Blackshaw, south of Vista Lane and west of Averil as medium density housing should be NOT approved at this time, and instead should be considered as part of the 2009 San Ysidro Community Plan Update work program to completely identify the neighborhood, environmental and community impacts. Motion Passed (13-0-0). Yeas: I. Adato, M. Cather, T. Currie, D. Flores, M. Freedman, B.A. Gonzalez, S. Gonzalez, J. Goudeau, R. Moran, S. Otto, M. Paul, F. Sanchez, J. Wyman. Noes: None. Abstain: None.

- c. **San Ysidro Public Facilities Financing Plan (PFFP)**: Presentation by Mr. Oscar Galvez, Facilities Finance Project Manager for the City of San Diego. As the mobility study projects become on line and with the Community Plan Update, these projects would then become part of the Financing Plan. Deborah Van Wanseele, Deputy Director, Transportation Engineering and Operations Division e-mailed an update of traffic engineering issues in the San Ysidro Community.
- d. **Infill Residential Land Development Beyer Road** - MNN, Inc. proposal for developing residential homes located on 10 AC adjacent to Beyer Elementary School on Beyer Road, Mr. Michael Contreras and Jim Schneider presented project. The project would be Multi-family "For Sale" housing. The project would require purchasing frontage land from the School District. The project would be 10 units per acre. Studies were done on the development site and no potential issues. Mr. Schneider did speak with the school district in general terms. It was suggested to speak with the School District in more specific terms before presenting to the planning group.

**7. Subcommittee Reports:**

- a. **Housing Element Subcommittee**: No Meeting.

**8. Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): Next meeting on January 28<sup>th</sup> at 1:30 pm at The Front.
- b. **SY Smart Border Coalition** – (Flores)- A meeting with the Mayor's office and formed team to look at POE and investigate funding.
- c. **Community Planners Committee** (M. Cather/S. Otto): Discussed with City Attorney's Office Indemnification Ordinance.
- d. **Otay Mesa Planning Group** (J. Serhan/M. Paul): No meeting.
- d. **Transportation Collaborative** (J. Goudeau): No meeting.

**9. Other Items** – None.

Meeting Adjourned at 7:10 p.m.

Minutes submitted by Jennifer Goudeau, Secretary

Project Title:

Blackshaw Lane Villas

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **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

Corporate/Partnership Name (type or print):  
Christine & Carlos Lopez Family Trust  
 Owner  Tenant/Lessee  
 Street Address:  
1966 Corte Amalia, San Ysidro Ca. 92173  
 City/State/Zip:  
San Ysidro Ca 92173  
 Phone No: 619. 921. 3124 Fax No: 619 428 2775  
 Name of Corporate Officer/Partner (type or print):  
Carlos Lopez  
 Title (type or print):  
Trustee  
 Signature: [Signature] Date: 11-15-08

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  
 Street Address:  
 \_\_\_\_\_  
 City/State/Zip:  
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 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
 \_\_\_\_\_  
 Title (type or print):  
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 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
Christine & Carlos Lopez Family Trust  
 Owner  Tenant/Lessee  
 Street Address:  
1966 CORTE AMALIA  
 City/State/Zip:  
SAN YSIDRO CA 92173  
 Phone No: 619 271. 2360 Fax No: 619 428 2775  
 Name of Corporate Officer/Partner (type or print):  
Christine Lopez  
 Title (type or print):  
Trustee  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
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### **General/Community Plan Amendment Issues Analysis**

The following section analyzes the various land use issues identified by staff and the Planning Commission during the March 27, 2003, General and Community Plan Amendment Initiation (CPAI) hearing. The CPAI request involved three separate development proposals: Vista Lane Villas which proposes to construct a 38-unit multi-family residential development on 2.88-acres; Mission Villas which proposes to construct a 14-unit multi-family residential development on 1.92 acres and is not proposing a community plan amendment at this time; and Blackshaw Lane Villas which proposes to construct an 11-unit multi-family residential development on a 0.94-acre site.

