



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 10, 2020 REPORT NO. PC-20-068

HEARING DATE: December 17, 2020

SUBJECT: WYNDGATE ESTATES, Process Four Decision

PROJECT NUMBER: [596238](#)

OWNER/APPLICANT: Leghorn Investments, LLC

SUMMARY

Issue: Should the Planning Commission approve a subdivision of an existing lot for the creation of five residential lots on the west side of 66th Street, west of Leghorn Avenue in the Encanto Community Planning Area?

Staff Recommendation: Approve Tentative Map No. 2229532.

Community Planning Group Recommendation: On May 18, 2020, the Chollas Valley Community Planning Group voted 7-1-1 to approve this project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 19, 2020, and the opportunity to appeal that determination ended on December 4, 2020.

DISCUSSION

The Wyndgate Estates Project (Project) comprises approximately 1.06 acres of undeveloped land at the southwest corner of South 66th Street and Leghorn Avenue (Attachments 1 and 3). The site and all surrounding properties to the west, north, and east are zoned RS-1-7 and designated Residential - Low (5-9 du/ac) in the Encanto Community Plan (Attachment 2), and properties to the south are zoned RM-1-1 and designated Residential - Low Medium (10-14 du/ac). The existing development in the surrounding area consists of single dwelling units on lots that range in size from 0.20 acres to 0.45 acres. The Wat Lao Boubpharam Temple is located to the west.

The Project proposes a Tentative Map for the creation of five residential lots ranging in size from 0.20 acres to 0.25 acres. The proposed lots shall meet the requirements of the RS-1-7 zone, with no

deviations requested. All existing and proposed utilities for the subdivision will be undergrounded. The proposed Tentative Map requires a Process Four, Planning Commission decision per San Diego Municipal Code (SDMC) section 125.0430, with appeals decided by the City Council.

Public improvements including curb, gutter, sidewalk, streetlight, and curb painting are required as a part of this map; however, the Project does not propose home construction on any of the five lots at this time. The applicant has prepared Design Guidelines (Attachment 10) governing the future development of homes on each parcel. The Guidelines require several architectural controls in addition to the SDMC, governing development standards for materials, colors, windows, doors, accessory buildings, and several additional items.

Conclusion:

Staff has reviewed the project in accordance with the SDMC, Subdivision Map Act, the General Plan, and the Encanto Community Plan. The Project conforms to all applicable regulations and policy documents, and Staff recommends the approval of Tentative Map No. 2229532.

ALTERNATIVES

1. Approve Tentative Map No. 2229532, with modifications.
2. Deny Tentative Map No. 2229532, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly
Assistant Deputy Director
Development Services Department



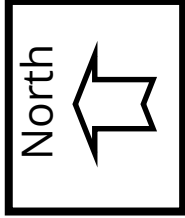
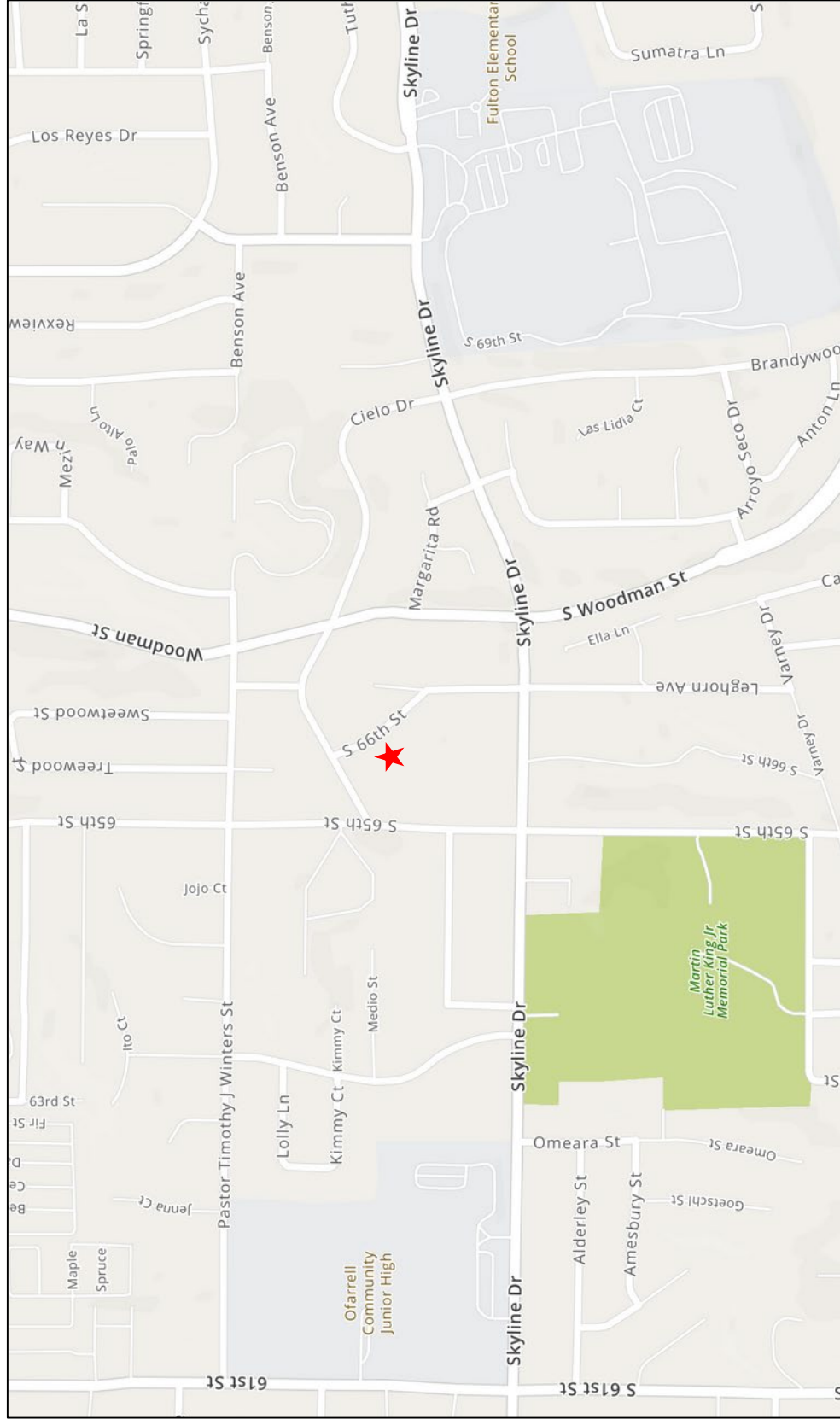
Travis Cleveland
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Ownership Disclosure Statement
8. Community Planning Group Recommendation
9. Environmental Exemption
10. Tentative Map Exhibit
11. Design Guidelines



