



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 3, 2010 **REPORT NO.** PC-10-055

ATTENTION: Planning Commission, Agenda of September 9, 2010

SUBJECT: VISTA LANE VILLAS - PROJECT NO. 17917. PROCESS 5.

REFERENCE: Planning Commission Report No. P-03-069. Initiation of an amendment to the San Ysidro Community Plan to redesignate approximately 9.5 acres from Low Density Residential to Low-Medium Density Residential.

**OWNER/
APPLICANT:** Igal Gordon (Attachment 18)

SUMMARY

Issue(s): Should the Planning Commission recommend City Council approval to demolish three residential buildings and several sheds to develop 38 residential condominiums in 19, two story buildings on a 2.88-acre site at 3481, 3501 and 3509 Vista 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** the General Plan and San Ysidro Community Plan Amendment No. 41100; Rezone No. 41099; Tentative Map No. 41097 and Site Development Permit No. 76024.

Community Planning Group Recommendation: On October 16, 2007, the San Ysidro Community Planning Group voted 9:4:0 to approve the proposed development of 38 units in 19 duplexes on one parcel and the increase in density from 8.7 dwelling units per acre to 14.5 dwelling units per acre. They supported the project because it includes a Tentative Map which would make the units condominiums, available for separate ownership

instead of rentals (Attachment 16). 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 Vista Lane Villas project not proceed and be rolled into the upcoming community plan update (Attachment 17).

Environmental Review: Mitigated Negative Declaration No. 17917 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and when implemented would reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: No fiscal impact. All costs associated with processing the project is recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 2.88-acre project site is currently designated for Low Density Residential development at 5 to 10 dwelling units per net residential acre (DU/NRA) which allows 14 to 28 dwelling units on-site. The request to redesignate the site to Low Medium Density Residential (10-15 DU/NRA) would allow the development of 28 to 42 dwelling units on a net acre basis, and would facilitate the proposed construction of 38 units of multi-family residential development where three single-family residential dwellings currently exist. 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 2.88-acre site is located within the San Ysidro Community Plan area and is designated Low Density Residential with a density range of 5-10 dwelling units per net residential acre (du/nra) (Attachment 2). The site is located at 3481, 3501 and 3509 Vista Lane, west of Aerial Road, south of Vista Lane, north of Blackshaw Lane and east of Corte Amalia (Attachment 1). The site is zoned RS-1-7 which allows for single family development. The relatively flat site is occupied by three single family homes and several sheds. The site is surrounded by one and two story-single and multi-family residences.

The project proposes a Community Plan Amendment, Rezone, Tentative Map and Site Development Permit to develop 38 residential condominiums. The Vista Lane Villas project is one of three contiguous projects currently being redeveloped (Vista Lane Villas PTS No. 17917; Mission Villas PTS No. 62514 and Blackshaw Lane Villas PTS No. 62524). Both Vista Lane Villas and Blackshaw Lane Villas are requesting community plan amendments and rezones. The three projects have different ownerships and the owners decided to proceed through the entitlement process at the same time.

On March 27, 2003, the Planning Commission approved an initiation for an amendment to the General Plan and the San Ysidro Community Plan to redesignate approximately 9.5 acres, of which Vista Lane Villas is a part, from Low Density Residential (5-10 dwelling units/acre) to Low Medium Density Residential (10-15 dwelling units/acre).

DISCUSSION

Required Approvals

An amendment to the General Plan and San Ysidro Community Plan is requested to redesignate the site from low density residential (5-10 dwelling unit/net acres) to low-medium residential density (10-15 dwelling units/net acres) to allow the proposed 38 unit multi-family development (Attachments 13 and 14). 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 allow the 38 units (Attachments 9 and 15). A Tentative Map is proposed to make the units condominiums and available for separate ownership (Attachments 6, 7 and 11). In the RM-1-1 Zone, a Site Development Permit is required when there is a lot consolidation with three or more residential units (Attachments 4 and 5).

Project Description

The project proposes to develop the 2.88 acre site with 38 residential condominiums in 19, two-story buildings. Each unit will contain four bedrooms and a two-car garage (Attachment 10). The project also includes a common playground area of approximately 4,483 square feet consisting of shade trees, a lawn area, barbeques and picnic tables (Attachment 12). The buildings would be of wood-framed construction with stucco exteriors, concrete roof tile, vinyl framed windows, and metal sectional garage doors. Access would be off of Vista Lane via two driveways (Attachment 11). Parking would consist of 111 on-site automobile spaces and four designated motorcycle spaces. The proposed project fully complies with all the development regulations (setbacks, density, height, landscaping, etc.) for the RM-1-1 Zone. No deviations or variances are requested.

Zoning Analysis

Current Zone - RS-1-7 Zone

The Vista Lane Villas project site consists of three separate lots 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 8.7 dwelling units per acre. With this zone the subject 2.88 acre site would yield 25 residential units except that only one unit is allowed per lot. The existing three lots would yield a total of three units. Therefore, the development of 38 condominiums on the three lots would not be permitted in this zone.

Proposed Rezone - RM-1-1 Zone

The project is requesting a rezone from RS-1-7 to RM-1-1 (Attachments 9 and 15). The RM-1-1-Zone is a multiple-unit residential zone that allows one unit per 3,000 square feet or 15 dwelling units per acre. With this zone the 2.28 acre site could be developed with 42 dwelling units with a residential density of 14.5 dwelling units per acre. Therefore, the proposal to develop the site with 38 condominiums would be permitted in the RM-1-1 Zone.

General/Community Plan Analysis:

The proposed project, Vista Lane Villas, would amend the San Ysidro Community Plan. The 2.88-acre site is presently designated Low Density Residential with a density range of 5-10 DU/NRA which allows 14 to 28 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 28 and 42 dwelling units on a net acre basis. The Community Plan Amendment would facilitate the proposed construction of a 38-unit multi-family residential development. The proposed changes to the San Ysidro Community Plan have been included as Attachment 13. 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 redesignate 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 Community Plan Amendment can be found in Attachment 19 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 a 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 Vista Lane project and one other pending project (Blackshaw Lane) 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 19, 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 plan amendment, if approved, would facilitate the construction of a multi-family residential development and may implement the goals and objectives of the General and Community plan by providing infill housing development which offers an affordable alternative when compared to a “stand alone” 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 Community Plan Amendment would facilitate the construction of a 38-unit multi-family residential development, and would help implement the housing/residential 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 are 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 at least 25 percent of their total project site should be set aside 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 project requires a Site Development Permit to allow lot consolidation. The San Ysidro Community Plan includes the major goals of preserving the character of the existing neighborhoods; and to make housing as affordable as possible. In order to achieve these goals, the plan recommends limiting lot consolidation to two lots, and a compromise on unit types for new housing development in established neighborhoods. The intent is to prevent incompatible large, monolithic and impersonal structures. While the proposal would consolidate three lots, the project has been designed in accordance with the plan's design guidelines, and the resultant duplex townhome development would maintain the single-family architectural styles.

The proposed project would amend the San Ysidro Community Plan to consolidate three lots, totaling 2.88 acres, to facilitate the construction of 38 duplex townhomes. The San Ysidro Community Plan's recommended limit to lot consolidation is to avoid the construction of "block-buster" monolithic structures, and limiting lot consolidation in conjunction with design guidelines for residential development, would encourage development that reflects the neighborhood's land development pattern. Staff supports the consolidation of three lots because the resultant product will reflect the neighborhood development pattern and will not facilitate the construction of a monolithic structure. 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 faces, with recessed individual 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 barbecue stands and picnic tables. In total, 67 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 two curb cuts, and no driveways would front onto the public street. Enough parking spaces would be provided to accommodate 111 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 Vista 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 Vista 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. Vista 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 have been 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 has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support the proposed development and draft conditions of approval. Staff is recommending the Planning Commission recommend the City Council approval the actions to permit the Vista Lanes Villas project.

ALTERNATIVES

1. **RECOMMEND APPROVAL** to the City Council of the Vista Lane Villas project with modifications.
2. **RECOMMEND DENIAL** to the City Council of the Vista Lane Villas project if the findings required approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Patricia Grabski
Project Manager
Development Services Department



Mary Wright
Deputy Director
City Planning and Community Investment Department
KBG/PXG

Attachments:

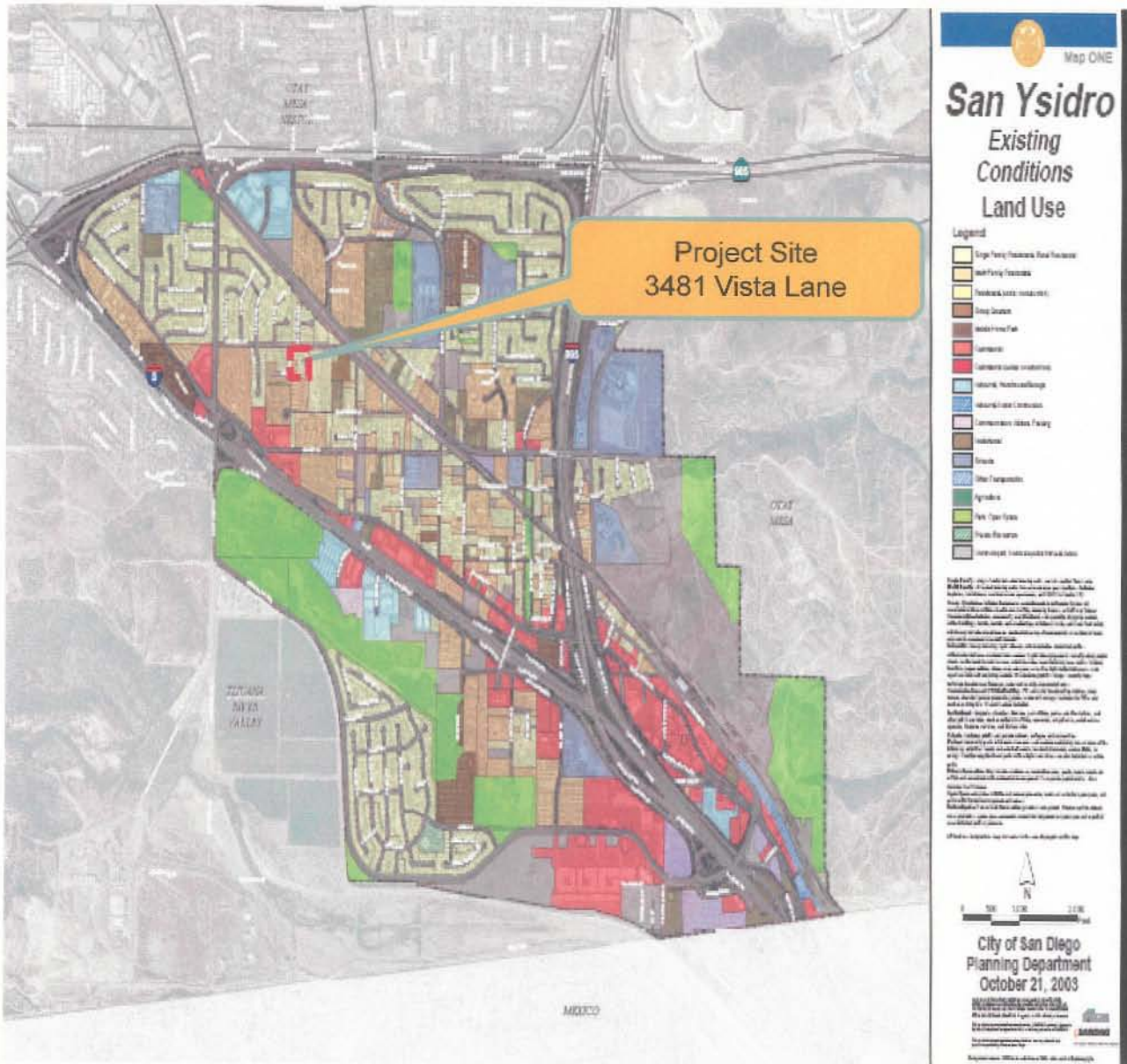
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Site Development Permit
5. Draft Site Development Permit Resolution with Findings
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Draft Environmental Resolution with MMRP for MND
9. Draft Rezone Ordinance
10. Project Site Plan(s)
11. Map Exhibit-Tentative Map
12. Common Play Area
13. Draft Community Plan Amendment Documents
14. Community Plan Amendment Resolution
15. Rezone B Sheet No. 4284
16. Community Planning Group Recommendation – October, 2007
17. Community Planning Group Recommendation – January, 2010
18. Ownership Disclosure Statement
19. Community Plan Amendment Analysis
20. Planning Commission Recommended Study Area
21. Properties Recommended for the Community Plan Amendment

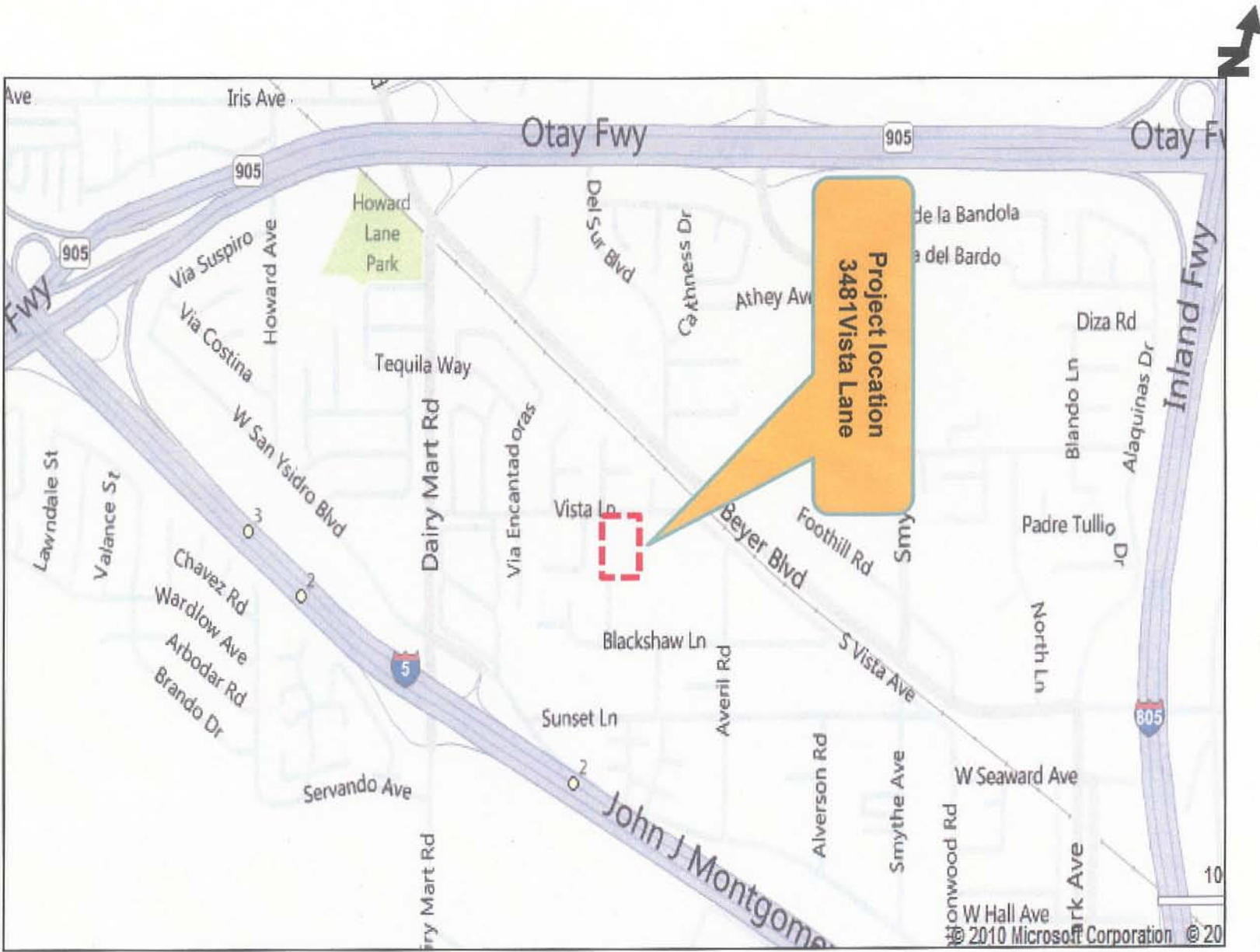
Attachment 1 Aerial Photograph of Site





Attachment 2 San Ysidro Landuse Plan





**Attachment 3
Project Location Map**

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23421090

SITE DEVELOPMENT PERMIT NO. 76024
VISTA LANE VILLAS PROJECT NO. 17917 (MMRP)
CITY COUNCIL

This Site Development Permit No. 76024 is granted by the City Council of the City of San Diego to Igal Gordon, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0600. The 2.88 acre site is located 3481, 3501 and 3509 Vista Lane in the RM-1-1 Zone within the San Ysidro Community Planning area. The property is legally described as Lots A 229, A 230 and A 231 of Addition No. 5 to San Ysidro Map No. 1405; and

Subject to the terms and conditions set forth in this Permit, permission is granted to Igal Gordon, Owner/Permittee to demolish three residential buildings and several sheds and to construct 38 residential condominiums in 19, two-story structures containing four bedrooms each with two-car garages described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Demolish of three residential buildings and several sheds;
- b. Construction of 38 residential condominiums in 19 two-story structures containing four bedrooms each with two-car garages;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 17917, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 17917, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Historical Resources (Archaeology) and Transportation

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

16. This Site Development Permit shall conform to the provision of Tentative Map No. 41097.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way and median (if applicable) improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square feet area 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.

18. Prior to issuance of any grading permits or building permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department, Development and Environmental Planning Division for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of the Development Services.

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

20. All required landscape material located in the public right-of-way and in common areas shall be permanently maintained by the Vista Lane Homeowner's Association. All landscape in the fenced private yards shall be permanently maintained by the individual homeowners. All

required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

PLANNING/DESIGN REQUIREMENTS:

22. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

23. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

24. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

26. No fewer than 76 garaged automobile parking spaces and 35 guest parking spaces (including 1 standard accessible and 1 van accessible parking space), and 4 motorcycle parking spaces 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 City Manager.

27. No fewer than 3 on-street parking spaces, with dimensions complying with the City's Land Development Code, must be available abutting the subject property.

28. Prior to the issuance of the first building permit, the applicant shall assure by permit and bond the replacement of all abandoned driveways along its frontage on Vista Lane with full height curb, gutter, and sidewalk, satisfactory to the City Engineer.

29. Prior to the issuance of the first building permit, the Owner/Permittee 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.

WASTEWATER REQUIREMENTS:

30. The developer will be required to install all sewer facilities, as required by the accepted sewer study, necessary to serve this development.
31. The developer shall design all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
32. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one lot.
33. Private underground sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Water Department Director and the City Engineer.
35. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director and the City Engineer.
36. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director and the City Engineer.
37. The Owner/Permittee 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 shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit.