- **Consider the plan amendment to include only the deep lot configuration on Block 020, Map Book 638, and not the smaller lots in the eastern portion of the block**

The area for the plan amendment analysis identified by the Planning Commission includes approximately 9.5 acres (Attachment 17). A number of property owners within the area including owners of some of the smaller lots, agreed to participate in the initiation process to discuss land use issues in the neighborhood. Recently, the City Planning & Community Investment Department began a comprehensive update of the San Ysidro Community Plan which will analyze community needs at a broader scale. Consequently, staff has concluded the appropriate limit of the proposed amendment should be restricted to two of the project sites, and that the larger area should be evaluated in the context of the comprehensive Community Plan Update.

- **Feasibility of including all properties as recommended by the community planning committee**

The San Ysidro Community Planning Group recommended a larger area for inclusion in the General/Community Plan Amendment (attachment 14). At the time of the initiation, a few property owners agreed to participate in the initiation process, with several owners uninterested or unwilling to participate. Although several parcels within the larger area were included in the environmental analysis for the proposal, several other property owners chose not to participate. The result would have been an awkward patchwork of properties. Also, in the eastern portion of the study area an appreciable net gain of housing units could have been done only through the consolidation of the small-sized parcels. Consequently, staff concluded the larger area should be evaluated in the context of the recently undertaken comprehensive Community Plan Update.

- **The appropriate land use designation, density range, and zoning for the site; and a comparison between current and proposed land use designations and zoning.**

The three development projects encompass approximately 5.5-acres of area and are presently designated for Low Density Residential 5-10 dwelling units per net residential acre (5-10 DU/NRA). The present land use designation would allow the construction of between 27 and 55 dwelling units on the total 5.5-acre site for the three projects.

All three project sites are in an area described as the Sunset Neighborhood in the San Ysidro Community Plan. The area is generally small in scale and single-family in character, but is a neighborhood in transition and contains a mixture of single-family, and medium- to large-scale multi-family development along with a few appurtenant structures, such as sheds, stables, corrals, and other accessory buildings.

Recommendations in the plan include preserving and enhancing the neighborhood's character as well as providing for a sensitive transition between the remaining single-family residences, and the larger more intense multi-family residential development.

The projects proposing community plan amendments include two development proposals that would change the land use designation from Low Density Residential (5-10 DU/NRA) to Low Medium Residential (10-15 DU/NRA) for two of the three sites (Blackshaw and Vista Lane). Staff has determined the proposed land use designation is appropriate and would facilitate development, which would provide a sensitive transition between different intensities of existing development, while preserving the small scale character of the neighborhood. The change in land use designation would facilitate the development of duplex townhomes which appear to be large single-family residences. The infill development would also provide an optional housing type for the local population.

The project would also change the existing zoning from RS-1-7, to RM-1-1 for all three project areas. The present RS-1-7 classification allows a single dwelling per 5,000 square feet of area. Without subdividing the parcels, only one home could be constructed on each of the one-acre parcels.

The RM-1-1 zone classification allows for the construction of multi-family residences at a density of 1 dwelling unit per 3,000 square feet of lot area. The purpose of the RM zone is to allow for multi-family residential development. The project as proposed complies with all the development regulations of the RM-1-1 zone.

Originally, the applicant as well as the planning group had requested a change of zone classification from RS-1-7 to RX-1-2. The RX-1-2 zone classification also allows for the construction of residences at a density of 1 dwelling unit per 3,000 square feet of lot area, however, it only allows single-unit residential development. Because the RX-1-2

zone only allows a single dwelling per lot, subdividing the long lots would be problematic for access to any of the lots that would not front on Vista Lane or Blackshaw Lane. Any of the proposed developments with the RX-1-2 zoning could not occur without further subdivision of the property which would create an incompatibility with the surrounding one-acre parcels.

The proposed zone change from RS-1-7 to RM-1-1 would foster the construction of multi-family residential development on the development site. With the RM-1-1 zone, the proposed 38-unit development could be a condominium project, which would make the units available for separate ownership without further subdivision of the property. Therefore, staff has determined the proposed zoning classification is appropriate for the site.

- **Impacts on housing availability and affordability**

The proposed development encompasses approximately 5.5 acres. Presently, each of the approximately one-acre parcels is occupied by a single family residence. When combined, the proposed projects would facilitate the construction of 63 multi-family residences in an area where 5 exist today. The type of housing proposed would be more affordable in nature to those families who are unable to afford a stand-alone single-family residence.