Project Location Map

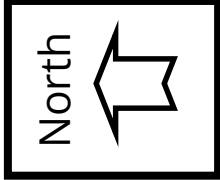


Wyndgate Estates, Project Number 596238
66th Street and Leghorn Avenue



Community Plan

- Residential - Very Low (0-4 du/ac)
- Residential - Low (5-9 du/ac)**
- Residential - Low Medium (10-14 du/ac)
- Residential - Medium (15-29 du/ac)
- Residential - Medium High (30-44 du/ac)

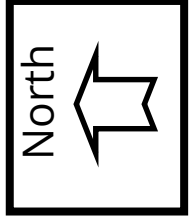


Wyndgate Estates, Project Number 596238
66th Street and Leghorn Avenue

Aerial Photo



Wyndgate Estates, Project Number 596238
66th Street and Leghorn Avenue



PROJECT DATA SHEET		
PROJECT NAME:	Wyndgate Estates	
PROJECT DESCRIPTION:	Subdivision of an existing lot for the creation of five residential lots on the west side of 66th Street, west of Leghorn Avenue	
COMMUNITY PLAN AREA:	Encanto	
DISCRETIONARY ACTIONS:	Tentative Map (TM)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential - Low: 5-9 units/acre and Open Space	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: RS-1-7</p> <p>LOT SIZE: 1.06 acres</p> <p>NEW LOTS: Ranging in size from 0.20 acres to 0.25 acres</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential – Low, RS-1-7	66 th Street and single-dwelling unit
SOUTH:	Residential - Low Medium	Multi-dwelling units
EAST:	Residential – Low, RS-1-7	Single-dwelling unit
WEST:	Residential – Low, RS-1-7	Religious
DEVIATIONS REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 18, 2020, the Chollas Valley Community Planning Group voted 7-1 to approve this project, with one abstention.	

PLANNING COMMISSION RESOLUTION NUMBER XXXX-PC

TENTATIVE MAP NO. 2229532
WYNDGATE ESTATES TM - PROJECT NO. 596238

WHEREAS, LEGHORN INVESTMENTS, LLC, Subdivider, and JP ENGINEERING, Engineer, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2229532, for the creation of five residential lots. The site is located on the west side of 66th Street, west of Leghorn Avenue in the RS-1-7 Zone and the Encanto Community Planning Area. The property is legally described as:

All those portions of Lots 4 and 5 of Orange Grove Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 925, filed in the office of the County Recorder of San Diego County, September 27, 1904, lying southwesterly of the southwesterly line of land conveyed to the City of San Diego, by deed recorded December 5, 1946 as File No. 129270 of Official Records said southwesterly line of said City of San Diego's land being described as follows: beginning at a point on the northerly line of said Lot 5, distant thereon north 89°06'30" west 261.00 feet from the northeast corner of said lot 5; thence south 25°39'00" east, 7.07 feet to a point; thence south 45°01'10" east, 355.78 feet to the beginning of a tangent curve concave southwesterly having a radius of 14.25 feet; thence southeasterly along said curve a distance of 11.31 feet to the southeasterly corner of said lot 4, and the end of said line; and

WHEREAS, the Map proposes the subdivision of a 1.06-acre site into 5 residential lots; and

WHEREAS, on November 19, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332, and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on December 17, 2020 the Planning Commission of the City of San Diego considered Tentative Map No. 2229532, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission, having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2229532:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The Encanto Community Plan (Community Plan) identifies the land use as Residential - Low (5-9 du/ac). The proposed project creates residential density that does not conflict with the land use designation. In addition, by creating the future opportunity for five single-dwelling units where the current lot could only accommodate one, creating design guidelines to ensure neighborhood compatibility, dividing a larger, estate-sized lot into lots that are similar in size to adjacent residential parcels, and providing additional single-dwelling unit opportunities in an area that is already developed with similar uses rather than converting land currently planned for other uses, the project is consistent with the following Community Plan goals and policies:

- Land Use Goal 2: A diverse mixture of residential opportunities including rental and for sale housing, senior and multigenerational housing and small lot townhome development;
- Land Use Goal 4: A compatible mix of land uses that promote a healthy environment;
- Policy P-LU-1: Provide a variety of land use types to maintain the existing balance of land uses;

- Policy P-LU-19: Encourage housing development that addresses the needs of a diverse, growing population, including difference in age, household composition, and income, and ensures that existing area residents are able to remain in the community;
- Policy P-LU-20: Preserve the existing stable, well-maintained single-family neighborhoods surrounding the transit corridors;
- Policy P-LU-23: Encourage infill residential developments within existing neighborhoods to be compatibly designed with neighborhood character and form; and
- Policy P-LU-27: Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed lots meet the requirements of the RS-1-7 zone, with no deviations requested. All existing and proposed utilities will be undergrounded. The project is conditioned to provide public improvements, including curb, gutter, sidewalk, underdrains, streetlight, and driveways. A Grading Permit will also be required. The project will be required to observe required visibility triangles and to provide “no parking” areas adjacent to project frontages to meet Street Design Manual requirements for 66th Street.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations.

3. The site is physically suitable for the type and density of development.

The project site is generally flat, and technical documents submitted during project review confirm the geological suitability for future development. Grading plans and construction documents for any future development will be required to follow Land Development Code requirements and best management practices for drainage and water quality. The project meets zoning and Community Plan requirements for density and can be developed in accordance with those standards without requesting deviations. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project was determined to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. The project site does not contain environmentally sensitive lands, nor does it contain fish or wildlife habitat. Construction best management practices will be followed during future construction, which will avoid water quality issues that affect downstream

habitats. As such, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The lots created conform to the requirements of the RS-1-7 zone and the Community Plan and will be required to meet all current standards for subdivision design, grading, and drainage. The site was found to be geologically suitable for the proposed development, with future construction being required to perform site-specific studies to determine same. The subdivision will provide public improvements such as curb, gutter, sidewalk, streetlight, and driveways designed to current standards. In particular, by providing sidewalks where none currently exist along the frontage, and adding an additional streetlight, the project can be seen to enhance the public health, safety, and welfare.

Therefore, the design of the subdivision or the type of improvement 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.

Existing easements for access and utilities are preserved on the Map and have not been proposed for vacation. Future development on each of the five lots will respect all existing easements.

