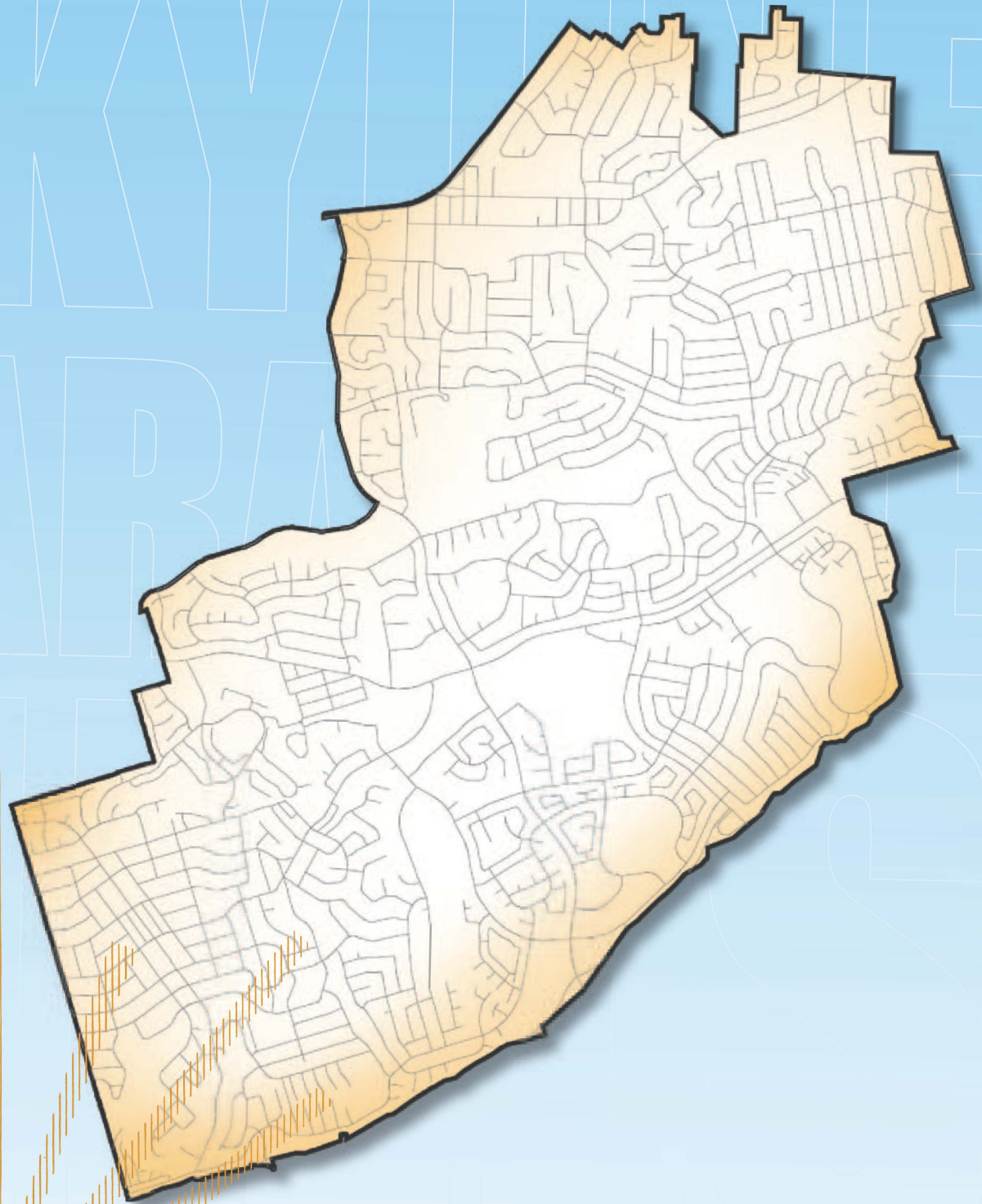


SKYLINE

PARADISE

HILLS



**SKYLINE-PARADISE HILLS
COMMUNITY PLAN**



THE CITY OF SAN DIEGO

SKYLINE-PARADISE HILLS

COMMUNITY PLAN

Prepared by

City of San Diego Planning Department
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SKYLINE-PARADISE HILLS COMMUNITY PLAN

The following information has been incorporated into this May 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adoption of the Skyline- Paradise Hills Community Plan	May 7, 1987	7005	June 30, 1987	R-268739
Meadowbrook Drive Land Use amended	April 7, 2005		May 24, 2005	R-300476



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THE CITY OF SAN DIEGO



WILLIAM D. JONES

DEPUTY MAYOR

Dear Neighbor:

When I took office, one of the top priorities on my agenda was the adoption of a complete and comprehensive Skyline/Paradise Hills Community Plan. In the past, two adopted planning programs were used for the South & North Bay Terraces communities, but no official community plan existed for guiding planned development in the communities of Skyline, Paradise Hills, Lomita and Jamacha.

Now after years of research, continual mapping, countless hours of public meetings and field visits from City staff and the Skyline/Paradise Hills Planning Committee, the City Council adopted the Skyline/Paradise Hills Community Plan on June 30, 1987.

As San Diego continues to grow, planned development for its communities becomes even more important. Our neighborhoods must be protected from those developments that are insensitive to the community's needs. This new community plan will help provide that protection.

The Skyline, Paradise Hills and Bay Terraces communities are unlike many of the inner-city areas of San Diego. These communities are almost completely populated by single-family homes with a small sampling of high-density multifamily units—very different than most of the urbanized portions of the City.

While most of the Skyline and surrounding communities are zoned for residential use, only a small portion of the community is zoned for commercial use. In the past, owners of commercial property have developed their land for residential use, leaving the community with a lack of commercial services. However, the Skyline/Paradise Hills Community Plan has set forth several objectives to ensure that future developments of commercial property will provide adequate facilities that offer a variety of foods and services to meet the needs of the residents.

The Plan will also preserve the existing open space and the undeveloped park sites in the community. Presently, Skyline, Paradise Hills and Bay Terraces have over 140 acres of open space, which preserve existing natural canyons and hillsides. In addition, over 25 acres of natural and undeveloped land is being set aside for the development of future parks including, Keiller Park, Skyview Park, Parkside Park and Boone Neighborhood Park.

These communities are very unique. Present and future homeowners are blessed with picturesque views of rolling hills, the Pacific Ocean, Coronado and San Diego Bay. In addition, residents can benefit from the central locality, with easy access to downtown, City beaches and Balboa Park.

Skyline, Paradise Hills and Bay Terraces are some of the best communities to live in and I'm positive this newly adopted Plan will preserve the beauty of our neighborhoods. I thank you for your interest and support for preserving the quality of life in our neighborhoods we, as residents, deserve.

Best regards,

A handwritten signature in black ink that reads "William D. Jones".

William D. Jones
Deputy Mayor

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