Resolution for Approving/Denying Permits

(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, Igal Gordon, Owner/Permittee, filed an application with the City of San Diego for Site Development Permit No. 76024 to construct 38 residential condominiums in 19 two-story buildings known as the Vista Lane Villas project, located 3481, 3501 and 3509 Vista Lane in the RM-1-1 Zone within the San Ysidro Community Planning area. The property is legally described as Lots A 229, A 230 and A 231 of Addition No. 5 to San Ysidro Map No. 1405; and

WHEREAS, on September 9, 2010, the Planning Commission of the City of San Diego considered Site Development Permit No. 76024 and pursuant to Resolution No. PC-XX voted to recommend City Council approval of the permit" OR "approved/denied the permit"; and

WHEREAS, the matter was set for public hearing on DATE, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 76024:

Site Development Permit - Section 126.0504 (a)**1. The proposed development will not adversely affect the applicable land use plan;**

The 2.88-acre site is located at 3481, 3501 and 3509 Vista Lane within the San Ysidro Community Plan area and is designated for Low Medium Residential Density (10 -15 dwelling units/acre) and is zoned RM-1-1 (multi-family). The site is relatively flat site and is currently occupied by three single family homes and several sheds. The site is surrounded by one and two story-single and multi-family residences.

The project proposes to demolish the three residential buildings and several sheds followed by construction of 38 residential condominiums in 19 two-story structures containing four bedrooms each with two-car garages. The proposed development will not adversely affect the applicable land use plan because the project conforms to the land use designation for the site in the San Ysidro Community Plan. Further, the proposed development would also implement the goals and objectives of the General Plan by providing infill housing at the low-medium density range within the San Diego region, at a time when the City of San Diego is searching for areas that accommodate additional residential units.

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

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Site Development Permit and Tentative Map for the project includes conditions and corresponding exhibits of approvals relevant to undergrounding new utilities, storm water and construction water runoff, public improvements, street lighting standards in order to achieve compliance with the regulations of the San Diego Municipal Code. Further, all structures constructed will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures meet or exceed the current regulations. Therefore, the proposed project to construct 38 residential condominiums in 19 two-story structures at 3481, 3501 and 3509 Vista Lane will not be detrimental to the public health, safety, and welfare.

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

The 2.88-acre site located at 3481, 3501 and 3509 Vista Lane within the San Ysidro Community Plan is zoned RM-1-1 (multi-family). The proposed construction of 38 residential condominiums in 19 two-story structures will comply with the applicable regulations of the Land Development Code for the RM-1-1 Zone. No variances or deviations are requested.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Development Permit No. 76024 is granted to Igal Gordon, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
Or.Dept: Clerk
R-INSERT
Form=permitr.frm(61203wct)
Reviewed by Patricia Grabski,

CITY COUNCIL RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 41097, VISTA LANE VILLAS,
PROJECT NO. 17917 (MMRP)

WHEREAS, IGAL GORDON, Subdivider, and CALLU ENGINEERING, INC., Engineer, submitted an application to the City of San Diego for Tentative Map No. 41097 to construct 38 condominiums in 19, two- story buildings and to waive the requirement to underground existing offsite overhead utilities. The project site is located 3481, 3501 and 3509 Vista Lane in the RM-1-1 Zone in the San Ysidro Community Planning area. The property is legally described as Lots A 229, A 230 and A 231 of Addition No. 5 to San Ysidro Map No. 1405; and

WHEREAS, the Map proposes the subdivision of a 2.88 acre site into one lot for 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 1350 and is filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 38; 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 Tentative Map involves a short span of overhead facility (less than a full block in length) and the undergrounding would represent an isolated with a minimum probability of extension in the future; 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. 41098, including a waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, 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. 41098:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)). The proposed project is for a multi-family residential development on a 2.88 site located at 3481, 3501 and 3509 Vista Villa Lane within the San Ysidro Community Plan area. The proposed uses shown on Tentative Map No. 41097 are for 38 multi-family condominium units. The proposed development is consistent with the policies, goals and objectives of the General Plan and San Ysidro Community Plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)). The project proposes a Tentative Map to create 38 residential condominiums on a 2.88 site located at 3481, 3501 and 3509 Vista Villa Lane. The site is zoned RM-1-1 (multi-family). City staff has reviewed the proposed project in accordance with the RM-1-1 zone and has determined that the proposed development complies with the applicable zoning and development regulations of the Land Development Code. No deviations or variances are requested.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)). The subject 2.88 site is located at 3481, 3501 and 3509 Vista Villa Lane. The relatively flat site is physically suitable for the proposed 38 residential condominiums. The proposed multi-family development is also suitable for the site because it is consistent with the character of the surrounding neighborhood of single and multi-family, one and two story dwelling units.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)). The proposed Tentative Map was reviewed by the City of San Diego for conformance to the Land Development Regulations, Californian Building Code, Subdivision Map Act 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 therefore, not impact any fish or their habitat. Additionally, mitigation measures contained in Mitigated Negative Declaration No. 17917 regarding archaeology monitoring and transportation are required for the project. Archaeological and Native American monitoring be present during initial excavation activities to inspect for in-situ cultural resources. For transportation, prior to the issuance of the first building permit, the Owner/Permittee 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. Because of conditions applied to the project, 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)).

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

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)). The proposed subdivision would maintain existing easements, and as required, improve the existing public rights-of-way as identified on Tentative Map No. 41097. Therefore, the design of the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1). The site has an east-west street layout which would allow for maximum solar orientation, thereby maximizing sun exposure for future potential solar 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 also adjacent to mature, trees and is located outside the Coastal Zone where extremities in temperature are rare. Therefore, the project would not impact future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3). The proposed project would replace three residential structures with 38 residential condominiums. The project would not result in substantial population growth or the need for new infrastructure other than improvements necessary to connect into existing systems. The associated Mitigated Negative Declaration No. 17917 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. The mitigation requirement is for 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.

[IF DENIED]BE IT FURTHER RESOLVED, that the decision of the **[INSERT: < Hearing Officer, Planning Commission or City Council>]** is **[INSERT affirmed, reversed or modified]**, and **[OPTIONAL <Vesting >]**Tentative **[OPTIONAL: <Parcel >]**Map No.

[INSERT Approval Number], [INSERT IF PROCESS 5 VACATION: <and Public Right of Way and/or Easement Vacation is/are >] denied.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

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

ATTACHMENT: Tentative Map Conditions

Internal Order No.

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 41097
VISTA LANES VILAS - PROJECT NO. 17917(MMRP)
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on 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 Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act Section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Site Development Permit No. 76024.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to recordation of the Final Map, the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing

Project No. 17917
TM No. 41097

Regulations (San Diego Municipal Code §§ 142.1301 et seq.) by paying an in-lieu fee OR by entering into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee no later than the close of escrow of the first unit sold within a condominium conversion project.

ENGINEERING

7. The subdivider shall close the existing non-utilized driveways with City standard curb, gutter and sidewalk, on Vista Lane, per Standard Drawing G-2 and SDG-100.
8. The subdivider shall construct two 25-foot wide City standard driveways, on Vista Lane, per Standard Drawing G-14A, G-16 and SDG-100.
9. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drain, landscape and irrigation locate in Vista Lane right-of-way and in the public easements.
10. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance.
11. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
12. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, in accordance with the approved Water Quality Technical Report.
13. Providing drainage improvements for this subdivision is dependent upon the construction of downstream private and public drainage systems which consists of the construction of private storm drain pipes in Mission Villas, PTS No. 62514 and Blackshaw Lane Villas, PTS No. 62524, the construction of new public storm drains and their appurtenances in Blackshaw Lane and upsizing the existing downstream 24-inch storm drain pipe from Blackshaw Lane to the outlet.
14. 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.

Project No. 17917
TM No. 41097

15. The drainage system proposed for this subdivision is private and subject to approval by the City Engineer.
16. 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.
17. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
18. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.
19. A Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder, prior to the Tentative Map expiration date.
20. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

MAPPING

21. "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].
22. "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."

Project No. 17917
TM No. 41097

23. The Final Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

24. The developer will be required to install all sewer facilities, as required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
25. All proposed on-site sewer facilities shall be private.
26. All off-site sewer facilities traversing neighboring properties shall be "private" and in "private easements". The developer shall obtain the consent of neighboring property-owners for granting "private easements" to this development. Evidence of proper documentations for granting of the "private easements" shall be presented to the City of San Diego and referenced on the Tentative Map.
27. The developer shall design all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
28. All private sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
29. The developer will be required to provide evidence, satisfactory to the Metropolitan Wastewater-Department Director, indicating that each condominium

Project No. 17917
TM No. 41097

will have its own sewer lateral or provide CC & R's for the operation and maintenance of on site and off-site private sewer facilities.

WATER

30. The Subdivider shall provide CC&Rs for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.
31. 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. Water facilities shall be modified at final engineering to comply with standards.

GEOLOGY

32. 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:

33. Prior to issuance of 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. Improvements plans shall take 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.
34. Prior to issuance of any grading permits or building permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department, Development and Environmental Planning Division for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of the Development Services.
35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the

Project No. 17917
TM No. 41097

satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

36. All required landscape material located in the public right-of-way and in common areas shall be permanently maintained by the Vista Lane Homeowner's Association. All landscape in the fenced private yards shall be permanently maintained by the individual homeowners. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
37. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

INFORMATION:

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

Project No. 17917
TM No. 41097

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. 23421090

Project No. 17917
TM No. 41097

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on **November 18, 2003**, Igal Gordon submitted an application to the Development Services Department for a Community Plan Amendment, Rezone, Tentative Map, and Site Development Permit.

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 _____; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 17917 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.17917 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, Rezone, Tentative Map, and Site Development Permit

PROJECT NO. 17917

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.17917) shall be made conditions of Community Plan Amendment, Rezone, Tentative Map, and Site Development Permit 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~~ 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 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 impacted) 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;
 - 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 CSVr 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.
 - 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
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.

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~

VISTALANE
TOWNHOMES -
SAN YSIDRO, CA

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



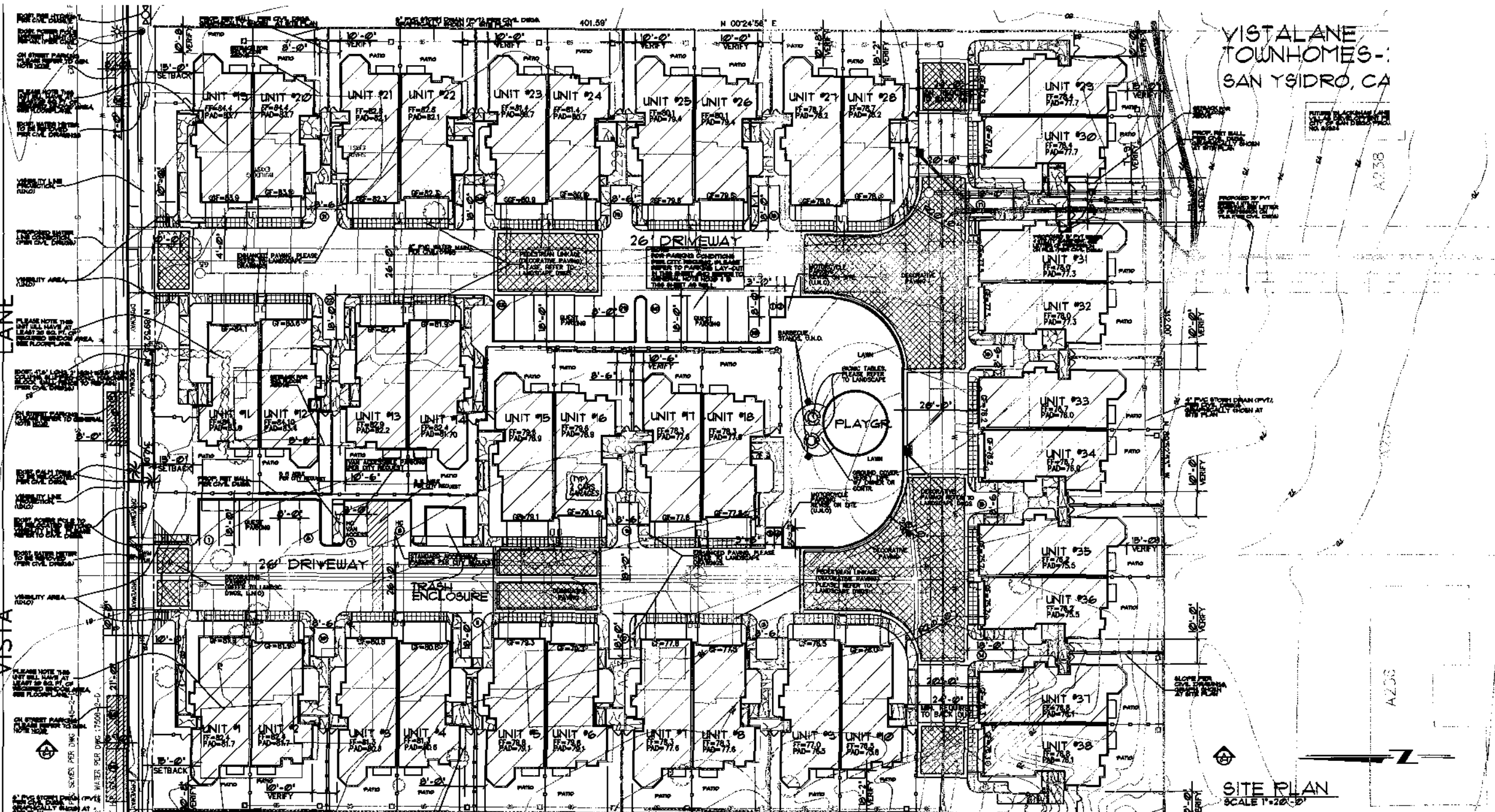
NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE



VISTALANE TOWNHOMES (2)
IGAL GORDON
SITE PLAN AND NOTES

CLIENT: IGAL GORDON
TITLE SHEET: VISTALANE TOWNHOMES (2)
DATE: 07-24-02
SCALE: AS SHOWN
JOB NO: N/A
SHEET: A-1

FLIGHTING DATE: 3-18-08
DATE: 07-24-02
SCALE: AS SHOWN
JOB NO: N/A
SHEET: A-1



PROJECT DATA

LEGAL DESCRIPTION:
LOT A-331, A-332 & ADDITION NO. 5 TO SAN YSIDRO
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
THE MAP THEREOF NO. 14281 FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 2, 1982

ASSESSOR'S PARCEL: 638-070-03, 04 & 05
SITE ADDRESS: 3481, 3501 & 3520 VISTA LANE
SAN YSIDRO, CA. 92175

PROJECT DATA:
SITE AREA (GROSS): 125,424 SQ. FT.
2.89 ACRES
EXISTING ZONE: R3-1-1
PROPOSED ZONE: RM-1-1

PROJECT REPRESENTATIVES
OWNER: IGAL GORDON
ARCHITECT: DANIEL CONTRERAS ARCHITECT
515 FOURTH AVE.
CHULA VISTA, CA. 91910
CONTACT: DANIEL CONTRERAS
619-420-8690

BUILDING AREAS:
TOTAL SITE AREA: 125,424 SQ. FT.
TOTAL OPEN SPACE: 56,412 SQ. FT. (45%)

UNIT 'A', (13' x 4 BEDR)	820 SQ. FT.
FIRST FLOOR	831 SQ. FT.
SECOND FLOOR	1,631 SQ. FT.
TOTAL HABITABLE GARAGE	471 SQ. FT.

UNIT 'B', (13' x 4 BEDR)	593 SQ. FT.
FIRST FLOOR	835 SQ. FT.
SECOND FLOOR	481 SQ. FT.
TOTAL HABITABLE GARAGE	1,448 SQ. FT.
TOTAL BUILDING AREA:	58,615 SQ. FT.
TOTAL GARAGE BUILD. AREA:	16,606 SQ. FT.

FLOOR AREA RATIO:	15% ALLOWABLE 93% ACTUAL
BUILDING COVERAGE:	NA ALLOWABLE 34% ACTUAL

PARKING REQUIREMENT, SDMC SECTION 142.082(d)	(REQUIRED)
- EACH UNIT A 2-CAR GARAGE (2' X 38'(UNITS) *	76 SPACES (ON SITE)
- UNITS WHICH DON'T PROVIDE 20' DEEP DRIVEWAY	38 SPACES
- MOTORCYCLE SPACES (2' X 38'(UNITS) *	4 SPACE(S)

PARKING PROVIDED:	(PROVIDED)
ENCLOSED GARAGE	76 SPACES (ON SITE)
GUEST PARKING PROVIDED:	
- COMPACT (15' X 8')	0 SPACES
- STANDARD (9' X 15') ON SITE	35 SPACES
- ON-STREET PARKING (8' X 21')	4 SPACES
TOTAL PARKING PROVIDED:	115 SPACES
MOTORCYCLE SPACE(S) PROVIDED:	4 SPACE(S)

SETBACKS	REQUIRED	PROVIDED
FRONT	15'-0" FT.	15'-0" FT.
SIDES	5'-0" FT.	10'-8" FT.

SCOPE OF WORK
1. REQUESTING THE PROCESSING OF A TENTATIVE MAP (TM) REZONE FROM RM-1-1 TO RM-1-1-1 & COMMUNITY PLAN AMENDMENT (CPA) TO ALLOW THE APPROPRIATE RESIDENTIAL DENSITY.
2. PROPOSING TO BUILD 38 UNITS W/ 4 BEDROOM EACH UNIT, PER BUILDING AREA'S INFORMATION.

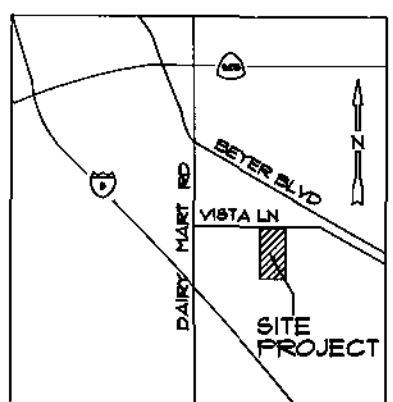
GENERAL NOTES & CITY CONDITIONS
1. FOR EXHIBITS ON SITE, PLEASE REFER TO TENTATIVE MAP FOR MORE INFORMATION. (UNO)
2. NO EXISTING AND PROPOSED BUS STOPS BY SITE. SEE TENTATIVE MAP FOR MORE INFORMATION. (UNO)
3. SPARE
4. EXISTING FRONT HOUSE CONSTRUCTED IN 1962 AND REAR STRUCTURES UNKNOWN
5. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FIPS POLICY P-02-6 (UFC 9214.4)
6. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FIPS POLICY A-02-1.
7. THERE WON'T BE VEHICLE ENTRY GATES OFF VISTA LANE (UNO BY OWNER)
8. LONG RANGE PLANNING RECOMMENDS THAT CONTIGUOUS SIDEWALKS BE INCORPORATED INTO THE DESIGN OF THE PROPOSED PROJECT. (UNO)
9. AT LEAST ONE OF THE COMMON AREA PARKING SPACES SHOULD BE ACCESSIBLE PARKING, PLEASE REFER TO SITE PLAN.

10. NO FEWER THAN 3 ON-STREET PARKING SPACES WITH DIMENSIONS COMPLYING WITH THE CITY'S LAND DEVELOPMENT CODE, MUST BE AVAILABLE ADJUTING THE SUBJECT PROPERTY.