Therefore, 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.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision of the parcel into five lots will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading. Design Guidelines have been adopted for future construction; they also do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

ATTACHMENT 5

The proposed project creates five lots from a single parcel lot, increasing the local housing supply by four potential single dwelling units. The Map is conditioned for the Subdivider to pay the Inclusionary Affordable Housing Fee to meet the City's affordable housing requirement, as determined by the San Diego Housing Commission. Balanced needs for public facilities were taken into consideration with the development of the Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into five residential lots is consistent with what was anticipated in the Community Plan. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the creation of five residential lots for private development is consistent with the housing needs anticipated for the Community Planning area.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2229532 is hereby granted to LEGHORN INVESTMENTS, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Travis Cleveland
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007720

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2229532, WYNDGATE ESTATES, PROJECT NO. 596238,
ADOPTED BY RESOLUTION NO. XXXX-PC ON _____

GENERAL

1. This Tentative Map will expire January 11, 2024.
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 or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map..

4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

5. Prior to receiving the first construction permit for building structure, the Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations"). The applicant shall make payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations

ENGINEERING

6. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
7. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new streetlight adjacent to the site on 66th Street.
8. The Subdivider shall construct new City standard curb, gutter and sidewalk along the project frontage on 66th Street.
9. The Subdivider shall construct a new 16-foot-wide driveway per current City Standards for each lot on 66th Street.
10. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for sidewalk underdrains and landscaping/trees in the 66th Street right of way.
11. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
12. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code.
13. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Subdivider shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
15. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Subdivider shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of public surface drainage entering into the property from the Right-of-Way due to the design of the project.
17. Prior to the issuance of any construction permit the Subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

18. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

GEOLOGY REQUIREMENTS

19. Prior to the issuance of any construction permits (either grading or building permit), the Subdivider shall submit a Geotechnical Investigation Report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

PLANNING REQUIREMENTS

20. All future development must abide by the Wyndgate Estates Design Guidelines and/or the development regulations of the base zone.

TRANSPORTATION REQUIREMENTS

21. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.
22. Prior to issuance of the first construction permit for building structure, Subdivider shall assure by permit and bond the installation red paint per City standard specifications along the 66th Street project frontage at the following curb locations: 43 ft north of the driveway to 30 ft south of the driveway of Lot 1, from the driveway of Lot 3 to 52 ft south of the driveway for Lot 3, and from the driveway of Lot 5 to 85 ft south of the driveway for Lot 5 to meet the requirements of the Street Design Manual (2017) for a 30 ft wide residential street. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.
23. Per San Diego Municipal Code Diagram 113-02SS, the visibility area at project driveways shall be shown on private property and extend 10 feet inward along the driveway and along the property line. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.

PUBLIC UTILITIES REQUIREMENTS

24. Prior to the Recordation of any Final Map, the Subdivider shall have constructed, or ensured the construction of (via permit and bond), all public water facilities as provided for in Exhibit "A".
25. Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD) or include the following note on the site plan:

THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.
26. The Subdivider shall design and construct all proposed water and sewer facilities within the public ROW, and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
27. Prior to the issuance of any Construction Permit for building structure, the Subdivider shall have constructed, or ensured the construction of (via permit and bond), all public water facilities as provided for in Exhibit 'A'.

MAPPING

28. "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].
29. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
30. 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 First Order accuracy. 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.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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 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. 24007720

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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 _____

Project Title: TENTATIVE MAP WYNDGATE ESTATE **Project No. For City Use Only:** 598230
Project Address: 66th & LEGHORN AVE, SAN DIEGO CA.

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: TA QUACH FOR LEGHORN INVESTMENT HOLDINGS, LLC ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9133 CHESAPEAKE DRIVE
 City: SAN DIEGO CA. 92123 State: CA Zip: 92123
 Phone No.: (858) 598-5798 Fax No.: _____ Email: _____
 Signature: [Signature] Date: 7/30/2018
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No



Celebrate • Promote • Foster • Enhance • Create

CHOLLAS VALLEY COMMUNITY PLANNING GROUP MINUTES OF MEETING

Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114

May 18, 2020 | 6:30pm – 8:00pm

Seat (Term 2019-2021)	Member	Present	Seat (Term 2018-2020)	Member	Present
1. Alta Visa	Marry Young	Y	9. Broadway Heights	Booker Sanders	Y
2. O'Farrell	N/A	N/A	10. Chollas View	Kwame Oates	Y
3. Valencia Park	Monte Jones	Y	11. Emerald Hills	Christie Hill	N
4. At-Large	Karina Velazquez	Y	12. Lincoln Park	Leslie Dudley	Y
5. Encanto	Shawn Glisson	N	13. At-Large	Khalada Salaam-Alaji	N
6. At-Large	Evan Toma	Y	14. At-Large	Sandi Hazlewood	N
7. At-Large	Demetre Booker Jr.	Y	15. At-Large	Sandra Johnson Lambarri	Y
8. At-Large	Shanna Waldrop	N	16. At-Large	Keith Van Wagner	N
City Dept.	Name	Present	Office	Name	Present
Planning Dept	Shannon Anthony	Y	Mayor's Office	Darnisha Hunter	N
SDPD	Officer Jennifer Gregory	Y	Council District 4	Eric Henson	Y
County	Eryn Wilson-Nieves	N	Assembly 79 th	LaShae Collins	N
Congress 51 st	Stephanie Allen	N	Senate 39 th	Chevelle Newell-Tate	N
Number of Visitors: 4			Sign-in Sheet on File: No, Virtual meeting		

1. Call to Order & Introductions

Chairwoman Karina Velazquez called the meeting to order at 6:46 pm (9 out of 15 members in attendance).

2. Adoption of the Agenda

Motion made by Booker Sanders to adopt the agenda. Second by Demetre Booker. Motion passed unanimously.

3. Review and Approval of Minutes

Motion made by Booker Sanders to approve the May 2020 minutes with addition of Leslie's written report. Second by Monte Jones. Friendly amendment by Marry Young to add her written statement as well. Motion passed unanimously.

4. Non-Agenda Communications from the Public:

- a. Sheila Minick stated there is not enough community input on the January 30th San Diego Housing plan, and should be added as a future agenda item.



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5. Chair's Report:

Chairwoman stated there is guidance from the City on elections: board members up for reelection remain until we can hold reelection in person. Shannon (City planning): stated if there are more seats open than people running, and no seats are contested, Board can be seated as is. No need to vote.