- **Compatibility of the proposed land use designation with surrounding land uses and designations**

Surrounding land use designations include Low Density Residential (5-10 DU/NRA), Low-Medium Density Residential Development (10-15 DU/NRA), and Medium Density Residential Development (15-30 DU/NRA). Surrounding land uses include single-family homes on one-acre parcels, and multi-family residential development. In addition there are a few appurtenant structures, such as sheds, pens, stables, corrals, and other accessory buildings. Existing structures are typically of one- and two-story construction.

The San Ysidro Community Plan recommends that new development should provide a sensitive transition between the existing single-family and more intense multi-family residential development. The proposed project would provide two-story duplex townhomes, which resemble large two-story single-family homes, but function as a duplex. Therefore, the proposed project would provide a sensitive transition between the single family and multi-family areas in a neighborhood with a “fine grain” of land use mix.



- **Consistency between the proposed community plan amendment and the City's Strategic Framework Element, Housing Element, Transit-Oriented Development Guidelines, and Transit Area Overlay Zone**

The City of San Diego General Plan was adopted on March 10, 2008, and incorporated the Strategic Framework element and the Transit Oriented Development Guidelines. The Housing Element was adopted under separate cover on December 5, 2006.

Typically, a transit-oriented development is a mixed-use community within 2,000 feet of a transit stop and core commercial area. The design, intensity, configuration and mix of uses emphasize a pedestrian-oriented development and reinforce the use of public transit. The project sites are located approximately 0.6 miles from the Beyer Trolley Station and 0.3 miles from the bus stop on San Ysidro Blvd. and Sunset Lane, and such distances not within the 2,000 foot distance recommendation for transit-oriented development.

Furthermore, the proposed multi-family residential development would not include a mixture of uses, and would not develop at a density, which could support transit-oriented development. Also, the projects are not located in a Transit Area Overlay Zone. However, this area of San Ysidro is a pedestrian-oriented community, and the project sites are conducive for easy walkability to schools, core commercial, and transit just beyond the recommended distance of transit-oriented development.

The Land Use and Community Planning Element of the General Plan contains policy direction for implementing the City of Villages strategy, provides citywide land use policies and designations, and establishes community plans as integral components of the General Plan. It includes goals for balanced communities, equitable development, and environmental justice. A goal is to have diverse and balanced communities with a variety of housing. The Element relies on community plans for site-specific land use and density designations and recommendations.

The San Ysidro Community Plan includes the goal to create a safe and healthy living environment and link residential development to the provision of adequate community facilities and services.

The proposed General/Community Plan amendments and rezones for Vista Lane and Blackshaw, if approved, would facilitate the construction of a multi-family residential development and would implement the goals and objectives of the General and Community Plans by providing infill housing development which due to the attached design, offers a more affordable alternative. The proposed projects would also implement these goals by enhancing the neighborhood character through the development of underutilized lots, preserving the neighborhood character with a townhome product that provides a 'fine grain' mix of housing types, while providing a sensitive transition

between the single family and multi-family neighborhoods. The development would be required to make a fair share contribution for facilities and services.

The Housing Element of the General Plan serves as a comprehensive plan with specific measurable goals, policies, and programs to address the City's critical housing needs. The Housing Element was adopted by the City Council under separate cover from the rest of the General Plan on December 5, 2006.

The Residential Element of the San Ysidro Community Plan includes the objectives of redefining multi-family housing as it can provide affordable housing for a considerable segment of the community, and to accompany reduced multi-family densities (for example, low-medium density at 10-15 units per acre in the place of medium density at 15-30 units per acre) with design standards that are sensitive to, and compatible with, the existing small-scale, single-family neighborhoods.

The proposed General/Community Plan Amendments and Rezones would facilitate the construction of 63 units of multi-family residential development, and would help implement the goals and policies of the General and Community plans. The in-fill development would provide housing at a low-medium density range within the San Diego region, at a time when the City of San Diego is searching for areas that can accommodate additional residential units.

The purpose of the Urban Design Element of the General Plan is to guide physical development toward a desired form and image consistent with the social, economic and aesthetic values of the City. Specific policies address general urban design, distinctive neighborhoods, and residential design, mixed-use village and commercial areas, office and business park development, public spaces and civic architecture, and public art and cultural amenities.