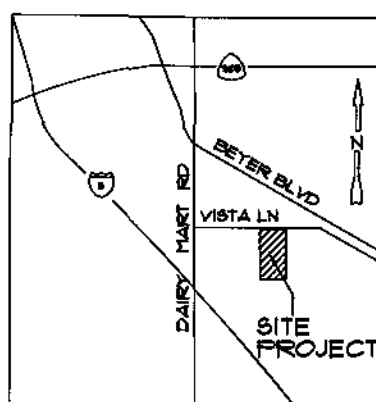
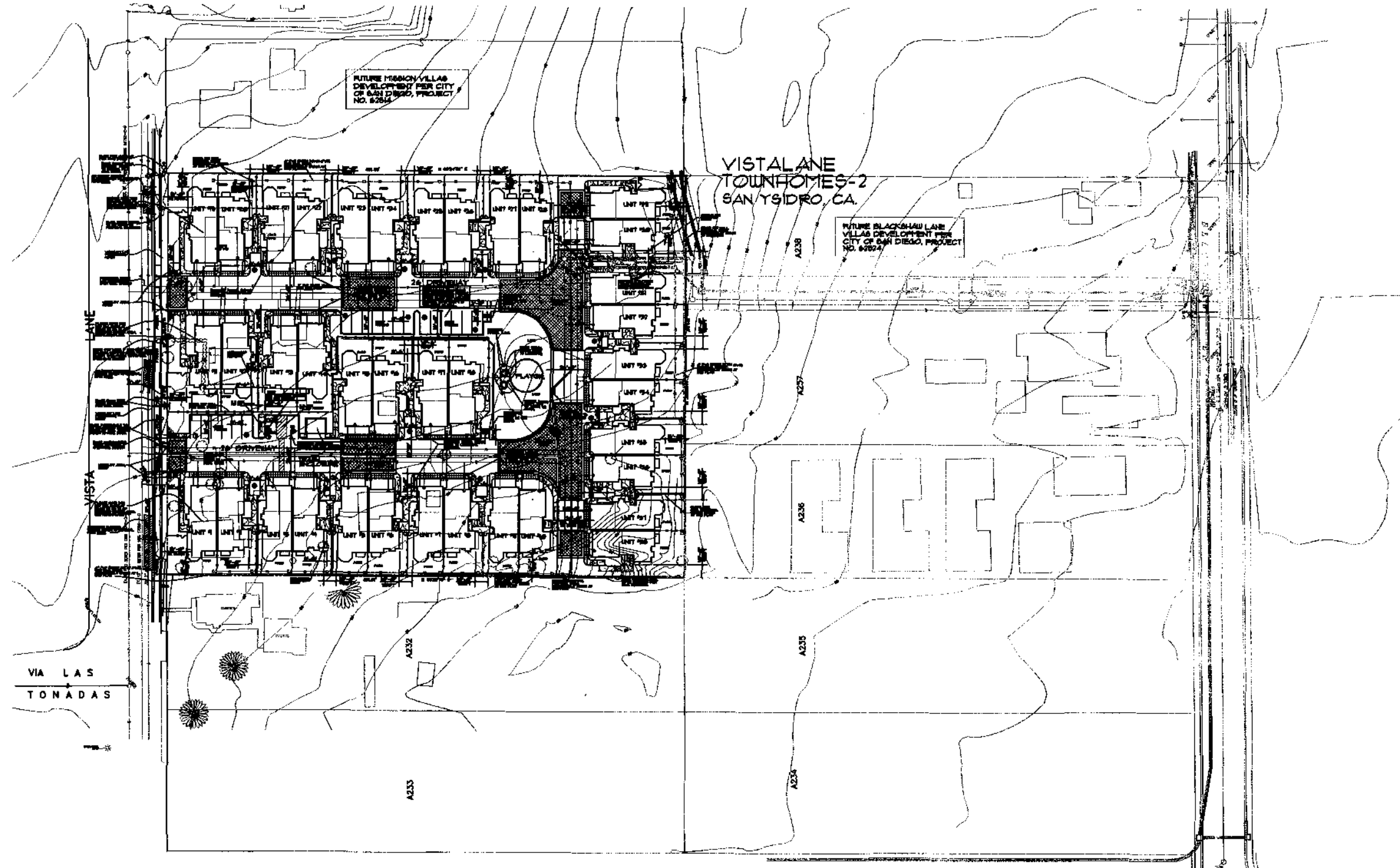
11. CONDITION: PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, APPLICANT SHALL ASSURE BY PERMIT AND BOND, REPLACEMENT OF ALL ABANDONED DRIVEWAYS ALONG ITS FRONTAGE ON VISTA LANE WITH FULL HEIGHT CURB, GUTTER AND SIDEWALK, SATISFACTORY TO THE CITY ENG.
12. ALL ON-SITE WATER SYSTEM WILL BE PRIVATE.
13. ALL PRIVATE SEWER FACILITIES ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CLIP CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
14. THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 26, 2002 SATISFACTORY TO THE CITY ENGINEER.

15. NO FEWER THAN 16 GARAGED AUTOMOBILE PARKING SPACES AND 35 GUEST PARKING SPACES (INCLUDING 1 STANDARD ACCESSIBLE AND 1 VAN ACCESSIBLE PARKING SPACE) AND 4 MOTORCYCLE PARKING SPACES 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 CITY MANAGER.

NOTES
1. CONTOURS, PAD ELEV., FF ELEV., WATER AND SEWER MAINS, RETAINING WALLS, DRAINAGE PIPES, ETC. ARE JUST GRAPHICALLY SHOWN AT SITE PLAN, PLEASE REFER TO CIVIL DRAWINGS AND REPORTS FOR ALL INFORMATION. (UNO)



VICINITY MAP
NOT SCALE



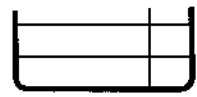
VICINITY MAP
NOT SCALE

PROJECT DATA
LEGAL DESCRIPTION:
 LOT A-231, A-232 & A229 OF ADDITION NO. 5 TO SAN YSIDRO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1428 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 2, 1912
ASSESSOR'S PARCEL: 638-070-03, 04 & 05
SITE ADDRESS: 3401, 3501 & 3503 VISTA LANE SAN YSIDRO, CA. 92113
PROJECT DATA:
SITE AREA (GROSS): 125,424 SQFT. 2.88 ACRES
EXISTING ZONE: RS -1-1
PROPOSED ZONE: RM-1-1
PROJECT REPRESENTATIVES
OWNER: IGAL GORDON
 9235 RUETTE DE MER
 SAN DIEGO, CA. 92190
ARCHITECT: DANIEL CONTRERAS ARCHITECT
 515 FOURTH AVE.
 CHULA VISTA, CA. 91910
 CONTACT: DANIEL CONTRERAS
 619-420-8690

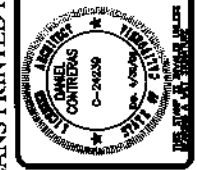
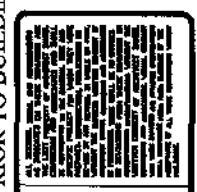
KEY SITE PLAN
SCALE 1"=40'-0"



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

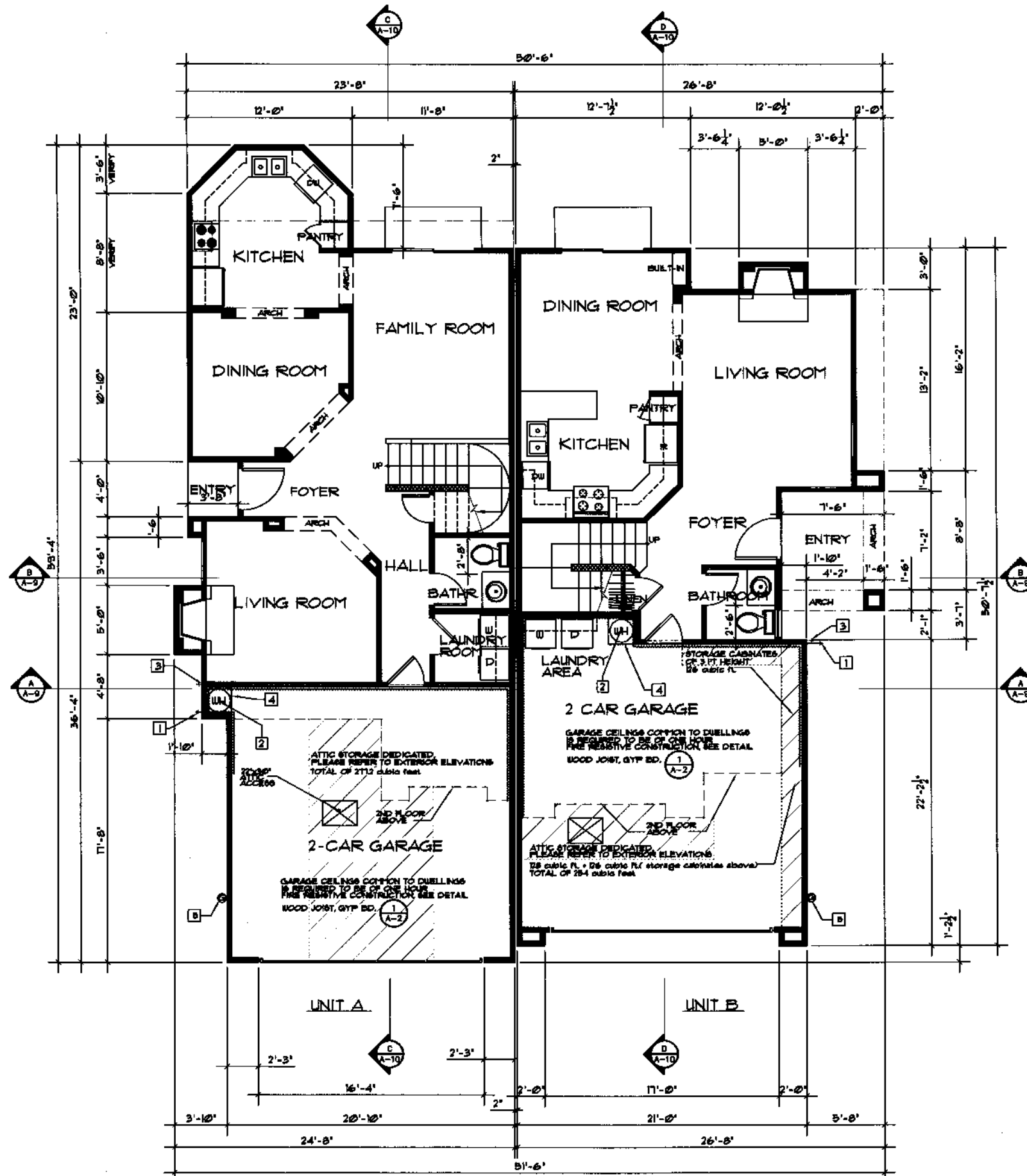


CLIENT: VISTALANE TOWNHOMES (2)
 TITLE SHEET: IGAL GORDON
 KEY SITE PLAN AND NOTES

LDR- ENGINEERING REVIEW NOTES

- KEY SITE PLAN PER CITY REQUEST FROM LDR-Engineering Review TO SHOW THE CONSTRUCTION OF THE STORM DRAIN SYSTEM FROM THE PROJECT SITE TO THE END OF BLACKSHAW LANE TO BE CONSISTENT WITH THE TENTATIVE MAP.
- PLEASE REFER TO A-1 SITE PLAN FOR ADDITIONAL PROJECT INFORMATION.

PLOTTING DATE: 3-18-08
 DATE: 07-24-02
 SCALE: AS SHOWN
 JOB NO: N/A
 SHEET: A-10
 30F 17 SHEETS



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

FLOOR PLAN NOTES

NOTE:
FOR SYMBOLS NOT LISTED BELOW SEE

- NEW 2x4 STUD WALL @ 16" O.C.
- NEW 2x6 STUD WALL @ 16" O.C.
- INDICATED FURRED CEILING AREA.
- PROVIDE AND INSTALL 5/8" TYPE 'X' GYP. BD. GARAGE SIDE OF WALL BETWEEN HOUSE AND GARAGE FROM FOUNDATION TO ROOF SHEATHING OR RATED FLOOR ABOVE, AND AT ALL USEABLE UNDERSTAIR AREAS. SEE DETAIL (1) A-3
- GARAGE VENT -6"x14" PER CB-AIR
- INDICATES 12"x12" COMBUSTIBLE AIR VENT SET 12" FROM CEILING AND 12" FROM FLOOR

WOOD JOIST (TJI), GYPSUM WALL-BOARD (FIRE RATING: 1 HOUR)

5/8" TYPE 'X' GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO RIGID FURRING CHANNELS 24" o.c. WITH 1" TYPE 5 DRYWALL. SCREWS 12" o.c. WALLBOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 84" LONG WITH SCREWS 12" o.c. RIGID FURRING CHANNELS ATTACHED WITH TWO 1 1/4" TYPE 5 DRYWALL SCREWS TO EACH 4" x 12" OR TWO 7" x 12" WOOD JOISTS BRACED 48" O.C. SUPPORTING 1 1/2" TONGUE AND GROOVE PLYWOOD FLOOR.

SHEET NOTE

1. ABBREVIATIONS, SYMBOLS AND GENERAL NOTES ARE SHOWN AT SHEET T8.

INTERIOR FINISH LEGEND

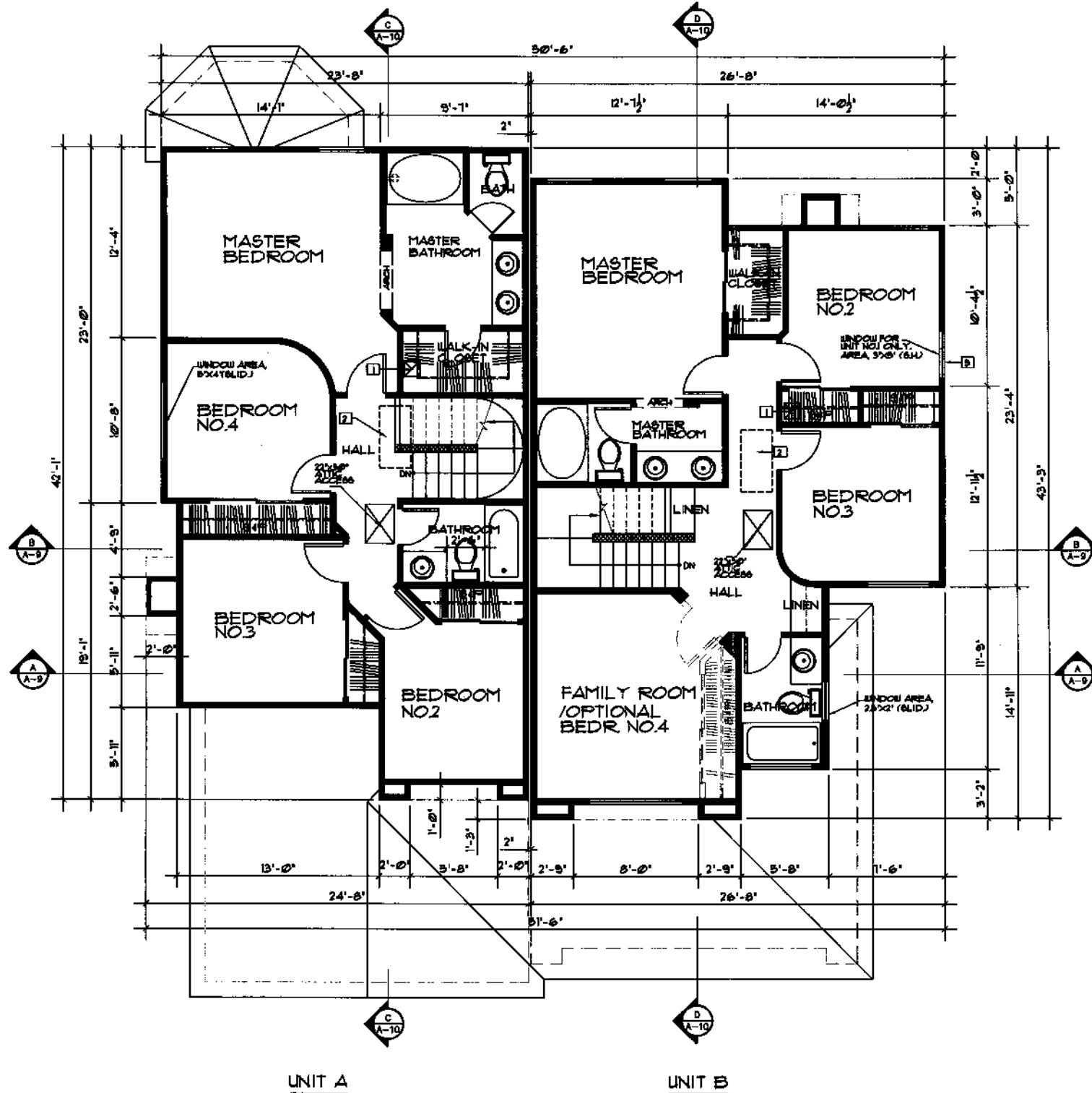
- FLOOR MATERIAL
- BASE MATERIAL
- WALL FINISH
- CEILING MATERIAL
- CEILING HEIGHT
- LS LIME STONE PAVERS
- CT CERAMIC TILE, PER SPECIFICATIONS
- CP CARPET WITH PAD, PER SPECIFICATIONS.
- VT SHEET VINYL, PER SPECIFICATIONS.
- SC SMOOTH THROUGHED CONCRETE
- VB VINYL BASE
- WB WOOD BASE PRIMED AND PAINT PER SPECIFICATIONS GYPSUM BOARD TAPED AND FILLED WITH ONE COAT PER SPECIFICATIONS PAINT
- 8 GYPSUM BOARD ORANGE PEEL TEXTURE, PRIME AND SEMI-GLOSS ENAMEL PAINT PER SPECIFIC.
- 1 GYPSUM BOARD ORANGE PEEL TEXTURE WITH FLAT LATEX PAINT PER SPECIFIC.
- V VAULTED CEILING
- Z NONE

KEY NOTES

- 1. P & T DISCHARGE 6" ABOVE FIN. GRADE. UPC, SECTION 608.5.
- 2. WATER HEATER LOCATION SEE EM-1 FOR ADDITIONAL INFORMATION
- 3. ROUTING 4 LENGTH OF CLOTHES DRYER VENT. MAX. LENGTH IS 14 FT W/ 2 90-DEGREE ELBOWS. 2 FT. SHALL BE DECREASED FOR EACH BEND OVER TWO, UNLESS APPROVED BY THE BUILDING OFFICIAL. CHC, SECTION 504.3.2.
- 4. 18" HEIGHT PLATFORM FOR WATER HEATER. CHC. 503.1.3.
- 5. GAS METER LOCATION
- 6. 1 HOUR CONSTRUCTION 5/8" TYPE 'X' GYP. WALLBOARD
- 7. FURRED DOWN CEILING

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

<p>MILANO GROUP ARCHITECTS 515 FOURTH AVENUE CHULA VISTA, CALIF., 91910 TELEPHONE (619) 480-8690</p>
<p>CLIENT: VISTALANE TOWNHOMES (2) IGAL GORDON TITLE SHEET: FIRST FLOOR PLAN AND NOTES</p>
<p>PLOTTING DATE: 3-18-08 DATE: 07-24-08 SCALE: AS SHOWN JOB NO: N/A SHEET: A-2</p>



SECOND FLOORPLAN
SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE:
FOR SYMBOLS NOT LISTED BELOW SEE

- NEW 2X4 STUD WALL • 1.
- NEW 2X6 STUD WALL • 16' O.C.
- INDICATES FURRED CEILING AREA.
- PROVIDE AND INSTALL 5/8" TYPE "X" GYP. BD. GARAGE SIDE OF WALL BETWEEN HOUSE AND GARAGE FROM FOUNDATION TO ROOF SHEATING OR RATED FLOOR ABOVE, AND AT ALL USEABLE UNDERSTAIR AREAS. SEE DETAIL (A-2)
- GARAGE VENT - 6"X14" PER CB-AIR
- INDICATES 2"X12" COMBUSTIBLE AIR VENT SET 2" FROM CEILING AND 12" FROM FLOOR

INTERIOR FINISH LEGEND

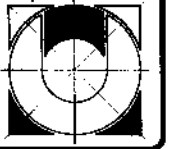
- FLOOR MATERIAL
- BASE MATERIAL
- WALL FINISH
- CEILING MATERIAL
- CEILING HEIGHT
- LS LIME STONE PAVERS
- CT CERAMIC TILE, PER SPECIFICATIONS
- CP CARPET WITH PAD, PER SPECIFICATIONS.
- VT SHEET VINYL, PER SPECIFICATIONS.
- SC SMOOTH THROUGHED CONCRETE
- VB VINYL BASE
- WB WOOD BASE PRIMED AND PAINT PER SPECIFICATIONS GYPSUM BOARD TAPED AND FILLED WITH ONE COAT PER SPECIFICATIONS PAINT
- S GYPSUM BOARD ORANGE PEEL TEXTURE. PRIME AND SEMIGLOSS ENAMEL PAINT PER SPECIFIC.
- L GYPSUM BOARD ORANGE PEEL TEXTURE WITH FLAT LATEX PAINT PER SPECIFIC.
- V VAULTED CEILING
- N NONE

KEY NOTES

1. RETURN AIR GRILL.
2. HEATING UNIT IN ATTIC. SEE SHEET EM-2 FOR ADDITIONAL INFORMATION
3. CHASE FOR DRYER VENT FROM FIRST FLOOR.
4. CHASE, PER MECHANICAL CONTRACTOR
5. PLEASE NOTE THERE WILL BE AT LEAST 20 SQ. FT. OF REQUIRED WINDOW AREA AT UNITS NO1 AND NO. 24, PLEASE SEE SITE PLAN AND EXT. ELEVATIONS.