6. Staff Reports:

- a. **San Diego Police Department:** Officer Jennifer Gregory discussed new crime stats released. Prop crime down, 1 homicide. Per Mayor order, until further notice no longer enforcing 72hr vehicle violation. Also not enforcing vehicles showing signs of habitation right now. Starting today many parking lots in city parks began opening. Get IT Done app, many features were not accessible, should be accessible now. DMV licensing grace period: Due to this emergency, California law enforcement personnel are encouraged to exercise flexibility and discretion when reviewing DL records. Learners permits valid through June 30th
- b. **Council District 4:** Eric Henson gave various community updates on COVID19 and food distribution. Councilmember called for equity in police enforcement regarding protests. Dev impact fees & neighborhood enhancement program, 50% of fees go to communities with highest asset need.
- c. **Mayor's Office:** Not Present.
- d. **County District 4:** Not present.
- e. **Assembly District 79:** Not present.
- f. **Senate District 39:** Not present.
- g. **51 Congressional District:** Not present.
- h. **City Planning:** Shannon Anthony, new liason. Assistant planner. No new updates since staff has been out. Contact info: santhony@sandiego.gov 619-533-6406
- i. **Civic San Diego:** Not present.
- j. **Jacobs Center for Neighborhood Innovation:** Not present.

7. **Subcommittee Report:** Leslie Dudley from Priority List Subcommittee talked about the difficulty on being able to meet, subcommittee with reform and begin to meet again. Member Christie Hill said more advance notice of meeting is needed.

8. Action Items:

- A. Jorge Palacios with JP Engineering Inc. presented project # 596238 Seeking Tentative Map & Site Development Permit to subdivide 1.06 acres into 5 single-family lots at S. 66th Street and Leghorn Ave.
Motion to approve by Monte Jones, Second by Demetre Booker. Voted Yes: Marry, Demetre, Sandra, Monte, Kwame, Booker, Evan. Karina abstained. Voted No: Leslie. Vote: 7-1-1 Motion passed.

9. **Informational Items:** None.

10. **Continuing Business:** None.



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11. Adjournment:

Motion made by Demetre Booker to adjourn the meeting at 8:01 PM. Second by Booker Sanders. Passed unanimously.

Written by: Sandra Lambarri-Johnson, Board Member

Edited by: Karina Velazquez, Chairwoman

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: 66th and Leghorn SDP TM/596238

SCH No.: N.A.

Project Location-Specific: 192 66th Street, San Diego, CA 92114, Encanto Community Planning Area, Council District 4

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Site Development Permit (SDP) for environmentally sensitive lands, Tentative Map (TM) to create 5 residential lots at a vacant site located on the west side of 66th Street, west of Leghorn Avenue. The 1.06-site is in the Residential – Single Unit RS-1-7 Base Zone. The project is located within Airport Influence Area - Review Area 1 for San Diego International Airport, Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area.

Name of Public Agency Approving Project: City of San Diego Development Services Department

Name of Person or Agency Carrying Out Project: Jorge Palacios, 4849 Ronson Court Suite 105, San Diego, CA 92111 (858) 569-7377

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (In-fill Development Projects)

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which consists of in-fill projects meeting the following conditions: it is consistent with applicable general plan designation and policies as well as with applicable zoning designation and regulations; occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. In addition, the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Jamie Kennedy

Telephone: (619) 446-5445

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

ATTACHMENT 9

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Jamie Kennedy, Senior Planner

Date

Check One:

(X) Signed by Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

TENTATIVE MAP APPROVAL NO. 2229532 AND PRELIMINARY GRADING PLAN FOR WYNDGATE ESTATES

GENERAL NOTES

1. DEVELOPMENT DESCRIPTION:

THE DEVELOPMENT CONTAINS 1.059 ACRES AND WILL CONSIST OF FIVE (5) SINGLE FAMILY LOTS. APPROVAL OF THE TENTATIVE MAP IS HEREBY BEING REQUESTED.

THE DEVELOPMENT CONSISTS AS FOLLOWS:

DESCRIPTION	AREA(ACRES)	AREA(S.F.)	PERCENT
LOT 1	0.195	8,507	18.4
LOT 2	0.209	9,085	19.7
LOT 3	0.255	11,105	24.1
LOT 4	0.199	8,657	18.8
LOT 5	0.201	8,777	19.0
TOTAL:	1.059	46,131	100.0

NUMBER OF PROPOSED LOTS = 5

2. ZONING AND PARCEL INFORMATION:

THE SITE IS PRESENTLY UNDER BASE ZONE RS-1-7. THE MINIMUM LOT SIZE FOR THIS ZONE IS 5,000 SQUARE FEET.

- a. BASIC ZONE: RS-1-7, RESIDENTIAL
b. COMMUNITY PLAN: ENCANTO COMMUNITY PLANNING AREA
c. OVERLAY ZONES:
- AIRPORT INFLUENCE AREA (AIA)
- FIRE BRUSH ZONES 300' BUFFER
- FIRE HAZARD SEVERITY ZONE
- TRANSIT PRIORITY AREA
d. PERMITTED LAND USE: RESIDENTIAL
e. DEVELOPMENT REGULATIONS (PER TABLE 131-04D):
MINIMUM LOT AREA: 5,000 SQUARE FEET

MINIMUM LOT DIMENSIONS:

- LOT WIDTH : 50 FEET.
- STREET FRONTAGE : 50 FEET.
- LOT WIDTH CORNER : 55 FEET.
- LOT DEPTH : 95 FEET.

SETBACKS:

- FRONT : 15 FEET
- SIDE : FOR LOTS GREATER THAN 50 FEET IN WIDTH, THE REQUIRED SIDE SETBACKS MAY BE REALLOCATED WHERE THE COMBINED DIMENSION OF EACH SIDE SETBACK WOULD MEET
- OR EXCEED THE COMBINED TOTAL REQUIRED IN TABLE 131-04D, IN WHICH CASE SIDE SETBACKS SHALL NOT BE REDUCED TO LESS THAN 4 FEET.
* PARCEL 1: 0.08 X 55' = 4.4' ≈ 5'
* PARCEL 2: 0.08 X 55' = 4.4' ≈ 5'
* PARCEL 3: 0.08 X 55' = 4.4' ≈ 5'
* PARCEL 4: 0.08 X 55' = 4.4' ≈ 5'
* PARCEL 5: 0.08 X 55' = 4.4' ≈ 5'
- STREET SIDE : 10 FEET
- REAR : THE REQUIRED REAR SETBACK IS AT LEAST THE DIMENSION SHOWN IN TABLE 131-04D, EXCEPT AS FOLLOWS:
(i) FOR LOTS LESS THAN 100 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH, BUT NOT LESS THAN 5 FEET; AND
(ii) FOR LOTS GREATER THAN 150 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH OR THE DIMENSION SHOWN IN TABLE 131-04D, WHICHEVER IS GREATER.
* LOT 1: 0.10 X 108.5' ≈ 11 FEET, MINIMUM 13 FEET
* LOT 2: 0.10 X 165.0' ≈ 17 FEET
* LOT 3: 0.10 X 210.0' ≈ 21 FEET
* LOT 4: 0.10 X 157.0' ≈ 17 FEET
* LOT 5: 0.10 X 104.0' ≈ 10 FEET, MINIMUM 13 FEET