The Urban Form Element of the San Ysidro Community Plan includes the goal of creating architecture that reflects the history and climate of the area, the needs of San Ysidro residents, business people and visitors, and that revitalizes and maintains existing buildings and public spaces, including sidewalks and streets. The Objectives and Recommendations of the Element include maintaining and complementing the existing scale and character of the existing residential areas; adhering to the design guidelines outlined in this [San Ysidro] Plan; limit lot consolidation and unit type; and to orient the development to the resident.

In order to achieve these goals, the San Ysidro Community Plan recommends a limit on lot consolidation. In addition, a compromise on unit types of new housing development is recommended in the established neighborhoods of single-family character, particularly in the Sunset neighborhood. Duplexes and other apartments should be allowed as long as single-family architectural styles are maintained and lot consolidation is limited to two

lots. Public, semi-private and private outdoor space should be provided as well as recreational facilities such as playgrounds, benches, and barbecue areas, and set aside at least 25 percent of their total project site for these uses. Curb cuts and front driveways should be limited, and enough parking should be provided to accommodate large families having several cars.

The proposed projects would amend the San Ysidro Community Plan to allow consolidation of three lots, which would facilitate the construction of 63 duplex townhomes. Staff is able to support the consolidation of three lots because the structures would reflect the surrounding architecture of the existing one- and two-story single- and multi-family development. The two-story duplex townhomes would feature tile roofs, stucco exteriors, and would be articulated with off-setting planes and recessed private entryways. Each unit would include a private patio. The development would also provide outdoor play areas and barbecue stands and picnic tables. In total, more than 25 percent of the total project area would be devoted to private, public, and semi-public open space. Access to the developments would be provided by a minimum number of curb cuts, and no driveways would front onto the public street.

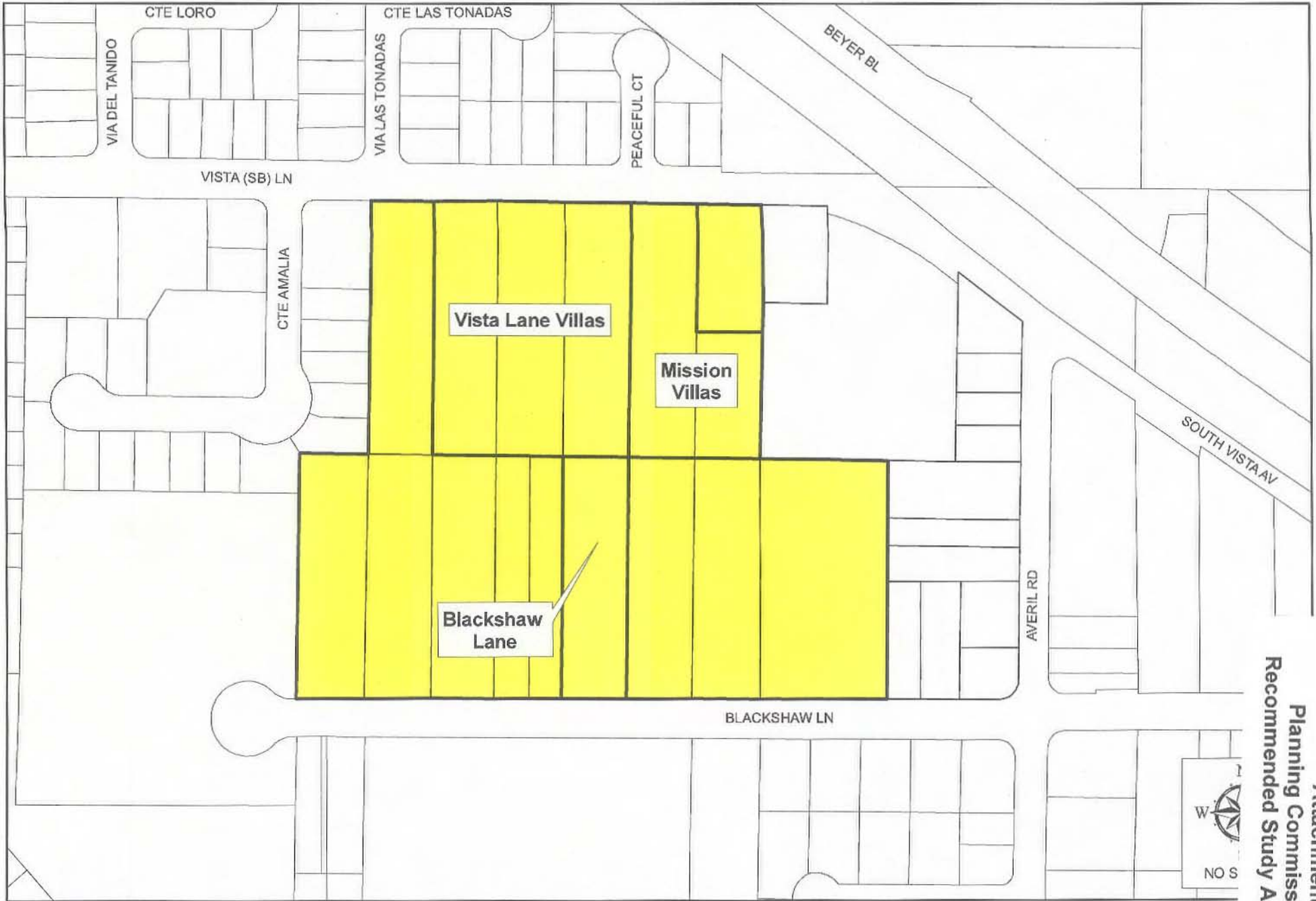
- **Impacts on the community circulation system to determine if any circulation improvements would be necessary to serve an increase in residential density**