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

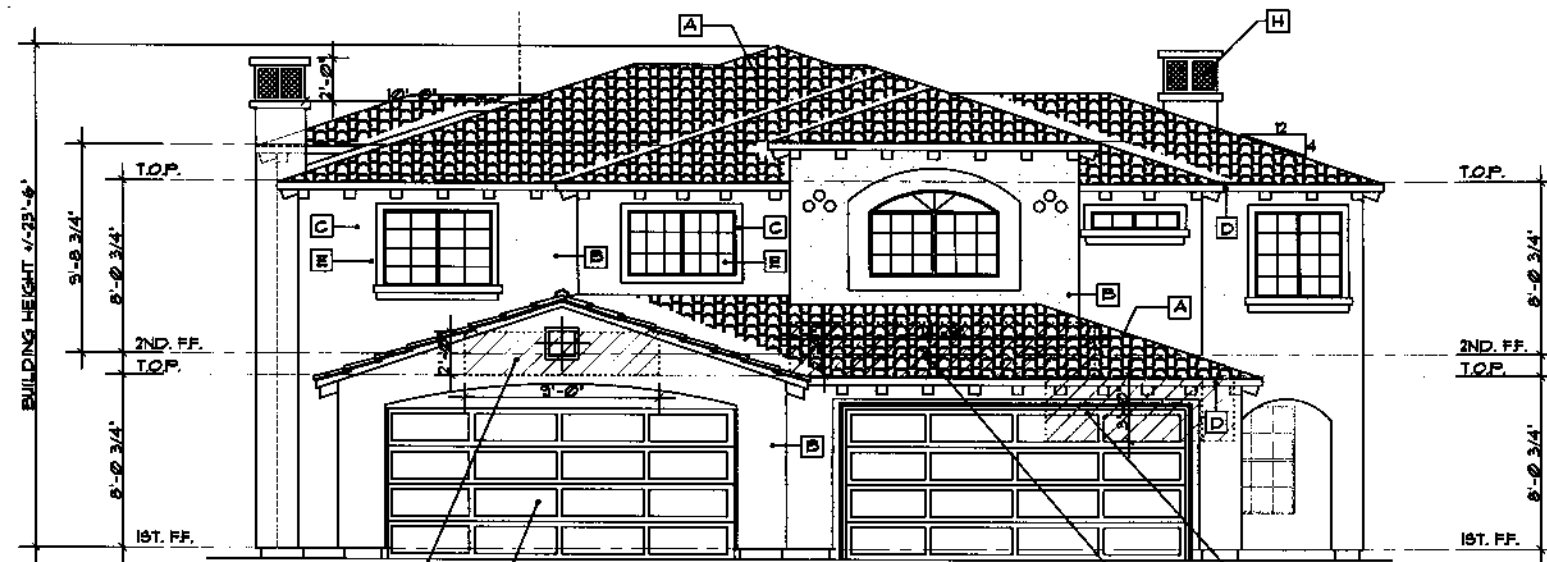
MILANO GROUP ARCHITECTS
515 FOURTH AVENUE, SUITE 200
CHULA VISTA, CALIF. 91910
TELEPHONE (619) 420-6690



CLIENT: VISTALANE TOWNHOMES (2)
ARCHITECT: IGAL GORDON
TITLE SHEET: SECOND FLOOR PLAN AND NOTES

PLOTTING DATE	3-18-08
DATE	01-24-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	

A-3

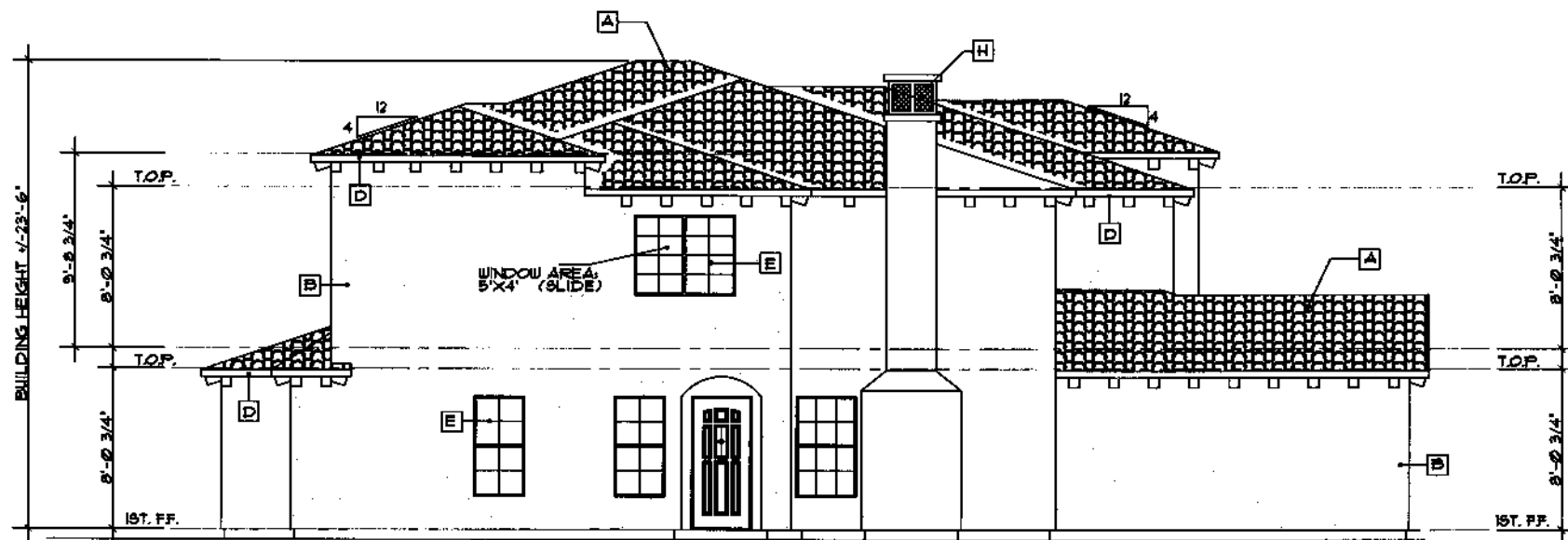


- ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.
- 4 BEDROOM UNITS: WIDTH=9'-0" HEIGHT=2'-0" AND DEPTH=VARIES (SEE FIRST FLOORPLAN)
TOTAL = 2112 cubic feet

STORAGE CABINETS ABOVE (PER CITY REQUEST)

- ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE.
- 4 BEDROOM UNITS: WIDTH=14'-3" HEIGHT=2'-6" AND DEPTH=VARIES (SEE FIRST FLOORPLAN)
sub-TOTAL = 128 cubic feet
- STORAGE CABINETS ABOVE: 126 cubic feet
TOTAL = (128 + 126) 254 cubic feet

FRONT ELEVATION (ALT. A)
1/4" = 1' 0"



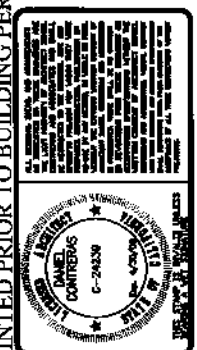
SIDE ELEVATION (ALT. A)
1/4" = 1' 0"

EXTERIOR ELEVATIONS
KEY 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 VINYL 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

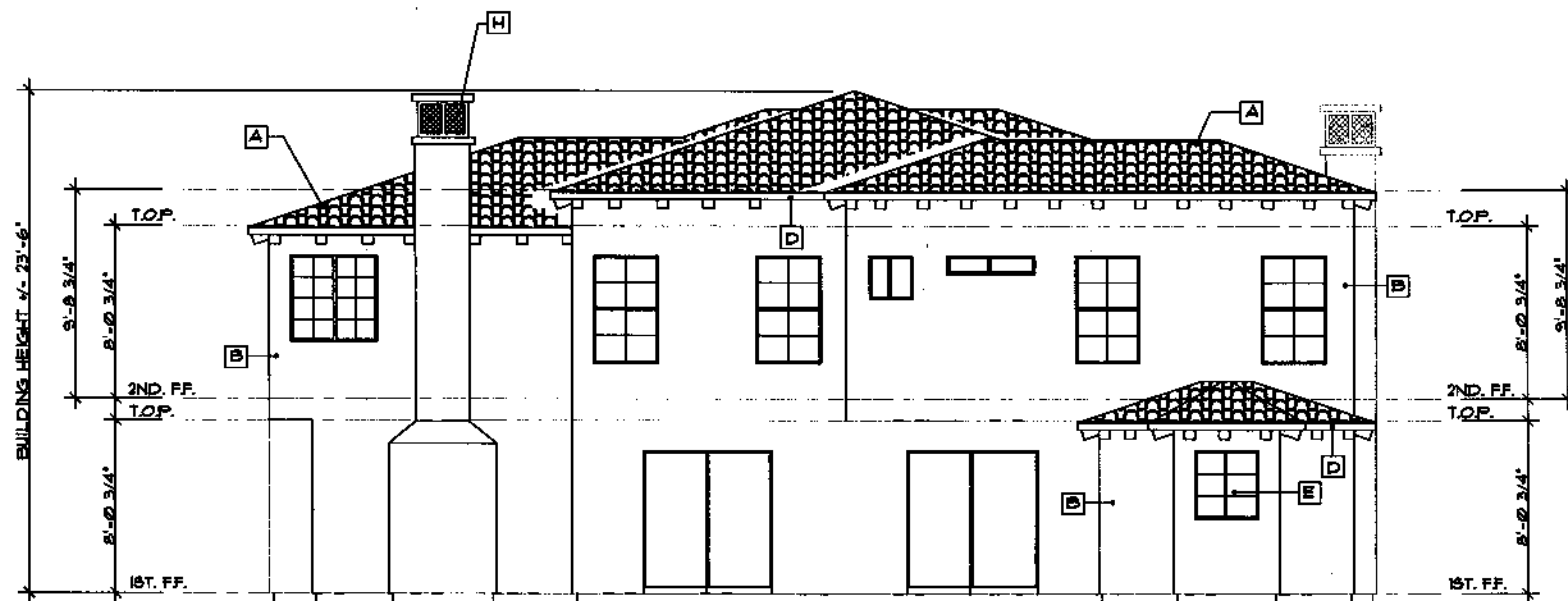
MILANO GROUP ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-6690



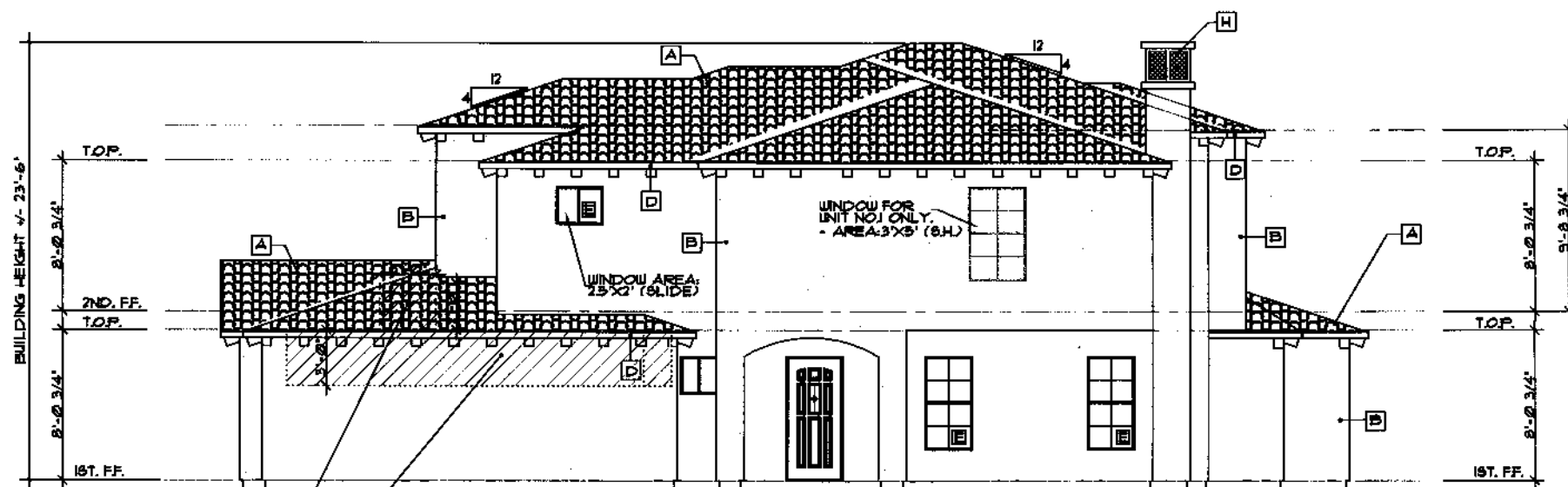
BLIND
VISTALANE TOWNHOMES (2)
GAL GORDON
TITLE SHEET
EXTERIOR ELEVATIONS
ALTERNATIVE 'A'

PLOTTING DATE
3-18-08
DATE
07-24-07
SCALE
AS SHOWN
JOB NO.
N/A
SHEET

A-5
1 of 11 SHEETS



REAR ELEVATION (ALT. A)
1/4" = 1' 0"



- ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:
- 4 BEDROOM UNITS: WIDTH=14'-3" HEIGHT=2'-6" AND DEPTH=VARIES sub-TOTAL = 128 cubic feet
- STORAGE CABINETS ABOVE: 126 cubic feet
TOTAL = (128 + 126) 254 cubic feet

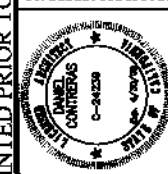
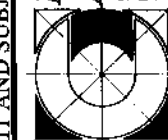
SIDE ELEVATION (ALT. A)
1/4" = 1' 0"

EXTERIOR ELEVATION
KEY NOTES

- A CONCRETE ROOF TILE MISSION 'B'
 - B PORTLAND CEMENT PLASTER (STUCCO)
 - C STUCCO WRAPPED 2X WOOD
 - D 2 X 10 R.S. WOOD FASCIA
 - E VINYL 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 920235 OF THE MUNICIPAL CODE).

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

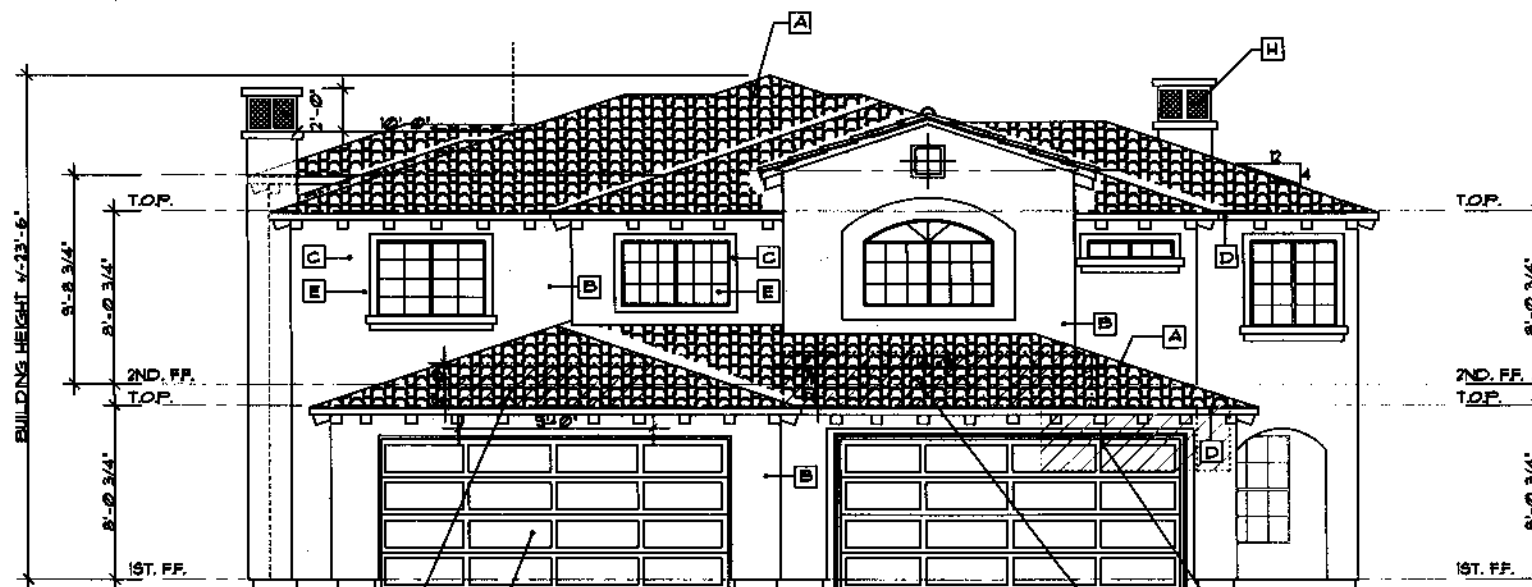
MILANO GROUP
ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690



CLIENT
VISTALANE TOWNHOMES (2)
IGAL GORDON
TITLE SHEET
EXTERIOR ELEVATIONS
ALTERNATIVE 'A'

PLOTTING DATE
9-18-20
DATE
07-24-02
SCALE
AS SHOWN
JOB NO.
N/A
SHEET

A-6
8 OF 11 SHEETS



- ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:
- 4 BEDROOM UNITS: WIDTH=9'-0", HEIGHT=2'-0" AND DEPTH=VARIES (SEE FIRST FLOORPLAN)
TOTAL = 2712 cubic feet

FRONT ELEVATION (ALT. B)
1/4" = 1' 0"