FLOOR AREA RATIO:

- * 5,000 TO 6,000 SQ.FT. : 0.59

LOT COVERAGE: 50 PERCENT

MAXIMUM STRUCTURE HEIGHT: 30 FEET

- f. GEOLOGIC HAZARD: 27
g. PROPOSED USE: RESIDENTIAL

3. PERMITS REQUESTED:

- a. TENTATIVE MAP APPROVAL

4. FENCING AND RETAINING WALLS:

ALL FENCING AND RETAINING WALLS WILL CONFORM WITH CHAPTER 14, ARTICLE 2, DIVISION 3 OF THE MUNICIPAL CODE. ALL FENCING AND RETAINING WALLS WILL NOT EXCEED 6 FEET IN HEIGHT. FENCING AND RETAINING WALLS WITHIN VISIBILITY AREA WILL NOT EXCEED 3 FEET IN HEIGHT.

5. DEVELOPMENT NOTES:

- a. NO BUS STOPS, EXISTING OR PROPOSED, ARE LOCATED IN THE VICINITY OF THE DEVELOPMENT.
b. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.44).

6. SEWER AND WATER SERVICES:

SEWER AND WATER SERVICES ARE PROVIDED BY THE CITY OF SAN DIEGO. ON-SITE SEWER SERVICE AND WATER SERVICE WILL BE PUBLIC AND SHALL CONFORM TO THE CITY OF SAN DIEGO STANDARDS AND UNIFORM PLUMBING CODE.

7. DRAINAGE SYSTEM:

WATER WILL BE DISPOSED OF BY SURFACE FLOW DRAINING TO 66TH STREET CONCRETE GUTTER. THE DRAINAGE SYSTEM SHOWN IS CONCEPTUAL, THE FINAL DRAINAGE DESIGN SHALL CONFORM TO THE CITY OF SAN DIEGO STANDARDS.

8. SERVICES:

THE GAS AND ELECTRIC POWER IS PROVIDED BY SAN DIEGO GAS AND ELECTRIC COMPANY. THE TELEPHONE SERVICE IS PROVIDED BY AT & T. SCHOOL SERVICE IS PROVIDED BY SAN DIEGO UNIFIED SCHOOL DISTRICT. FIRE SERVICE IS PROVIDED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT.

9. GRADING AND LANDSCAPING:

THE TENTATIVE MAP SHOWS THE PROPOSED PRELIMINARY GRADING AND IS SUBJECT TO REVISIONS DURING FINAL DESIGN. CUT OF APPROXIMATELY 0 CUBIC YARDS AND FILL OF APPROXIMATELY 6,900 CUBIC YARDS OF MATERIAL WILL BE REQUIRED ON SITE. CUT AND FILL QUANTITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN. THE MAXIMUM SLOPE GRADIENT WILL BE 2:1. ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH CITY DESIGN STANDARDS. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH CITY STANDARDS.

10. AERIAL:

CONTOURS SHOWN WERE DERIVED FROM AN AERIAL TOPOGRAPHY AND FIELD SURVEY DATED NOVEMBER 06, 2019.

11. OWNERS:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THIS PROPERTY AND CONSENT TO THE PREPARATION OF THIS MAP.
LEGHORN INVESTMENT HOLDINGS, LLC
C/O MR. TAI QUACH
PEG ENTERPRISE, INC.
800 EL CAJON BLVD. SUITE 201
EL CAJON, CA 92020
TELEPHONE: (619) 201-8615

BY: MR. TAI QUACH DATE: 01-17-20

12. ENGINEER OF WORK:

JP ENGINEERING, INC.
4849 RONSON COURT, SUITE 105
SAN DIEGO, CA 92111
TELEPHONE: (619) 569-7377

BY: Jorge H. Palacios DATE: 01-17-20
JORGE H. PALACIOS, R.C.E. 32031



NOTES

- ALL DRIVEWAYS SHALL CONFORM TO MUNICIPAL CODE SECTION 142.0560 (j)(9)(c) AND DIAGRAM 142-05D. DRIVEWAY SLOPES GREATER THAN 14% SHALL HAVE TRANSITIONS FOR THE FIRST AND LAST 8 FEET OF THE RAMP. A DETAILED DRIVEWAY PROFILE WILL BE SHOWN IN THE FINAL CONSTRUCTION PLANS TO VERIFY THE PROPOSED DRIVEWAY WILL ADHERE TO THE MUNICIPAL CODE.
- VISIBILITY AREA TRIANGLES DETAILS SHALL BE SHOWN IN THE FINAL CONSTRUCTION PLANS AT THE DRIVEWAYS PER MUNICIPAL CODE SECTION 113-0273, DIAGRAM 113-02SS. THE VISIBILITY AREA SHALL EXTEND 10 FEET INWARD ONTO PRIVATE PROPERTY ALONG THE DRIVEWAY AND ALONG THE PROPERTY LINE. NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
- BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SDMC SECTION 95.0209
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUMMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- ALL GRADED, DISTURBED, OR ERODED AREA THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITH IN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE. SEE SHEET LC-3 FOR HYDROSEED MIX INFORMATION
- INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TRACKER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 APRIL 1.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWQ AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) ORDER NO. R9-2007-001, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE SUBDIVIDER SHALL UNDERGROUND EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE.
- PRIOR TO RECEIVING THE FIRST RESIDENTIAL BUILDING PERMIT, OWNER/PERMITTEE SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 14, ARTICLE 2, DIVISION 13 OF THE SAN DIEGO MUNICIPAL CODE ("INCLUSIONARY AFFORDABLE HOUSING REGULATIONS") BY PAYING TO THE CITY OF SAN DIEGO THE FULL INCLUSIONARY AFFORDABLE HOUSING FEE BASED UPON THE AGGREGATE SQUARE FOOTAGE OF ALL NEW RESIDENTIAL UNITS IN THE PROJECT, ON TERMS SET FORTH WITHIN THE INCLUSIONARY AFFORDABLE HOUSING REGULATIONS.
- A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 4 AND 5 OF ORANGE GROVE TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 925, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 1904, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LAND CONVEYED TO THE CITY OF SAN DIEGO, BY DEED RECORDED DECEMBER 5, 1946 AS FILE NO. 129270 OF OFFICIAL RECORDS SAID SOUTHWESTERLY LINE OF SAID CITY OF SAN DIEGO'S LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 89°06'30" WEST 261.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 25°39'00" EAST, 7.07 FEET TO A POINT; THENCE SOUTH 45°01'10" EAST, 355.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 14.25 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 11.31 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4, AND THE END OF SAID LINE.