A traffic study was conducted by LOS Engineering, Inc., dated April 25, 2008, which concluded the development projects would not have a significant impact on the community vehicular circulation system. The developers will be required to pay a fair-share portion for a traffic light at Dairy Mart Road and Vista Lane. New sidewalks will be provided for pedestrian use. The applicant is not required to contribute to, or provide for additional bike lanes.

- **The adequacy of parks and other public facilities to service the additional residential development within the community**

Vista Terrace Park, a 6.7-acre neighborhood park with a swimming pool and soccer fields, is approximately 1.0 mile northeast of the project site. The San Ysidro Community Park, a 3.6-acre neighborhood park with tennis and basketball courts, and other amenities, is located approximately 1.0 miles southeast of the project site. Other public facilities exist within less than one mile of this project area including an elementary school, library and a fire station.

The population-based park and recreation requirements will be satisfied through payment of Development Permit Impact (DIF) fees at the time of building permit issuance. Similarly, the developer would be required to pay DIF to offset any impact to existing facilities, and to pay their fare share of improvements.



**Attachment 17**  
**Planning Commission**  
**Recommended Study Area**



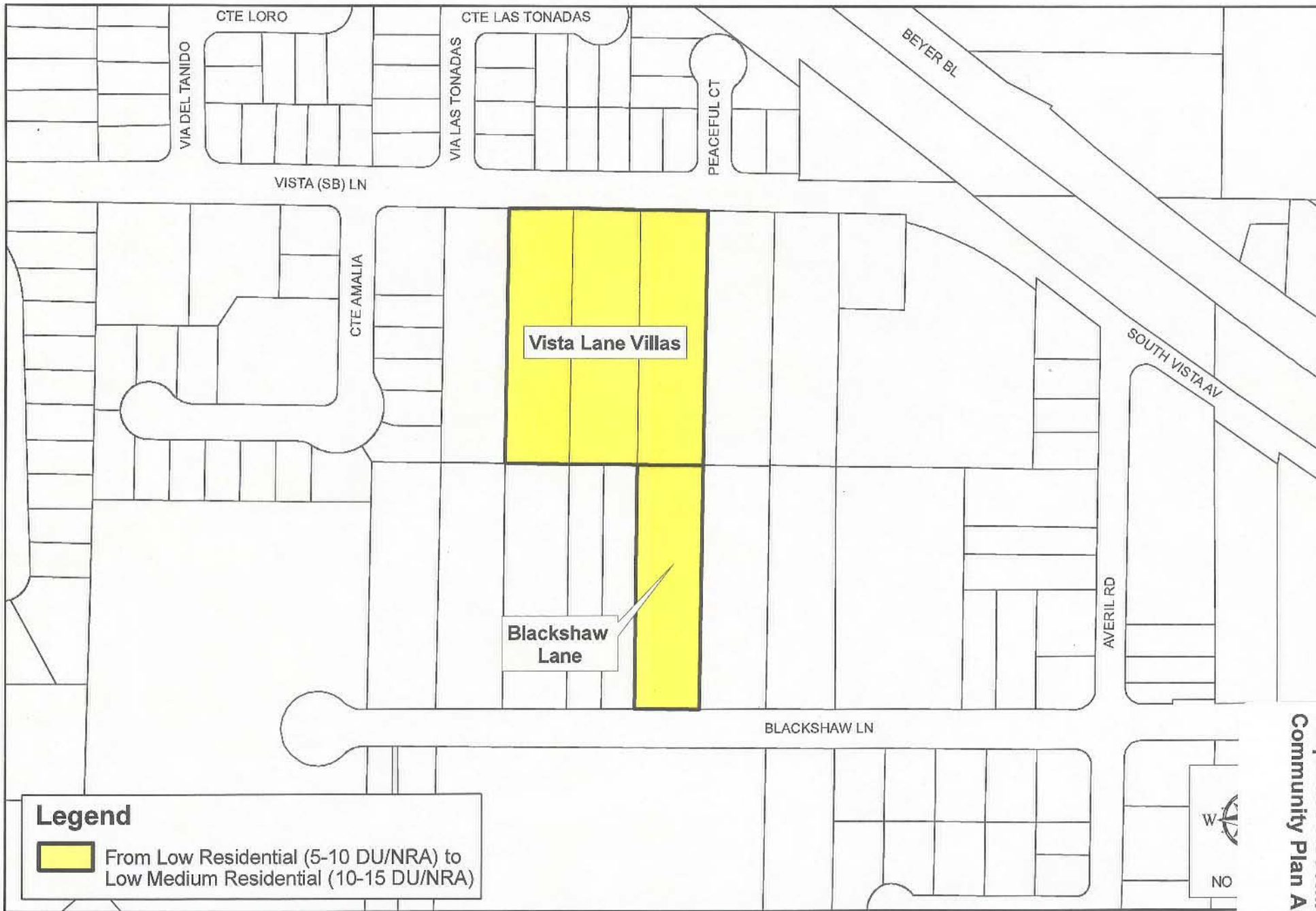
**Planning Commission Recommended Study Area**

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT

SanGIS



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**Legend**

 From Low Residential (5-10 DU/NRA) to Low Medium Residential (10-15 DU/NRA)

Map Document: C:\110993\Community Planning\San\_Yeavick\PROJECT\03\Vista Lane



The City of San Diego