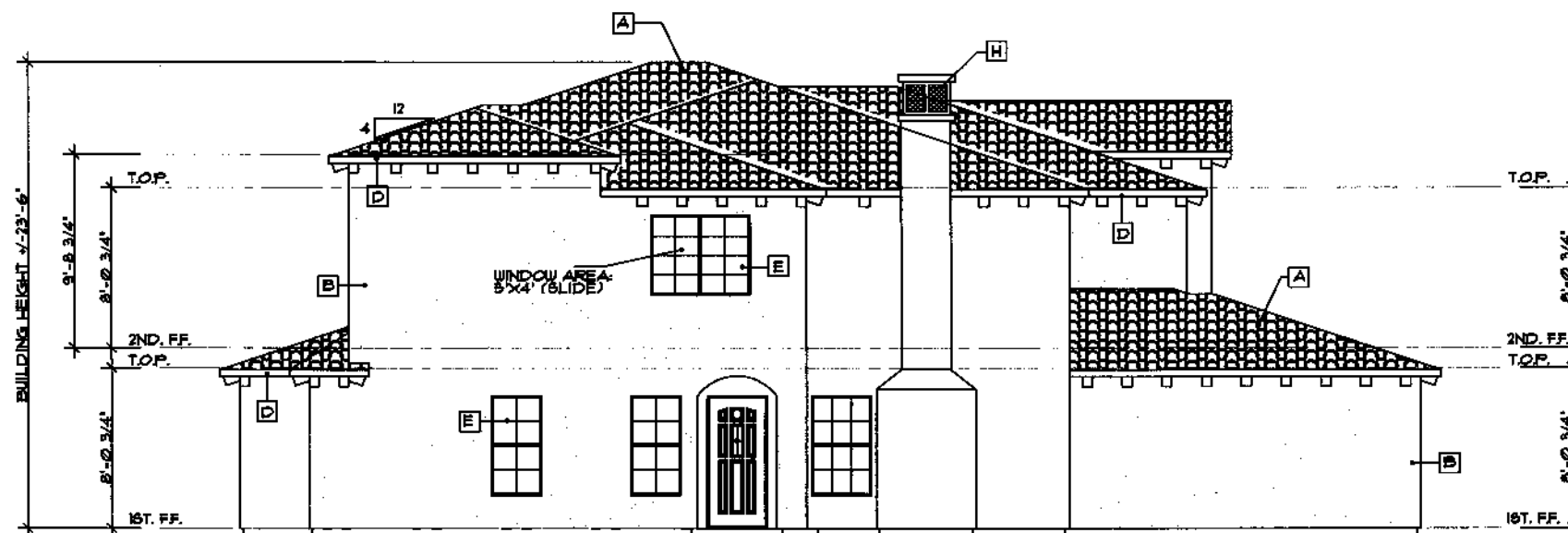
STORAGE CABINETS ABOVE (PER CITY REQUEST)

- ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:
- 4 BEDROOM UNITS: WIDTH=14'-3", HEIGHT=2'-6" AND DEPTH=VARIES (SEE FIRST FLOORPLAN)
sub-TOTAL = 128 cubic feet
- STORAGE CABINETS ABOVE:
126 cubic feet
TOTAL = (128 + 126) 254 cubic feet

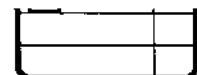
EXTERIOR ELEVATIONS
KEY NOTES

- [A] CONCRETE ROOF TILE MISSION 18'
- [B] PORTLAND CEMENT PLASTER (STUCCO)
- [C] STUCCO WRAPPED 2X WOOD
- [D] 2 X 10 RS. WOOD FASCIA
- [E] VINYL 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

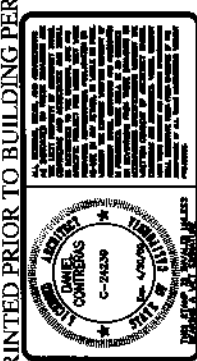
* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 320.025 AND 320.035 OF THE MUNICIPAL CODE)



SIDE ELEVATION (ALT. B)
1/4" = 1' 0"



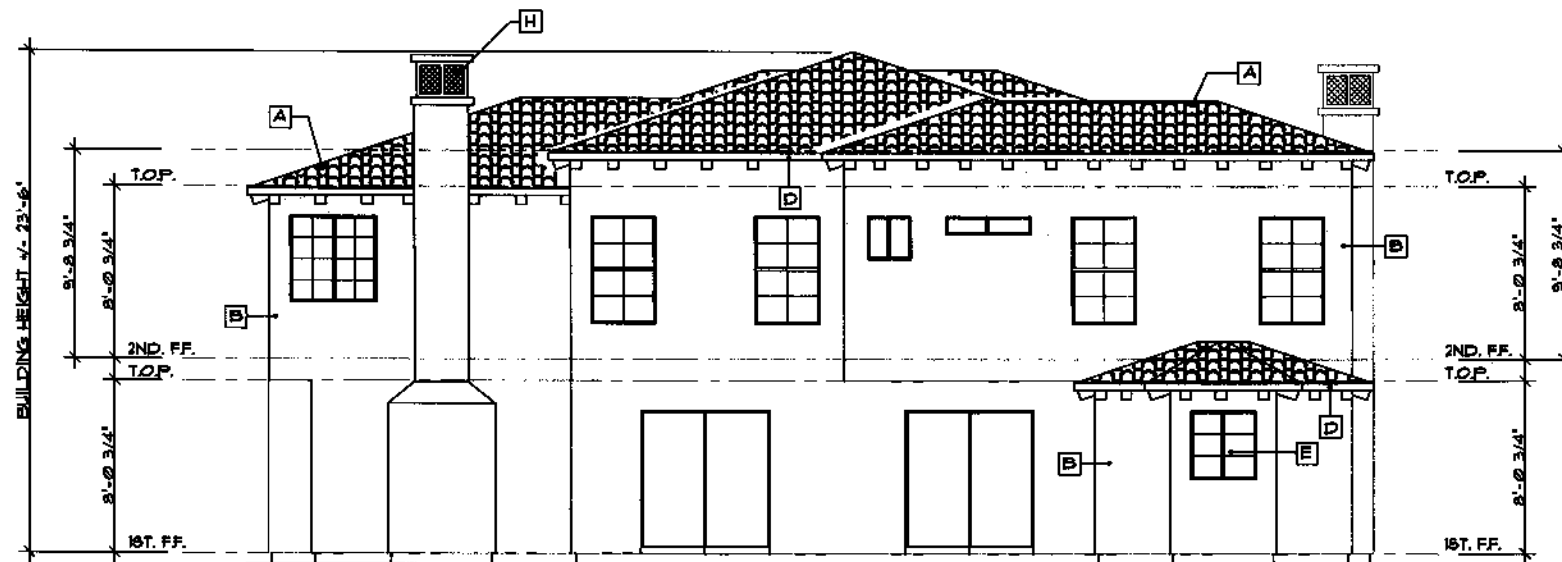
MILANO GROUP
ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690



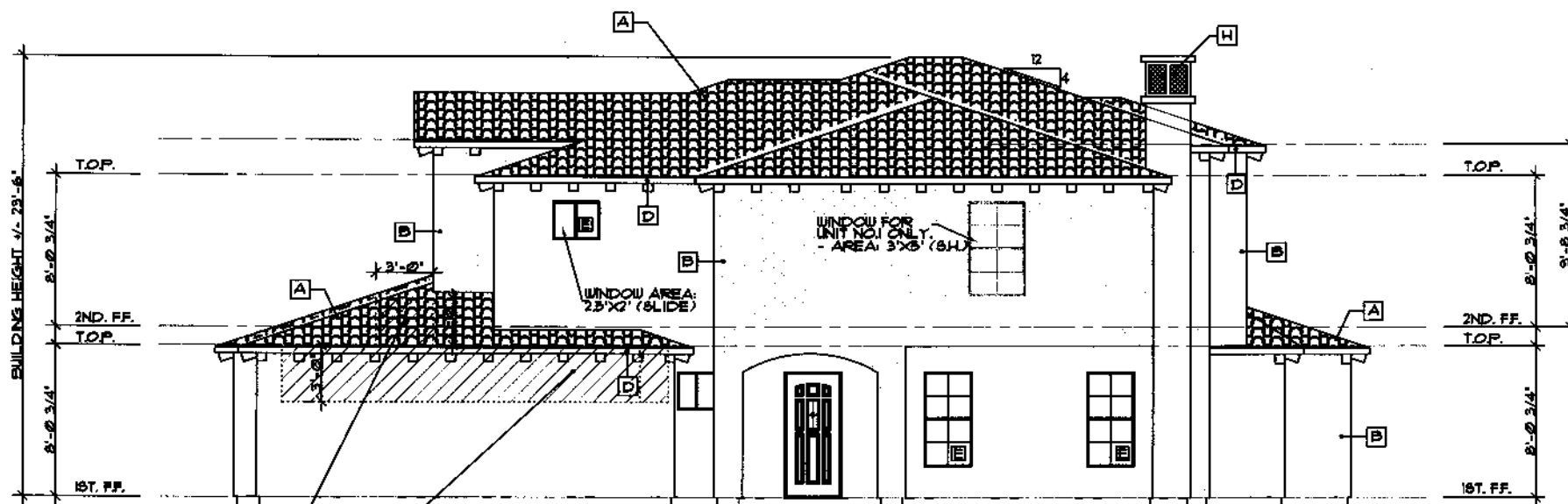
NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

CLIENT: VISTALANE TOWNHOMES (2)
IGAL GORDON
TITLE SHEET: EXTERIOR ELEVATIONS
ALTERNATIVE 'B'

PLOTTING DATE: 3-18-08
DATE: 01-24-08
SCALE: AS SHOWN
JOB NO: N/A
SHEET:



REAR ELEVATION (ALT.B)
1/4" = 1' 0"



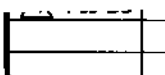
SIDE ELEVATION (ALT. B)
1/4" = 1' 0"

- ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:
- 4 BEDROOM UNITS: WIDTH=14'-3", HEIGHT=2'-6" AND DEPTH=VARIES
sub-TOTAL = 128 cubic feet
- STORAGE CABINETS ABOVE:
128 cubic feet
- TOTAL = (128 + 128) 256 cubic feet

EXTERIOR ELEVATIONS
KEY 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 VINYL 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 220.0255 AND 220.0235 OF THE MUNICIPAL CODE).

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



MILANO GROUP
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515 FOURTH AVENUE
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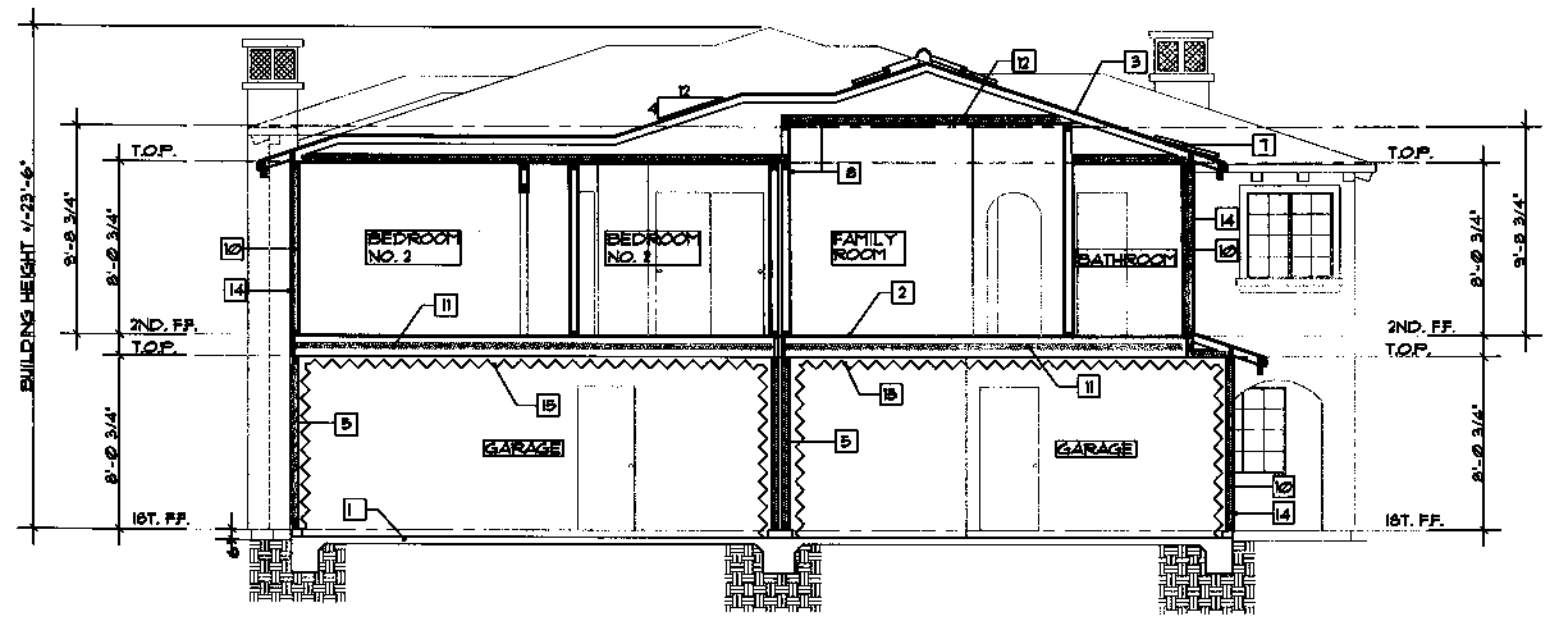
CLIENT: VISTALANE TOWNHOMES (2)
ARCHITECT: IGAL GORDON
TITLE SHEET: EXTERIOR ELEVATIONS ALTERNATIVE 'B'



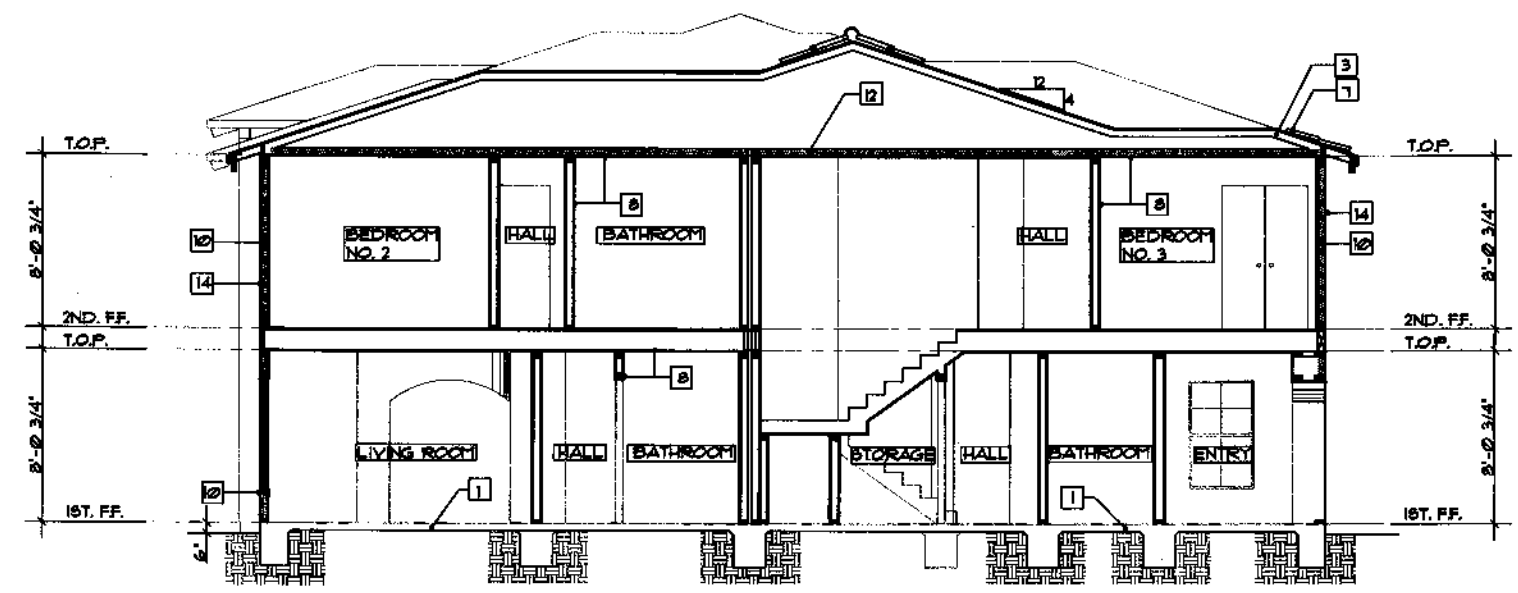
CLIENT: VISTALANE TOWNHOMES (2)
ARCHITECT: IGAL GORDON
TITLE SHEET: EXTERIOR ELEVATIONS ALTERNATIVE 'B'

PLOTTED DATE: 3-18-08
DATE: 01-24-02
SCALE: AS SHOWN
JOB NO: N/A
SHEET

A-8
1 OF 11 SHEETS



A BUILDING SECTION
SCALE 1/4" = 1' - 0"



B BUILDING SECTION
SCALE 1/4" = 1' - 0"

SECTION NOTES

- ① INSULATION TO BE AS FOLLOWS :
EXTERIOR WALLS 2x4 R
EXTERIOR WALLS 2x6 R
CEILING & ATTIC SPACES R
PROVIDE R-11 INSULATION AROUND ALL BATHROOMS, BEDROOMS.
- ② INTERIOR FINISH PER FINISH SCHEDULE.
- ③ DOORS AND WINDOWS PER PLANS AND SCHEDULE.
- ④ FLOOR SLAB PER FOUNDATION PLAN.
- ⑤ FINISH GRADE MIN. 6" BELOW ADJACENT FIN. FLOOR.
- ⑥ FLATE HEIGHT.

KEY NOTES

- ① SLAB ON GRADE FOUNDATION MONOLITHIC
- ② 2X FLOOR JOIST - SEE FLOOR FRAMING PLAN
- ③ PRE-FAB. ROOF TRUSSES PER ROOF FRAMING PLAN
- ④ 2X RAFTER PER ROOF FRAMING PLAN
- ⑤ 2X STUDS @ 16" O.C. PER FLOOR PLAN
- ⑥ 2 X 10 RS. WOOD FASCIA
- ⑦ CONCRETE ROOF TILE, MISSION 'S'
- ⑧ 1/2" GYP. BD.
- ⑨ 5/8" TYPE 'X' GYP BD.
- ⑩ THERMAL INSULATION R-13
- ⑪ THERMAL INSULATION R-19
- ⑫ THERMAL INSULATION R-30
- ⑬ VINYL FRAME WINDOW, DUAL GLAZE
- ⑭ PORTLAND CEMENT PLASTER
- ⑮ LINE INDICATES 5/8" TYPE 'X' GYP. BD. BETWEEN GARAGE AND LIVING SPACE.