ASSESSOR'S PARCEL NUMBER: 549-380-02-00

EASEMENTS

PER PRELIMINARY TITLE REPORT BY: LAWYERS TITLE ORDER NO. 318319004

- EASEMENT(S) IN FAVOR FOR THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:

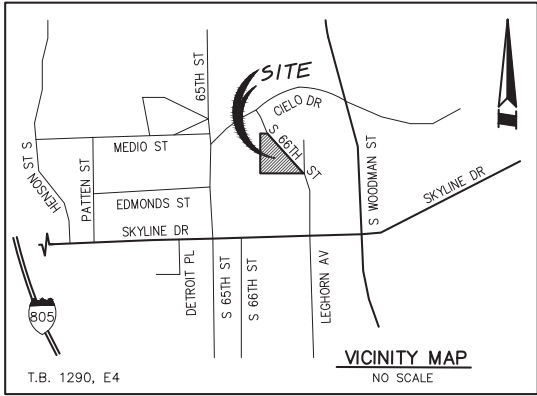
GRANTED TO: SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, A CORPORATION
PURPOSE: MAIN WATER PIPE
RECORDING DATE: JANUARY 22, 1902
RECORDING NO: BOOK 316, PAGE 206, OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD
RECORDING DATE: MARCH 29, 1961
RECORDING NO: 54575, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

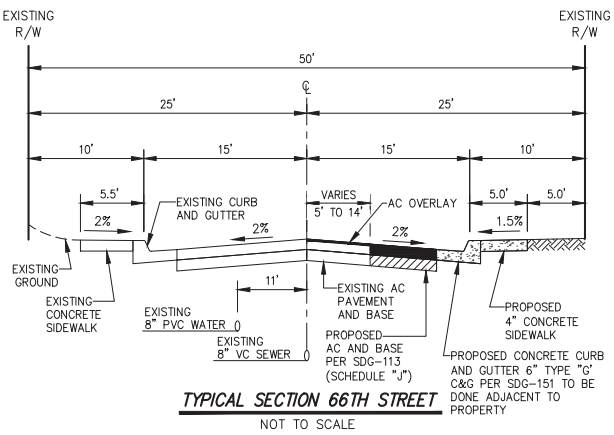
SAID INSTRUMENT ADDITIONALLY CONTAINS THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.



INDEX SHEET NUMBER

TITLE SHEET, STREET TYPICAL SECTION AND NOTES.....	C-1
TENTATIVE MAP AND PRELIMINARY GRADING PLAN.....	C-2
CROSS SECTIONS.....	C-3
EXISTING TOPOGRAPHY.....	C-4
PROPERTY BOUNDARY AND EASEMENTS.....	C-5
LANDSCAPE TITLE SHEET.....	LC-1
LANDSCAPE CONCEPT PLAN.....	LC-2
LANDSCAPE CONCEPT PLAN AND LEGEND.....	LC-3
OVERALL WATER CONSERVATION PLAN.....	LC-4
INDIVIDUAL LOT WATER CONSERVATION PLAN.....	LC-5
INDIVIDUAL LOT WATER CONSERVATION PLAN.....	LC-6

SHEET NO.



PARKING TABLE PER SDMC SECTION 142.0520 (MINIMUM REQUIRED PARKING SPACES IS 2 SPACES PER DWELLING UNIT)	
PARCEL NO.	GARAGE PARKING PROVIDED
PARCEL 1	2
PARCEL 2	2
PARCEL 3	2
PARCEL 4	2
PARCEL 5	2
TOTAL	10

GRADING DATA

- TOTAL AMOUNT OF SITE TO BE GRADED: 0.82 ACRES.
- PERCENT OF TOTAL SITE GRADED: 77%
- AMOUNT OF CUT: 0 CUBIC YARDS.
- AMOUNT OF FILL: 6,900 CUBIC YARDS.
- MAXIMUM HEIGHT OF FILL SLOPE(S): 14 FEET 2:1 SLOPE RATIO.
- MAXIMUM HEIGHT OF CUT SLOPE(S): 0 FEET N/A SLOPE RATIO.
- AMOUNT OF IMPORT SOIL: 6,900 CUBIC YARDS.
- RETAINING/CRIB WALLS: HOW MANY: 2 FEET;
MAXIMUM LENGTH: 135 FEET;
MAXIMUM HEIGHT: 6 FEET.

BENCH MARK	
DESCRIPTION: SOUTHWEST BRASS PLUG AT TOP OF CONCRETE CURB	
LOCATION: AT THE INTERSECTION OF SKYLINE DRIVE AND 66TH STREET	
RECORD FROM: CITY OF SAN DIEGO	
ELEVATION: <u>347.486'</u>	DATUM: <u>M.S.L.</u>