**Properties Recommended for Community Plan Re-designation**

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT



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**Attachment 18**  
**Properties Recommended for**  
**Community Plan Amendment**

**Attachment 19  
Community Plan Amendment  
Resolution**

(R-2010.....-....)

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION APPROVING AN AMENDMENT TO THE SAN YSIDRO COMMUNITY PLAN, A COMPONENT OF THE LAND USE ELEMENT OF THE GENERAL PLAN

WHEREAS, Carlos and Christine Lopez, requested an amendment to the San Ysidro Community Plan, a component of the land use element of the General Plan, to re-designate 0.94 acres of land located at 549 Blackshaw Lane in the San Ysidro Community Plan area from Low Density Residential use to Low-Medium Residential use; and

WHEREAS, the site is legally described as Lot A-238 of Addition No. 5 to San Ysidro, According to Amended Map Thereof No. 1405, Filed in the Office of the County Recorder, January 2, 1912; and

WHEREAS, on September 9, 2010, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the San Ysidro Community Plan, a component of the land use element of the General Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

**Attachment 19  
Community Plan Amendment  
Resolution**

WHEREAS, under Charter Section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on \_\_\_\_\_, the City Council of San Diego held a public hearing for the purpose of considering an amendment to the San Ysidro Community Plan, a component of the land use element of the General Plan; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendment to the San Ysidro Community Plan, a component of the land use element of the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-

\_\_\_\_\_.

APPROVED: JAN I. GOLDSMITH, City Attorney

**Attachment 19  
Community Plan Amendment  
Resolution**

By

Deputy City Attorney

09/09/10

Or.Dept:DSD

R-2010-\_\_\_\_\_