STAIR NOTES

- 1 STAIR WIDTH PER PLAN MINIMUM WIDTH SHALL BE 36".
- 2 STAIR RIGERS TO BE 5/8" PLYWOOD GLUED AND NAILED TO STRINGERS. RISE = PER PLAN AND SECTION. (MAX = 11/2")
- 3 STAIR TREADS TO BE 3/4" PLYWOOD UNDERLAYMENT GLUED AND NAILED TO STRINGERS. TREAD = (MIN 12") SEE PLAN.
- 4 STRINGERS TO BE CONSTRUCTED W/ (4) 1/3"X1/4" MICROLAMB. REFER TO REFERENCED DETAILS FOR ADDITIONAL INFORMATION.
- 5 PROVIDE A MIN. 6'-8" CLR. HEADROOM FROM NOSING OF TREADS WHERE APPLICABLE.
- 6 OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- 7 PROVIDE HANDRAIL 36" FROM TOE OF TREADS. SEE PLAN AND DETAIL 9/VD1. THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE NOT BE LESS THAN 1-1/4" NOR MORE THAN 2 INCHES IN CROSS-SECTIONS DIMENSION AND 1-1/2" INCHES BETWEEN THE WALL AND THE HANDRAIL.
- 8 HAND RAILS AND GUARDRAILS SHALL MEET THE FOLLOWING LOADS.
 - A) A 20 POUND PER LINEAL FOOT LOAD APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL.
 - B) INTERMEDIATE RAILS, PANEL FILLERS AND THEIR CONNECTIONS SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED HORIZONTALLY AT RIGHT ANGLES OVER THE ENTIRE TRIBUTARY AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS. REACTIONS DUE TO THIS LOADING NEED NOT TO BE COMBINED WITH THOSE OF NOTE A.
 - C) THE MOUNTING OF HANDRAILS SHALL BE SUCH THAT THE COMPLETED HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. THESE LOADS SHALL NOT BE ASSUMED TO ACT CUMULATIVELY WITH ITEM B.

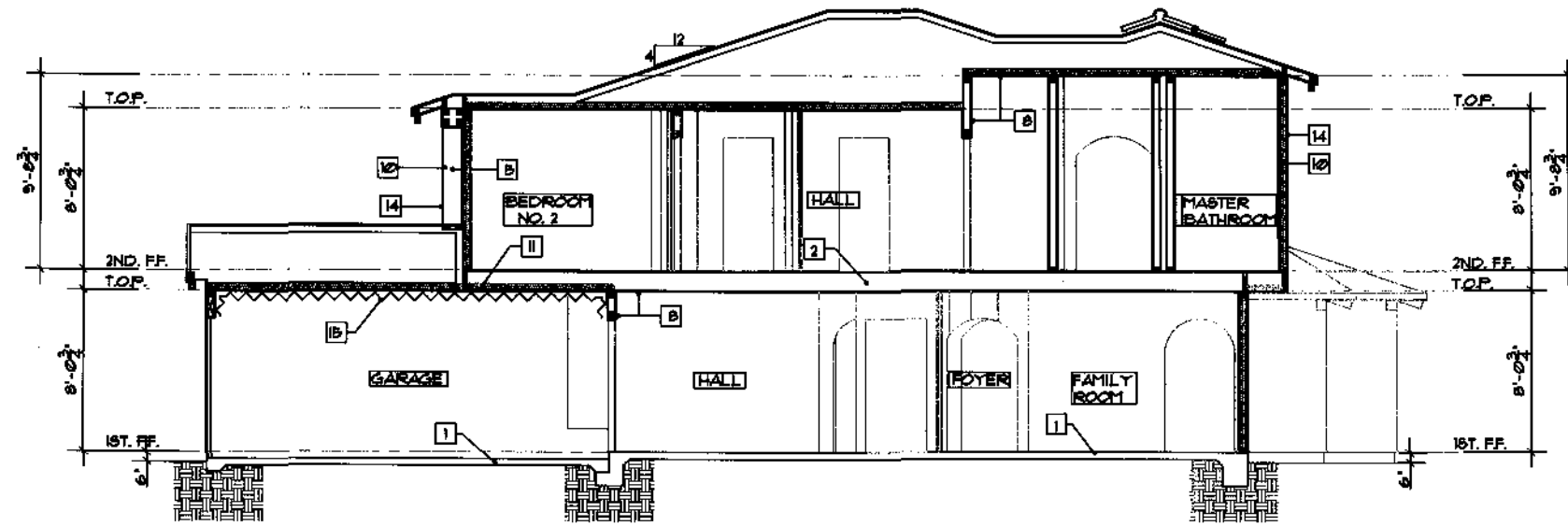
6-30-07
1-22-08

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

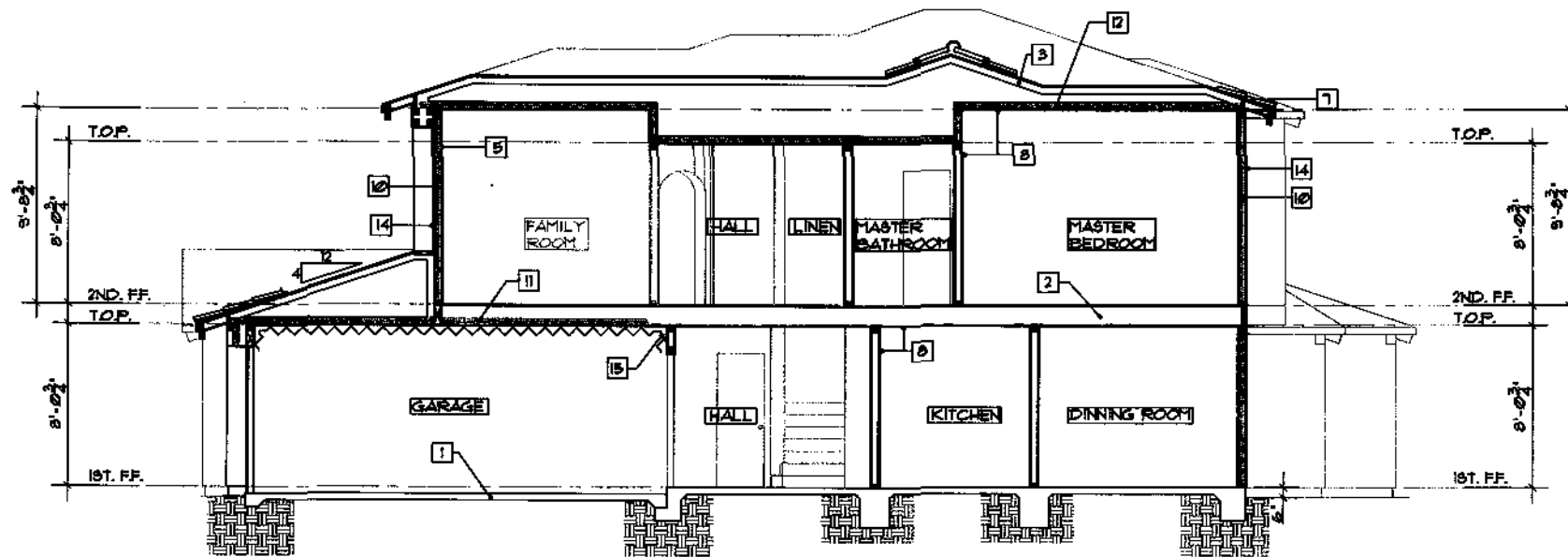
NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

CLIENT: VISTALANE TOWNHOMES (2)
IGAL GORDON
TITLE SHEET: BUILDING SECTIONS AND NOTES

PLOTTING DATE	3-18-08
DATE	07-24-07
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	



C BUILDING SECTION
SCALE 1/4" = 1' - 0"



D BUILDING SECTION
SCALE 1/4" = 1' - 0"

SECTION NOTES

- ① INSULATION TO BE AS FOLLOWS :
EXTERIOR WALLS 2x4 ----- R-19
EXTERIOR WALLS 2x6 ----- R-19
CEILING & ATTIC SPACES ----- R-30
PROVIDE R-11 INSULATION AROUND ALL BATHROOMS, BEDROOMS.
- ② INTERIOR FINISH PER FINISH SCHEDULE.
- ③ DOORS AND WINDOWS PER PLANS AND SCHEDULE.
- ④ FLOOR SLAB PER FOUNDATION PLAN.
- ⑤ FINISH GRADE MIN. 6" BELOW ADJACENT FIN. FLOOR.
- ⑥ PLATE HEIGHT.

KEY NOTES

- ① SLAB ON GRADE FOUNDATION MONOLITHIC
- ② 2X FLOOR JOIST - SEE FLOOR FRAMING PLAN
- ③ PRE-FAB. ROOF TRUSSES PER ROOF FRAMING PLAN
- ④ 2X RAFTER PER ROOF FRAMING PLAN
- ⑤ 2X STUDS @ 16" O.C. PER FLOOR PLAN
- ⑥ 2 X 10 R.S. WOOD FASCIA
- ⑦ CONCRETE ROOF TILE, MISSION 18"
- ⑧ 1/2" GYP. BD.
- ⑨ 1/2" TYPE 'X' GYP. BD.
- ⑩ THERMAL INSULATION R-19
- ⑪ THERMAL INSULATION R-19
- ⑫ THERMAL INSULATION R-30
- ⑬ VINYL FRAME WINDOW, DUAL GLAZE
- ⑭ PORTLAND CEMENT PLASTER
- ⑮ ~~XXXXXXXXXX~~ LINE INDICATES 5/8" TYPE 'X' GYP. BD. BETWEEN GARAGE AND LIVING SPACE.

STAIR NOTES

- 1 STAIR WIDTH PER PLAN MINIMUM WIDTH SHALL BE 36".
- 2 STAIR RISERS TO BE 5/8" PLYWOOD GLUED AND NAILED TO STRINGERS. RISE = PER PLAN AND SECTION (MAX = 11/2")
- 3 STAIR TREADS TO BE 3/4" PLYWOOD UNDERLAYMENT GLUED AND NAILED TO STRINGERS. TREAD = (MIN. 12") SEE PLAN.
- 4 STRINGERS TO BE CONSTRUCTED W/ (4) 1/3"x14" MICROLAMBS. REFER TO REFERENCED DETAILS FOR ADDITIONAL INFORMATION.
- 5 PROVIDE A MIN. 6'-8" CLR. HEADROOM FROM NOSING OF TREADS WHERE APPLICABLE.
- 6 OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- 7 PROVIDE HANDRAIL 36" FROM TOE OF TREADS. SEE PLAN AND DETAIL #3/D1. THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE NOT BE LESS THAN 1-1/4" NOR MORE THAN 2 INCHES IN CROSS-SECTIONS DIMENSION AND 1-1/2" INCHES BETWEEN THE WALL AND THE HANDRAIL.
- 8 HAND RAILS AND GUARDRAILS SHALL MEET THE FOLLOWING LOADS:
 - A) A 20 POUND PER LINEAL FOOT LOAD APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL.
 - B) INTERMEDIATE RAILS, PANEL FILLERS AND THEIR CONNECTIONS SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED HORIZONTALLY AT RIGHT ANGLES OVER THE ENTIRE TRIBUTARY AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS. REACTIONS DUE TO THIS LOADING NEED NOT TO BE COMBINED WITH THOSE OF NOTE A.
 - C) THE MOUNTING OF HANDRAILS SHALL BE SUCH THAT THE COMPLETED HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. THESE LOADS SHALL NOT BE ASSUMED TO ACT CUMULATIVELY WITH ITEM B.

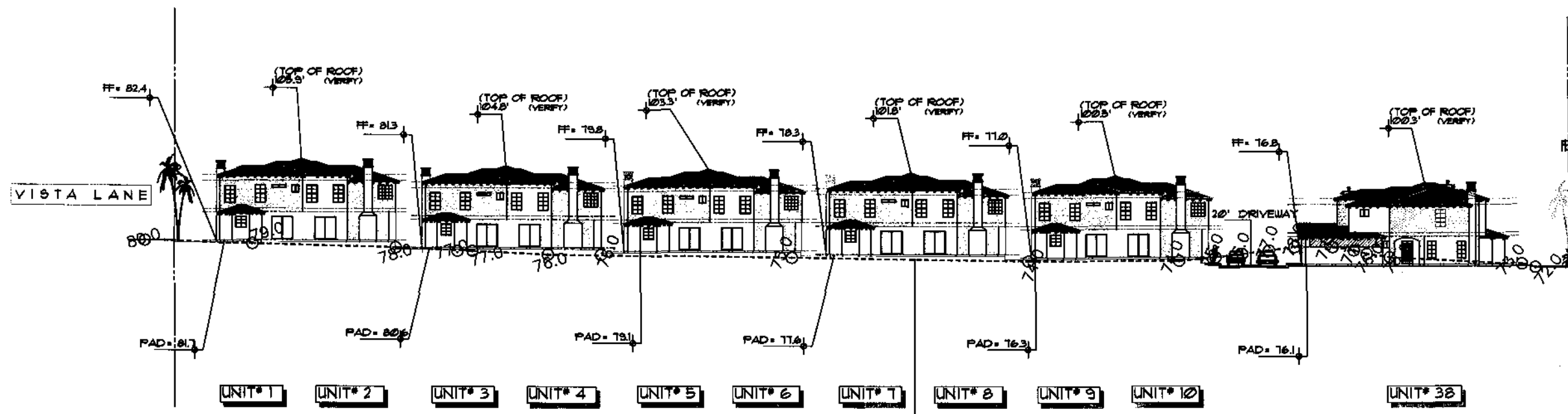
6-30-07
1-22-08

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

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

CLIENT: VISTALANE TOWNHOMES (2)
IGAL GORDON
TITLE SHEET: BUILDING SECTIONS AND NOTES

PLOTTING DATE	3-16-08
DATE	01-24-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	



EXISTING GRADING, SEE III FOR ADDITIONAL INFORMATION

- NOTE:
1. SPOT ELEVATIONS ARE PRELIMINARY, STILL TO VERIFY PAD/FF. ELEV. WITH CIVIL ENGINEER.
 2. ALL PAD AND FINISH FLOOR ELEVATIONS ARE PER CIVIL, PLEASE REFER TO TENTATIVE MAP.

NOTES

1. THE PROJECT HAS NO SLOPES GREATER THAN 25%.
2. SPOT ELEVATIONS SHOWN ON THIS SHEET ARE BASED ON TOPOGRAPHIC SOURCE (PLEASE SEE TENTATIVE MAP FOR ADDITIONAL INFORMATION).
3. FOR BUILDING HEIGHT ITSELF, PLEASE REFER TO SHEETS A-5 TO A-8.

LOT SECTION
SCALE: 1/16" = 1'-0"

1-22-08

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

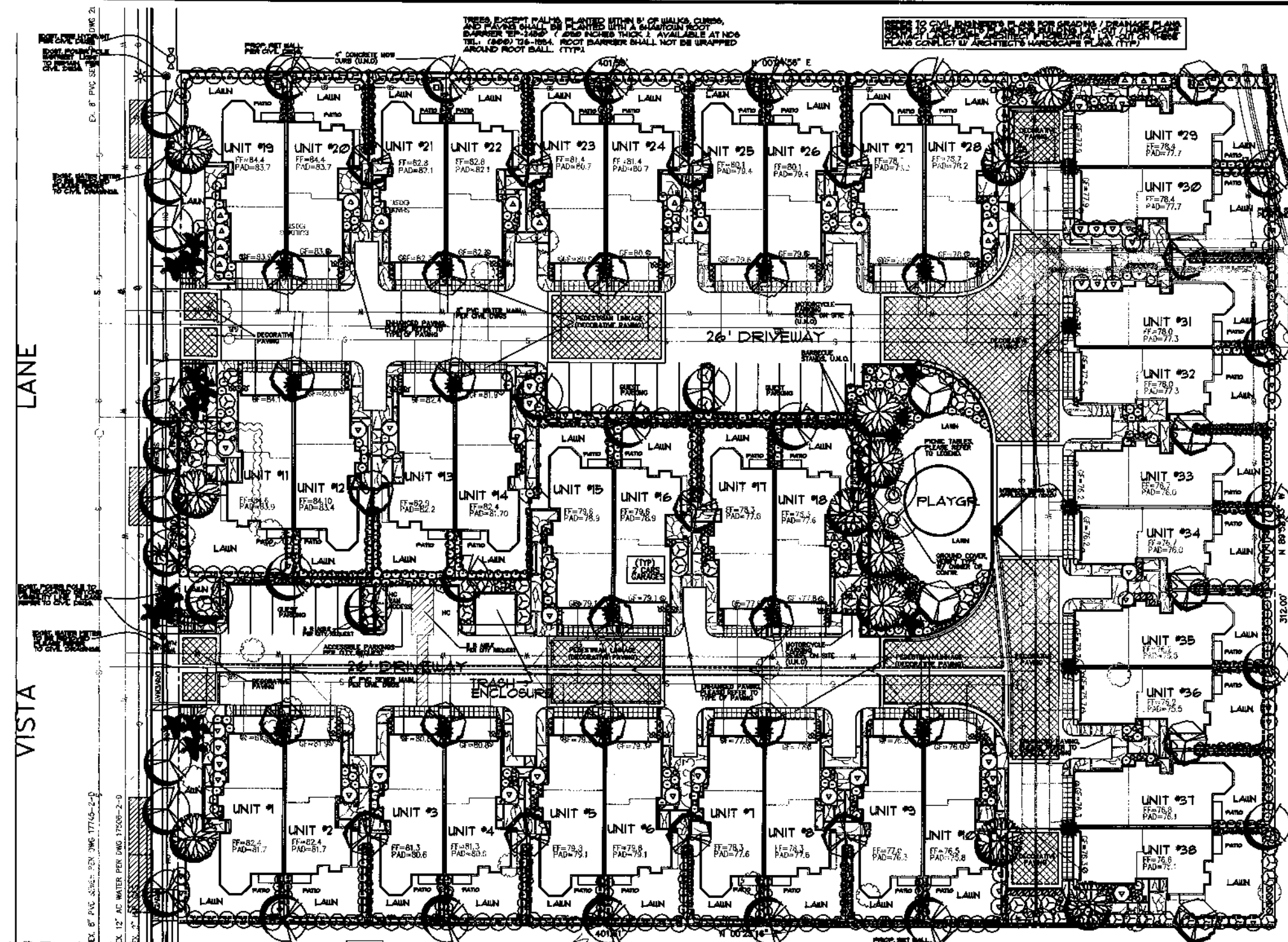
NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

CLIENT: VISTALANE TOWNHOMES (2)
IGAL GORDON
TITLE SHEET

TITLE: LOT SECTION AND NOTES

PLOTTING DATE: 3-18-08
DATE: 07-24-02
SCALE: AS SHOWN
JOB NO: N/A
SHEET:

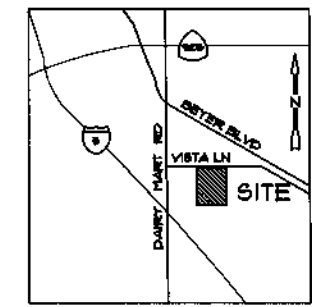
A-11
13 OF 17 SHEETS



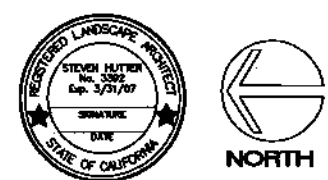
LANDSCAPE CALC

STREET TREES IN PUBLIC RIGHT OF WAY	
VISTA LANE	
LENGTH OF STREET FRONTAGE	104' x 10'
STREET TREES REQUIRED (# 30' o.c.)	10
STREET TREES PROVIDED	10
	* Palms + entry
STREET YARD	
TOTAL STREET YARD AREA	5543 SF
PLANTING AREA REQ'D (50%)	2771 SF
PLANTING AREA PROVIDED	2865 SF
PLANT POINTS REQUIRED (.25 FT ² /SF)	211
PLANT POINTS PROVIDED	290+
(AT LEAST 50% + PTS ACHIEVED W/ TREES)	(140%)
REMAINING YARD	
PROVIDE 1 TREE (24' BOX) ON EACH SIDE AND IN THE REAR OF EACH STRUCTURE	OK
VEHICULAR USE AREAS (VIA OUTSIDE STREET YARD)	
TOTAL AREA	2943 SF
PLANTING AREA REQ'D (3%)	811 SF
PLANTING AREA PROVIDED	300+ SF
PLANT POINTS REQ'D (.25 FT ² /SF)	201
PLANT POINTS PROVIDED	300+
PLANT PTS. ACHIEVED W/ TREES (50% MIN)	300+
A MIN. 40 SQ. FT. PLANTING AREA SHALL BE PROVIDED FOR ALL TREES, W/ NO DIM. LESS THAN 5 FT.	OK
PROVIDE (1) 24' BOX TREE WITHIN 30' OF EACH PARKING SPACE, (IF PALM, (1) MINIMUM WITHIN 15')	OK

LANDSCAPE DEVELOPMENT PLAN - SCALE: 1"=20'-0"



VICINITY MAP
NOT SCALE



SCALE IN FEET

LDR-LANDSCAPING CONDITIONS

- PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS FOR RIGHT-OF-WAY IMPROV., COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY AND MEDIAN (IF APPLICABLE) IMPROVEMENT SHALL BE SUBMITTED TO THE CITY MANAGER FOR APPROVAL. IMPROVEMENT PLANS SHALL TAKE INTO ACCOUNT A 40 SQUARE FOOT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PREVENT THE PLACEMENT OF STREET TREES.
- PRIOR TO ISSUANCE OF ANY GRADING PERMITS OR BUILD. PERMITS, COMPLETE LANDSC. CONSTR. DOCUMENTS INCLUDING AN AUTOMATIC IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT, DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION FOR APPROVAL. PLANS SHALL BE IN SUBSTANTIAL CONFORMITY TO EXHIBIT 'A', ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE CITY MANAGER WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.
- ALL REQUIRED LANDSCAPE MATERIAL LOCATED IN THE PUBLIC RIGHT-OF-WAY AND IN COMMON AREAS SHALL BE PERMANENTLY MAINTAINED BY THE VISTA LANE HOMEOWNERS ASSOCIATION. ALL LANDSCAPED IN THE FENCED PRIVATE YARDS SHALL BE PERMANENTLY MAINTAINED BY THE INDIVIDUAL HOMEOWNERS. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.
- PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR SUBSEQUENT OWNER TO INSTALL ALL REQUIRED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS. A NO TREE STRIP PERMIT, IF APPLICABLE, SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT AND Ongoing MAINTENANCE OF ALL STREET TREES.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKWAYS OR STREET PLACEMENTS OR TAPERED NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. 432.6463.