LEGEND

PROPERTY BOUNDARY.....	P/L
RIGHT OF WAY LINE.....	R/W
CENTER LINE.....	C
EASEMENT LINE.....	E
ADJACENT PROPERTY LINE.....	
PROPOSED SLOPE (2:1 MAX).....	Y
PROPOSED LOT LINE.....	Y
PROPOSED LOT NUMBER.....	LOT 1
PROPOSED CONTOUR LINE ELEVATION.....	400
DAYLIGHT LINE.....	
PAD ELEVATION.....	PAD 403.50
PROPOSED GARAGE FINISHED FLOOR ELEVATION.....	G.F.E. 403.00
PROPOSED BUILDING FINISHED FLOOR ELEVATION.....	F.F.E. 404.17
PROPOSED ELEVATION.....	401.85
PROPOSED TOP OF CURB ELEVATION.....	TC 406.70
PROPOSED CONCRETE CURB AND GUTTER.....SDG-151.....	
PROPOSED AC PAVEMENT(SCHEDULE "J").....SDG-113.....	
PROPOSED CONCRETE SIDEWALK.....SDG-155.....	
PROPOSED PRIVATE VEGETATED SWALE.....	
PROPOSED CONCRETE DRIVEWAY.....SDG-159.....	
PROPOSED PRIVATE RETAINING WALL.....	
PROPOSED 1" WATER SERVICE.....SDW-150.....	
PROPOSED 4" PVC SEWER LATERAL.....SDS-105.....	
PROPOSED 18" x 18" CATCH BASIN WITH ORIFICE AND STORM DRAIN PUMP.....	
PROPOSED 3"Ø PVC SIDEWALK.....D-27.....	
UNDERDRAIN.....	
PROPOSED DIRECTION OF SURFACE RUNOFF.....	
PROPOSED STREET LIGHT.....SDE-101.....	
PROPOSED CURB INLET TYPE "B".....SDD-116.....	
PROPOSED HEADWALL TYPE "B".....D-32.....	
PROPOSED 18" RCP.....	
PROPOSED CONCRETE DITCH TYPE "D".....SDD-106.....	
PROPOSED BIOFILTRATION AREA FOR STREET.....	
PROPOSED RIP-RAP.....SDD-104.....	
PROPOSED BIOFILTRATION AREA FOR LOTS.....	
PROPOSED STREET TREE ROOT ZONE (40 SQ.FT.).....	
PROPOSED TOP OF WALL ELEVATION.....	TW 393.50
PROPOSED BOTTOM OF WALL ELEVATION.....	BW 390.50
EXISTING CONTOUR ELEVATION.....	390
EXISTING SPOT ELEVATION.....	x 373.5
EXISTING CONCRETE CURB AND GUTTER.....	
EXISTING CONCRETE.....	
EXISTING AC PAVING.....	AC
EXISTING WOOD FENCE.....	
EXISTING CHAIN LINK FENCE.....	x x x x
EXISTING UNDERGROUND ELECTRICAL.....	E
EXISTING GAS MAIN.....	G
EXISTING OVERHEAD CABLE TV.....	TV
EXISTING SEWER MANHOLE.....	MH
EXISTING STREET LIGHT.....	
INDICATES FRONT SETBACK.....	F.Y.S.B.
INDICATES SIDE SETBACK.....	S.Y.S.B.
INDICATES STREET SIDE SETBACK.....	STREET S.Y.S.B.
INDICATES REAR SETBACK.....	R.Y.S.B.
EXISTING WATER MAIN.....	W W
EXISTING SEWER MAIN.....	S S S

Prepared By:

Name: JP ENGINEERING, INC.
Address: 4849 Ronson Court, Suite 105
San Diego, CA 92111
Phone #: (858) 569-7377
FAX #: (858) 569-0830

Project Address:

66th Street
San Diego, CA 92114

Project Name:

WYNDGATE ESTATES

Sheet Title:

TITLE SHEET, STREET TYPICAL SECTION
AND NOTES

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: OCTOBER 07, 2020
Revision 3: AUGUST 27, 2020
Revision 2: JULY 31, 2020
Revision 1: MAY 21, 2020
Original Date: JANUARY 17, 2020
Sheet 1 of 11
DEP# PTS NO. 596238
I.O. No. 24007720