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 ALL PLANTINGS. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6" HEIGHT SHALL BE PROVIDED TO ALL VIA 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 REMOVED IMMEDIATELY OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT PORT VALUE.

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

NOTE

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

LEGEND

SEE UNIT #1 - 38 FOR PLANTING SCHEDULE
SEE UNIT #1 - 38 FOR PLANTING SCHEDULE
SEE UNIT #1 - 38 FOR PLANTING SCHEDULE

PLANTING LEGEND

	Street / Shade Tree (Deciduous + or Evergreen - 20'-30' Spread) 25' 30' BOX, 75' 24' BOX
	Accent Interior Tree (Deciduous + or Evergreen - 10'-30' Spread) 50% 24' BOX, 50% 15 GAL
	Accent Tree (Deciduous + or Evergreen - 15'-30' Spread) 50% 24' BOX, 50% 15 GAL
	Screen/Foundation Shrub (30" H) 10% 15 GAL, 50% 5 GAL
	TURF: MARATHON II BESCUE (600)
	ENHANCED/DECORATIVE PAVING: MATERIAL, COLOR, DESIGN: STAMP CONCRETE (UNO), CHARCOAL COLOR (UNO), SLATE PATTERN (UNO)
	GROUNDCOVER: MATERIAL, COLOR, DESIGN: BELGARD PAVERS OR EQUAL (UNO), RIO BLEND OR EQUAL (UNO), DUBLIN COMBO OR EQUAL (UNO)

ACCENT SHRUBS

	ACCENT SHRUBS (24" H) 40% 15 GAL, 60% 5 GAL
	SMALL ACCENT SHRUBS / VINES 50% 5 GAL, 50% 1 GAL

GROUNDCOVERS

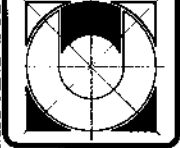
	GROUNDCOVERS: MARATHON II BESCUE (600)
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ENHANCED/DECORATIVE PAVING

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

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) 420-8590



CLERK: VISTALANE TOWNHOMES (2)
IGAL GORDON
TITLE SHEET

LANDSCAPE DEVELOPMENT PLAN AND NOTES

PLOTTING DATE	3-18-02
DATE	01-24-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	1

TENTATIVE
VISTA
CITY OF SAN DIEGO

LOT A232
MAP 1405
638-020-02

LOT A238
MAP 1405
638-020-38

LOT A237
MAP 1405
638-020-31, 32

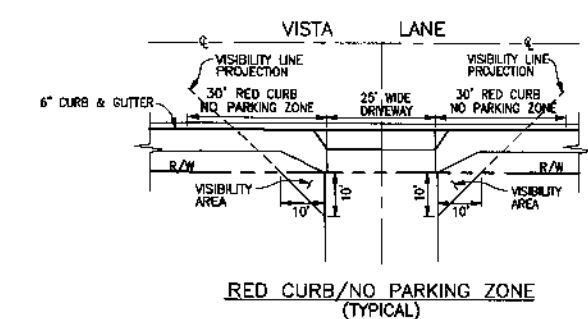
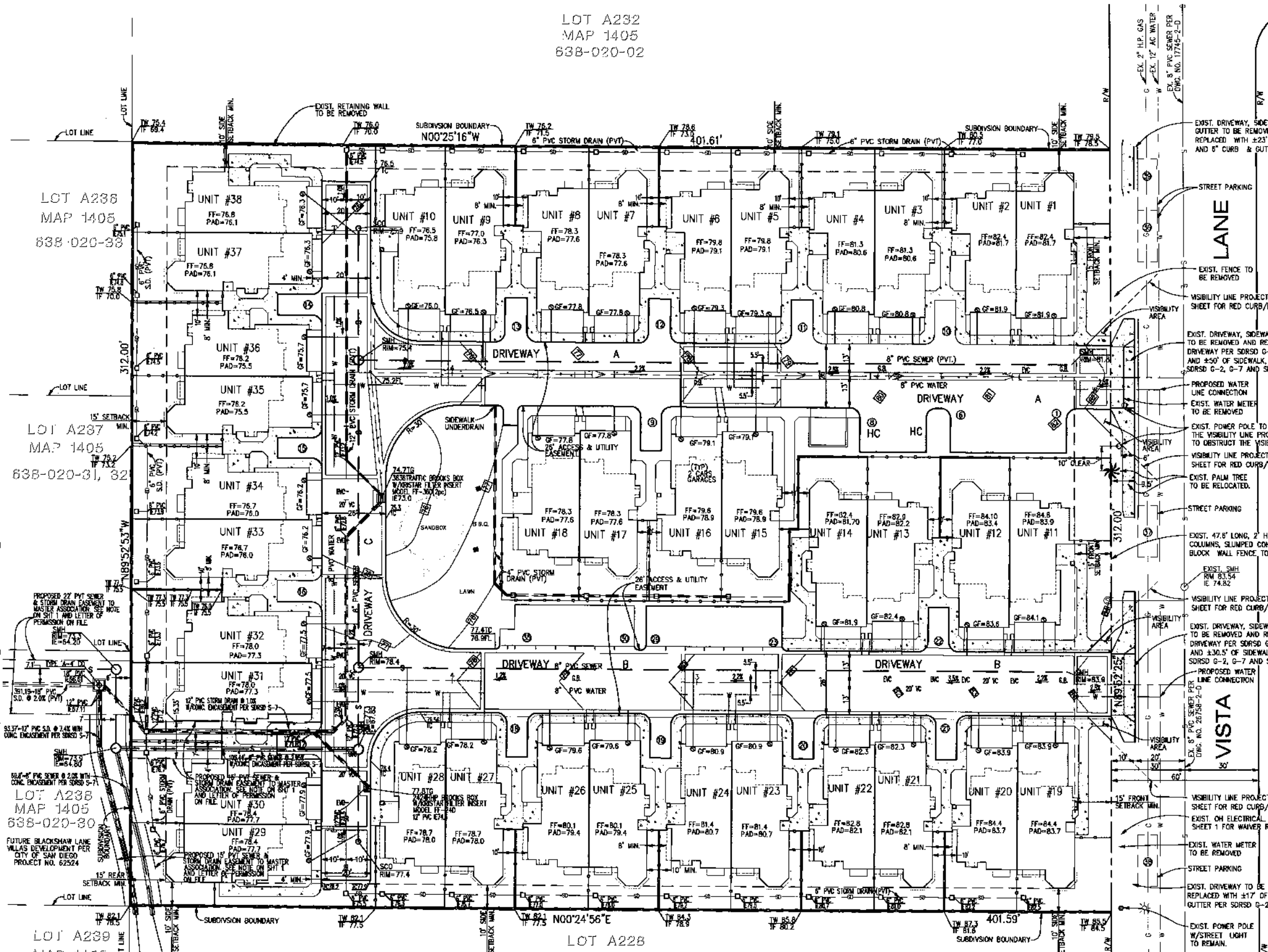
SEE SHEET 3

LOT A236
MAP 1405
638-020-80

LOT A239
MAP 1405
638-020-29

LOT A228
MAP 1405
638-020-08

FUTURE MISSION VILLAS DEVELOPMENT
PER CITY OF SAN DIEGO PROJECT NO. 62514
TM No 186104



EXIST. DRIVEWAY, SIDEWALK, CURB & GUTTER TO BE REMOVED AND REPLACED WITH ±23' OF SIDEWALK AND 6" CURB & GUTTER.

STREET PARKING

EXIST. FENCE TO BE REMOVED

EXIST. DRIVEWAY, SIDEWALK, CURB & GUTTER TO BE REMOVED AND REPLACED WITH 25' WIDE DRIVEWAY PER SDSGD G-14A, G-16, SDG-100, AND ±50' OF SIDEWALK, CURB, & GUTTER PER SDSGD G-2, G-7 AND SDG-100.

EXIST. WATER METER TO BE REMOVED

EXIST. POWER POLE TO BE RELOCATED BEYOND THE VISIBILITY LINE PROJECTION SO AS NOT TO OBSTRUCT THE VISIBILITY AREA (BY SDG8E).

EXIST. PALM TREE TO BE RELOCATED.

EXIST. 47.8' LONG, 2' HIGH W/3.5' HIGH COLUMNS, SLUMPED CONC. MASONRY BLOCK WALL FENCE, TO REMAIN.

EXIST. SMH RM 83.54 IE 74.82

EXIST. DRIVEWAY, SIDEWALK, CURB & GUTTER TO BE REMOVED AND REPLACED WITH 25' WIDE DRIVEWAY PER SDSGD G-14A, G-16, SDG-100, AND ±30.5' OF SIDEWALK, CURB, & GUTTER PER SDSGD G-2, G-7 AND SDG-100.

EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH ±17' OF SIDEWALK, CURB, AND GUTTER PER SDSGD G-2, G-7 AND SDG-100

EXIST. POWER POLE W/STREET LIGHT TO REMAIN.

CITY OF SAN DIEGO
TM NO. 41097
VISTA LANE VILLAS
(PTS No. 17917 / W.O. 42-1090)

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

PROJECT ADDRESS:
3481 & 3501 VISTA LANE
SAN DIEGO, CA 92173

ORIGINAL DATE OF PREPARATION: 9/22/2003
DATE SUBMITTED: 9/22/2003

REVISIONS:

NO.	DESCRIPTION:	BY:	DATE:
1.-		YFR	9/28/2004
2.-		YFR	7/7/2005
3.-		YFR	10/20/2005
4.-	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 1/10/2006	CEI	5/5/2006
5.-	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 7/27/2006	CEI	8/31/2006
6.-	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 11/22/2006	CEI	3/16/2007
7.-	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 6/21/2007	CEI	8/10/2007

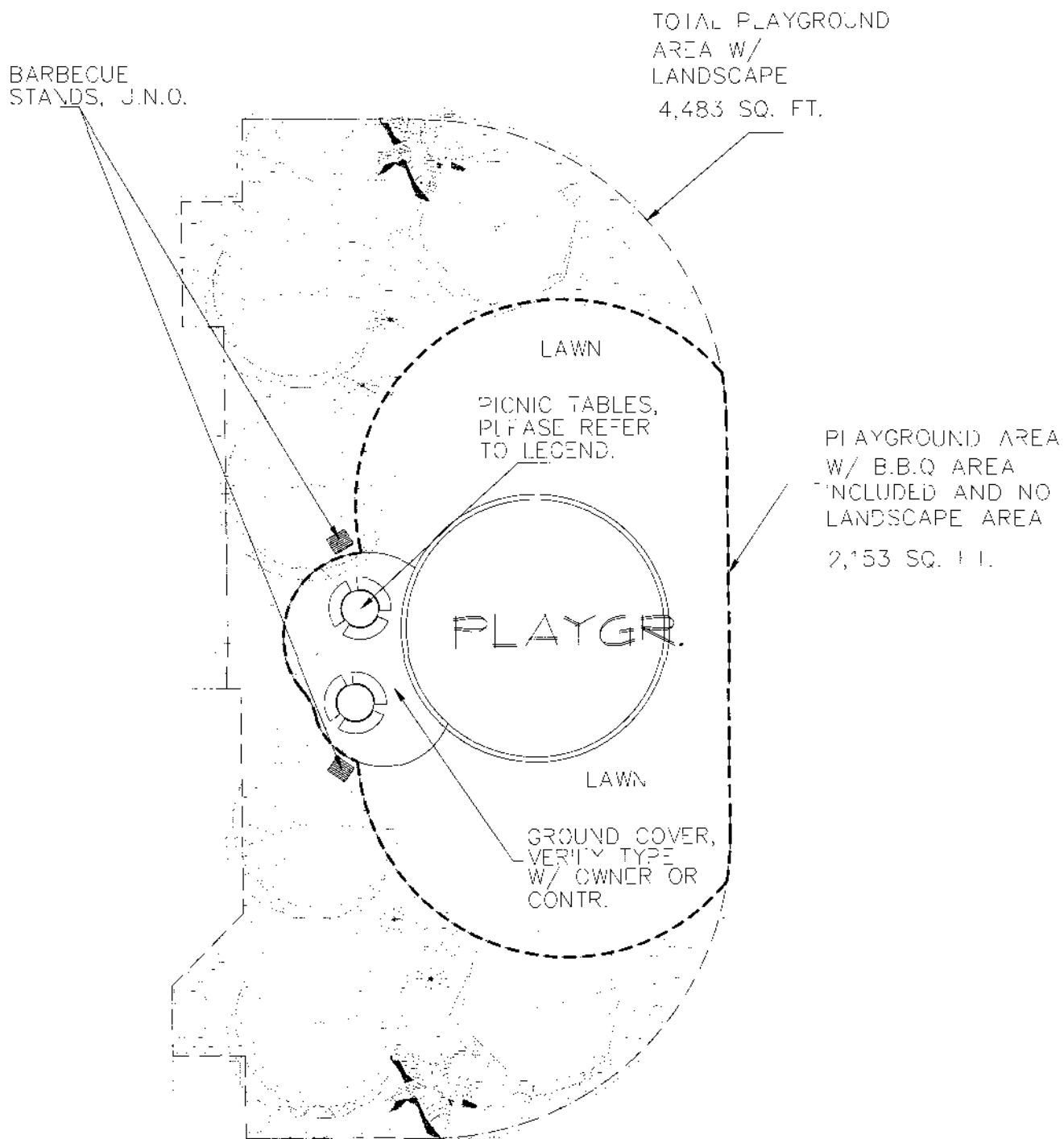
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BY: *Ernie B. Callu* DATE: *9/20/07*
BRUNO B CALLU R.C.E. 59412



EXHIBIT - 1 PLAYGROUND AREA

NOT TO SCALE



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)	280 276
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**	<u>8,261 8,310</u>

* 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-1500. 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 Beyer 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

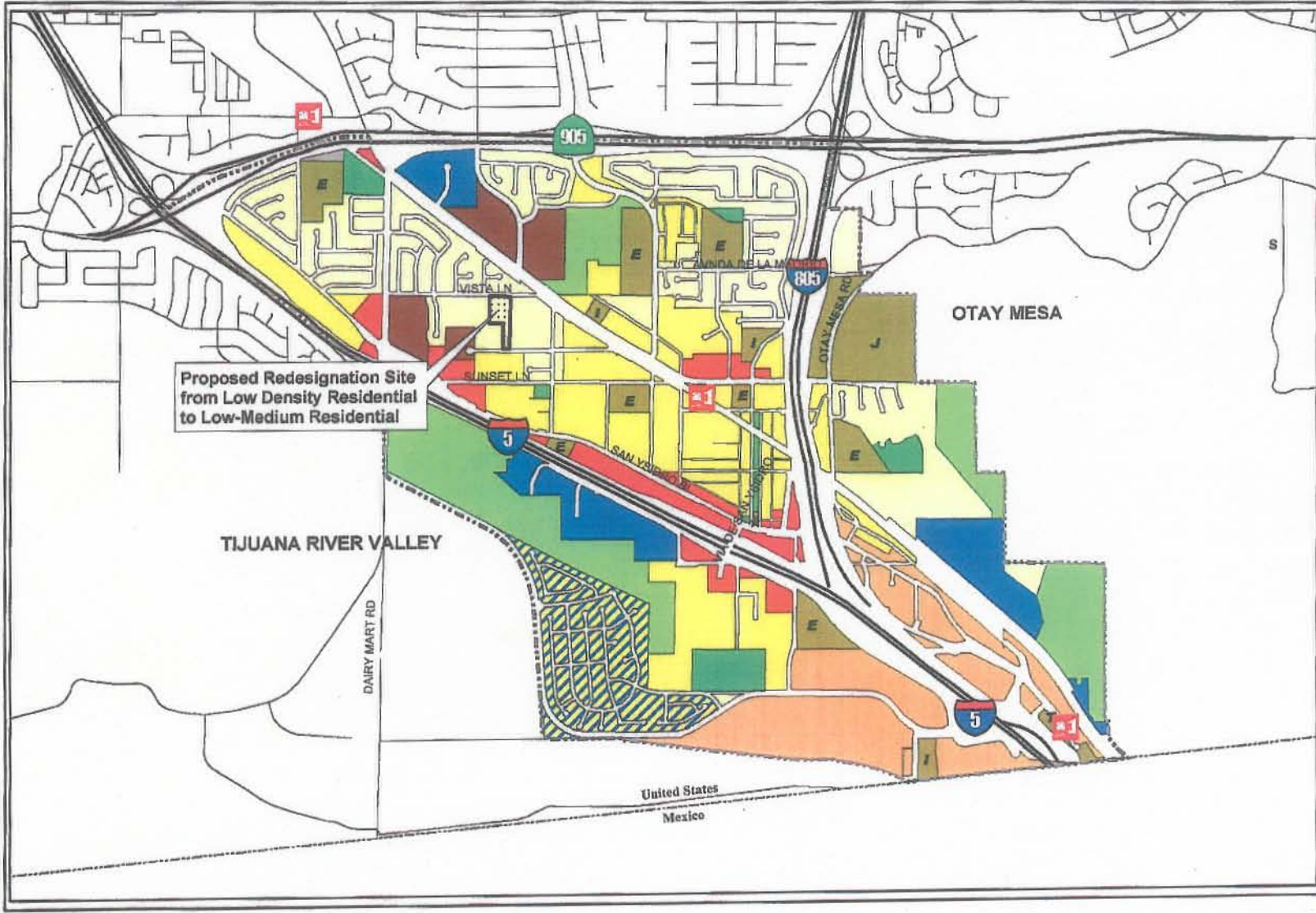
Recommendation	Timing	Suggested Responsibility
Communitywide		
1. Approve residential development projects if the provision of basic public facilities and services has been met at standards equal to the General Plan.	Concurrent with Plan adoption	Planning Department, Planning Commission and City Council
2. Down zone 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
"El Pueblito Viejo"		
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)

Recommendation	Timing	Suggested Responsibility
Sunset Neighborhood		
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 R-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
The East Beyer and Hill Street Neighborhood		
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
The Southern Neighborhood		
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
The "Suburbs"		
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



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



**CITY OF SAN DIEGO
PLANNING DEPARTMENT
SAN YSIDRO
PLANNED
LAND USE MAP**

LEGEND

- Community Boundary
- Industrial or Low Density Residential (5-10 du/acre)
- Low Density Residential (5-10 du/acre)
- Low-Medium Density Residential (10-15 du/acre)
- Medium Density Residential (15-30 du/acre)
- Community Commercial
- Border Commercial
- Industrial
- Storage
- Institutional
- Open Space
- Park
- Elementary School
- Institutional
- Junior High School
- Trolley Station
- Trolley Line
- Trolley Station

SECURITY MAP

N
W E
S

1

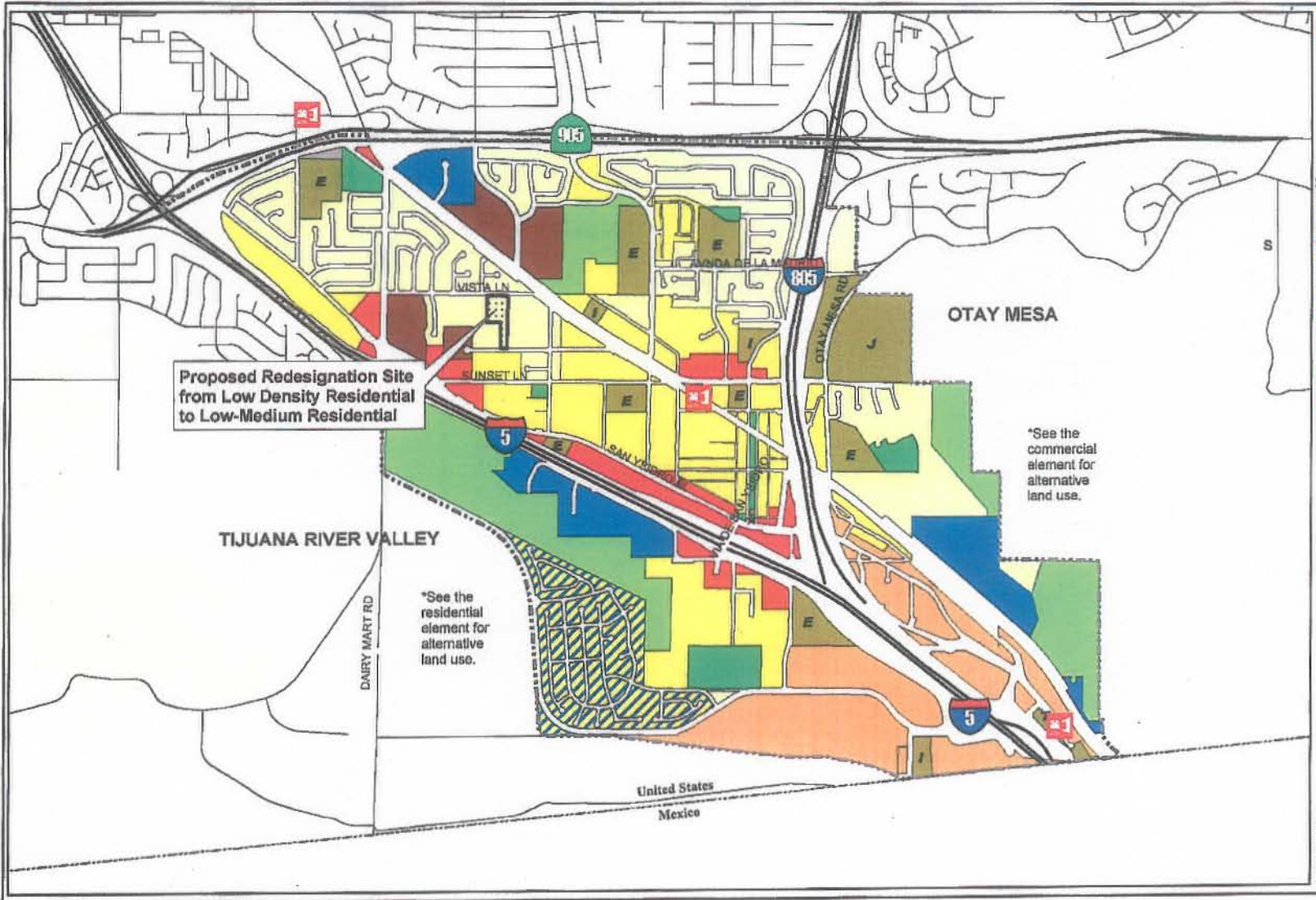
This map is a preliminary map and is not intended to be used for legal purposes. The plan and map are subject to change without notice. The plan and map are prepared by the City of San Diego Planning Department.



Planned Land Use Map
SAN YSIDRO COMMUNITY
CITY OF SAN DIEGO • PLANNING DEPARTMENT

3
FIGURE

Attachment 13
Draft Community Plan
Amendment Document
Sheet 8 of 9



**CITY OF SAN DIEGO
PLANNING DEPARTMENT**

**SAN YSIDRO
COMMUNITY
PLAN LAND USE**

LEGEND

- Community Boundary
- Industrial or Low Density Residential (5-10 du/acre)
- Low Density Residential (5-10 du/acre)
- Low-Medium Density Residential (10-15 du/acre)
- Medium Density Residential (15-20 du/acre)
- Community Commercial
- Border Commercial
- Industrial
- Storage
- Institutional
- Open Space
- Park
- Elementary School
- Institutional
- Junior High School
- Trolley Station
- Trolley Line
- Trolley station

SECURITY MAP

North Arrow

Scale

This map is provided as a reference only. It is not intended to be used for legal purposes. The City of San Diego is not responsible for any errors or omissions. The information on this map is subject to change without notice. © 2008 City of San Diego. All rights reserved.



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

5
FIGURE

Attachment 13
 Draft Community Plan
 Amendment Document
 Sheet 7 of 9

**Attachment 14
Draft 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, Igal Gordon requested an amendment to the San Ysidro Community Plan, a component of the land use element of the General Plan, to re-designate 2.88 acres of land located at 3481, 3501, and 3509 Vista 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 Lots A-229, A-230, and A-231 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 14
Draft 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 14
Draft Community Plan
Amendment Resolution**

By

Deputy City Attorney

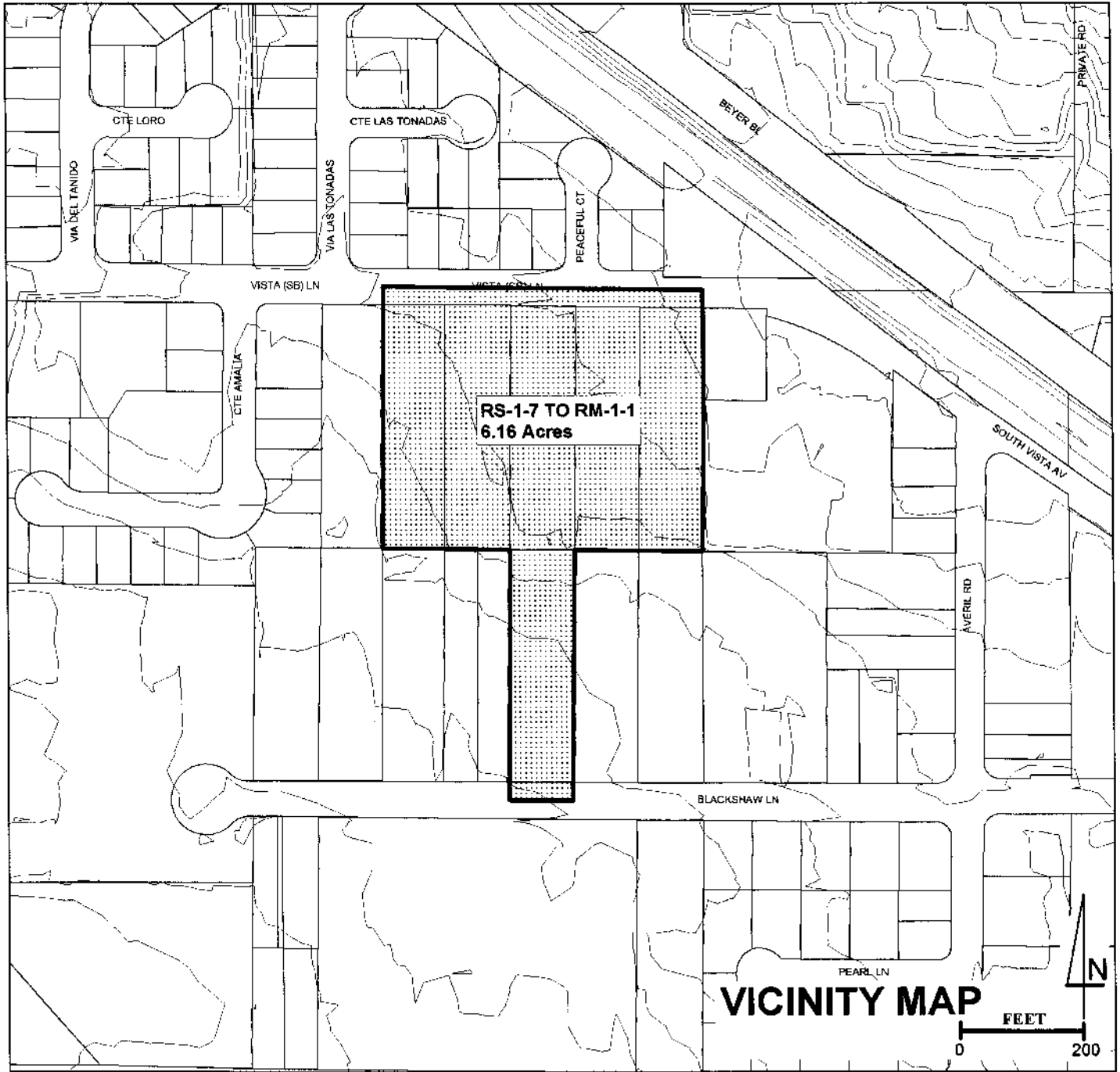
09/09/10

Or.Dept:DSD

R-2010-_____



CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



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 kj

SAN YSIDRO COMMUNITY PLANNING GROUP

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)


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.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

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 21st 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 6th. 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.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

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 28th 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



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

Ownership Disclosure Statement

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

Project Title: VISTALANE VILLAS Project No. For City Use Only

Project Address: 3481, 3501 & 3509 VISTA LANE SAN DIEGO CA 92173

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

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 20). 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 17). 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.

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.

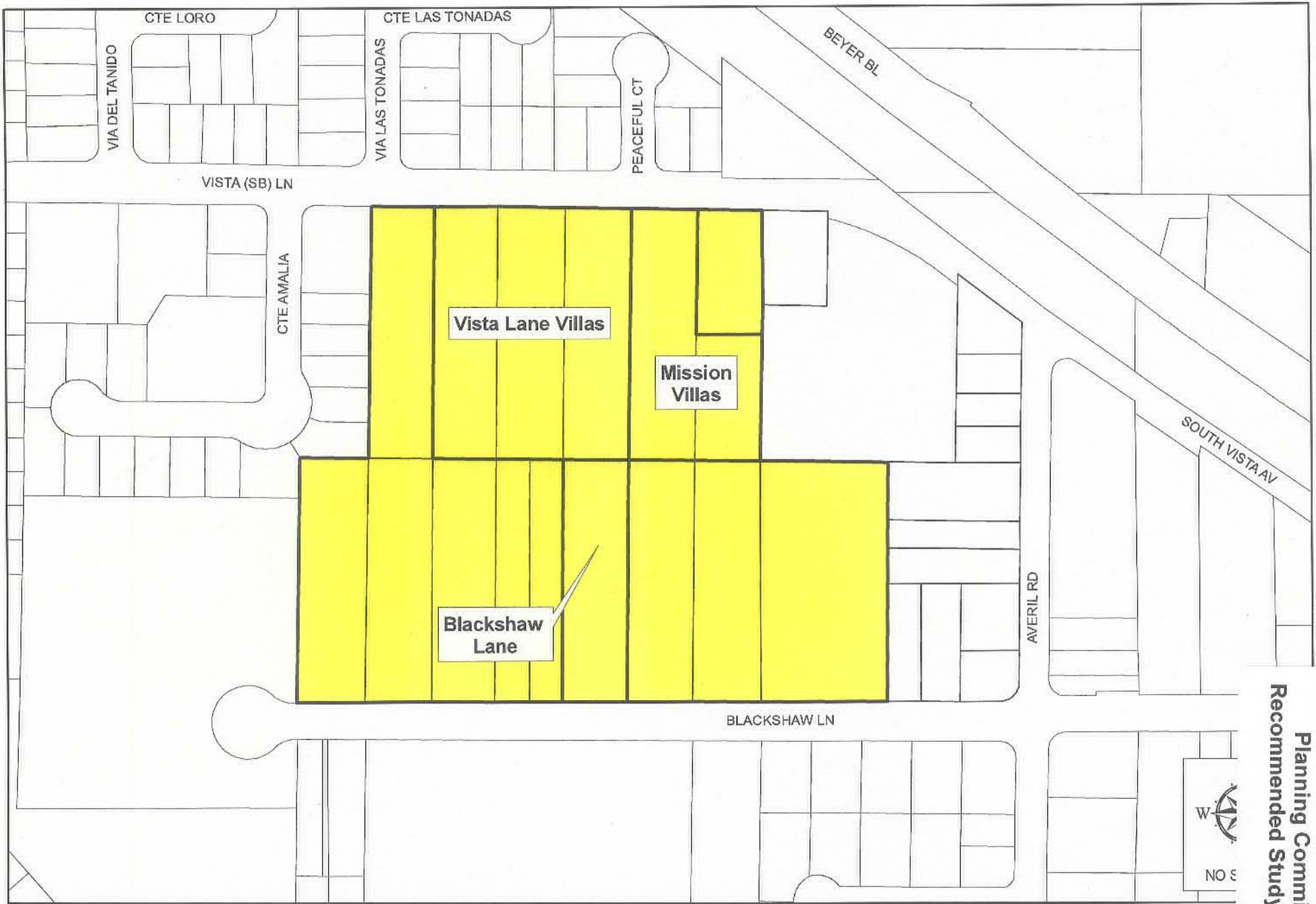
- **Impacts on the community circulation system to determine if any circulation improvements would be necessary to serve an increase in residential density**

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 20
Planning Commission
Recommended Study Area



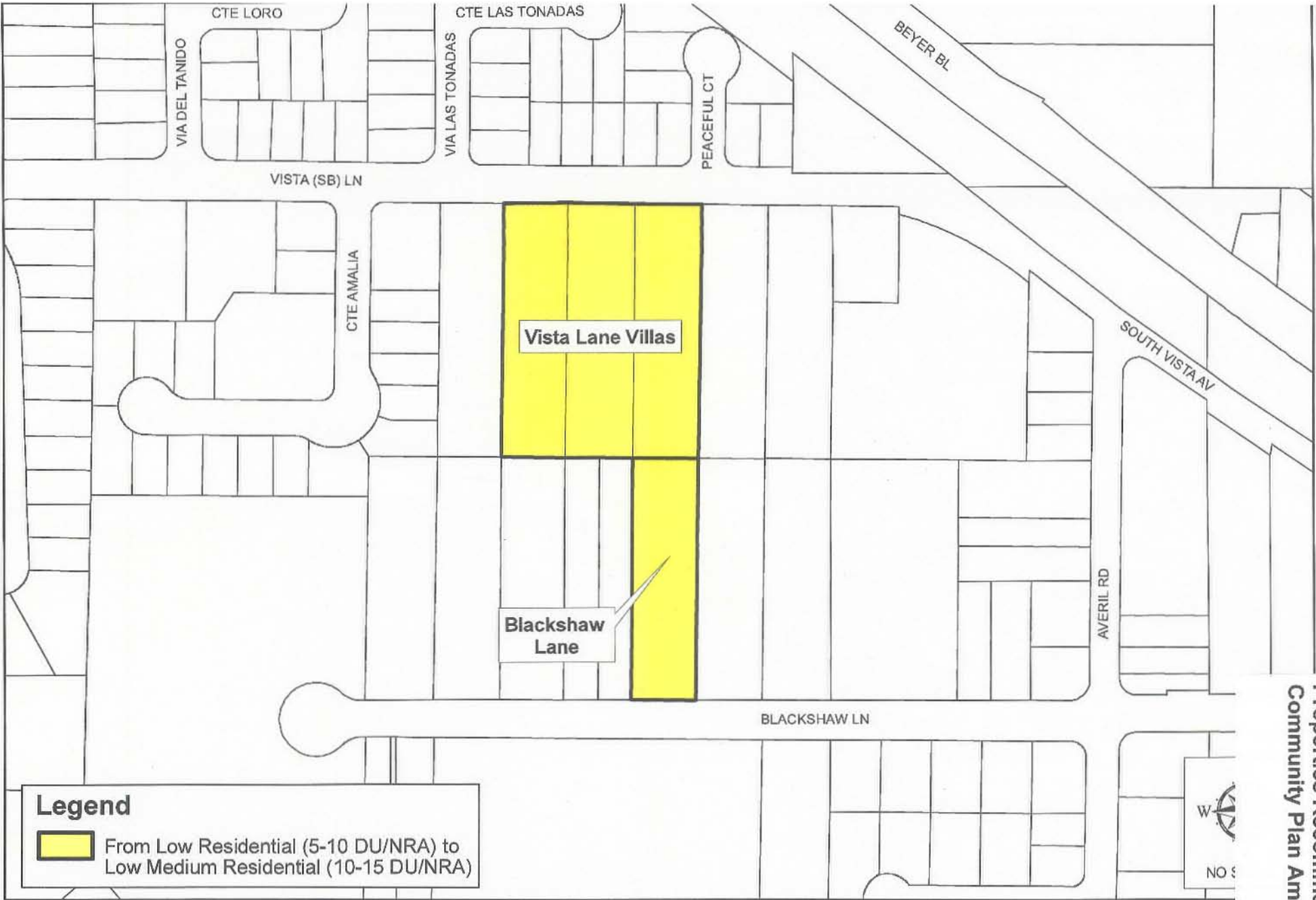
Planning Commission Recommended Study Area

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT

Map prepared by GIS/SP/SC/Community Planning/San Ysidro/CIPA/PROJECTS/PLN



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Attachment 21
Properties Recommended for
Community Plan Amendment



Properties Recommended for Community Plan Re-designation

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT

Map Document: C:\GIS\PO\Community Planning\San Diego\CA_P\2012\1216_Vista Lane.ctb

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