L.C. 194-1751 CCS 1834-6311

C-1

SHEET TITLE: TITLE SHEET, STREET TYPICAL SECTION, AND NOTES
PROJECT NAME: WYNDGATE ESTATES

DESIGNER: JHP
DRAWN: SP
CHECKED: JHP
DATE: 01-17-20

BY: _____

DATE: _____

NO. _____

DATE _____

BY: _____

DATE _____

NO. _____

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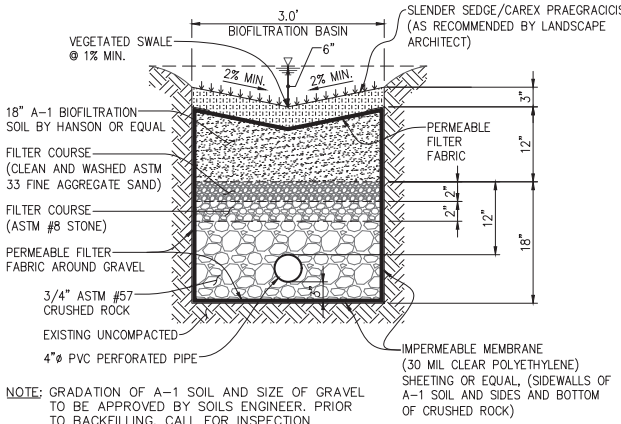
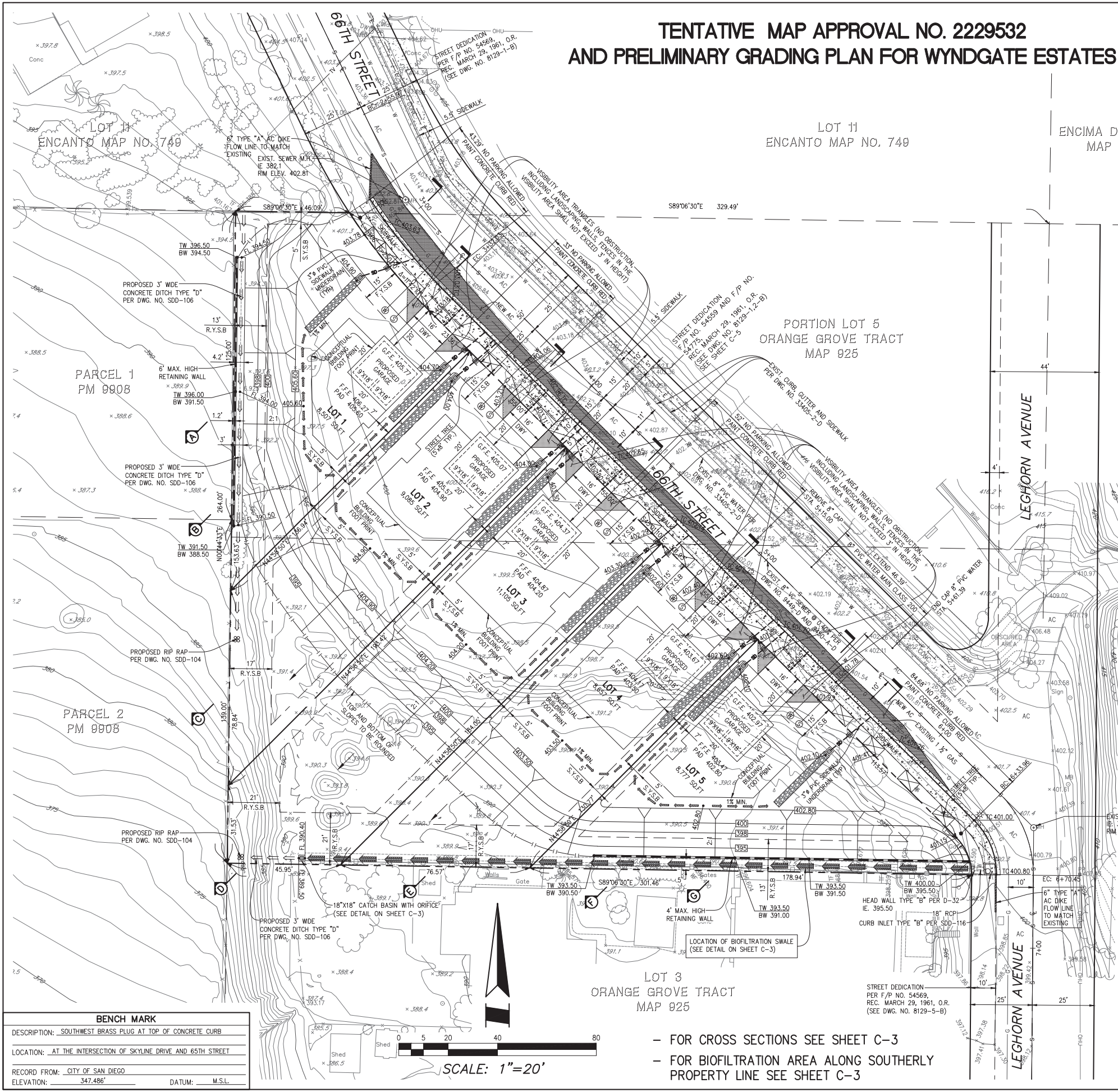
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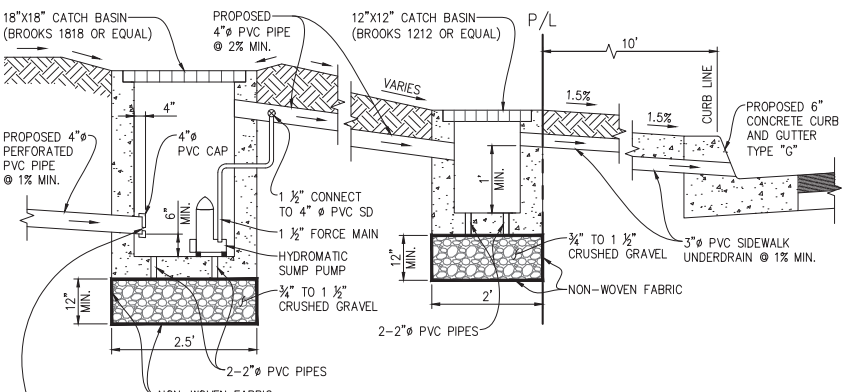
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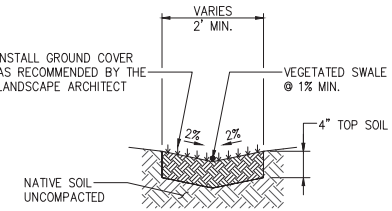
TENTATIVE MAP APPROVAL NO. 2229532
AND PRELIMINARY GRADING PLAN FOR WYNDGATE ESTATES



BIOFILTRATION BASIN (LOTS 1 THRU 5)
(BMP-1 THRU BMP-10)



ORIFICE DETAIL 1 (LOTS 1 THRU 5)
AT 18"x18" CATCH BASIN WITH STORM DRAIN PUMP



VEGETATED SWALE DETAIL

Prepared By:

Name: JP ENGINEERING, INC.
Address: 4849 Ronson Court, Suite 105
San Diego, CA 92111
Phone #: (858) 569-7377
FAX #: (858) 569-0830

Project Address:

66th Street
San Diego, CA 92114

Project Name:

WYNDGATE ESTATES

Sheet Title:

TENTATIVE MAP AND
PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	OCTOBER 07, 2020
Revision 4:	AUGUST 27, 2020
Revision 3:	JULY 31, 2020
Revision 2:	MAY 21, 2020
Revision 1:	
Original Date:	JANUARY 17, 2020

Sheet 2 of 11
DEP# PTS NO. 596238
I.O. No. 24007720

L.C. 194-1751 CCS 1834-6311

TENTATIVE MAP APPROVAL NO. 2229532
AND PRELIMINARY GRADING PLAN

WYNDGATE ESTATES

DESIGNER: JHP
DRAWN: SP
CHECKED: JHP
DATE: 01-17-20

BY: DATE:

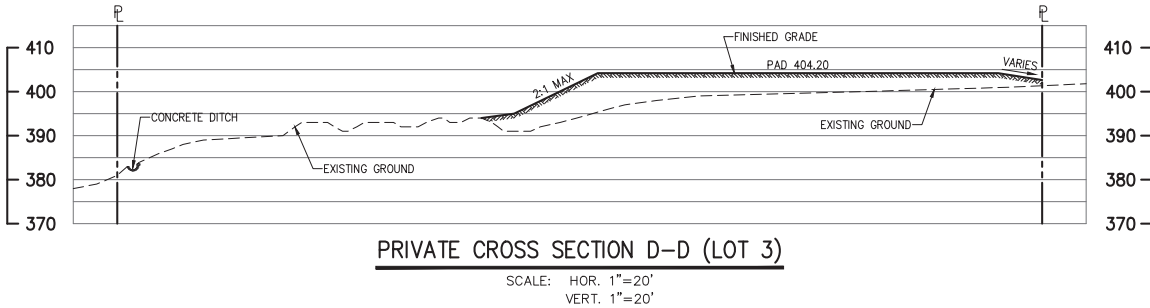
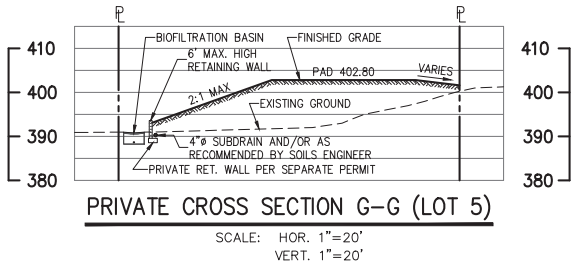
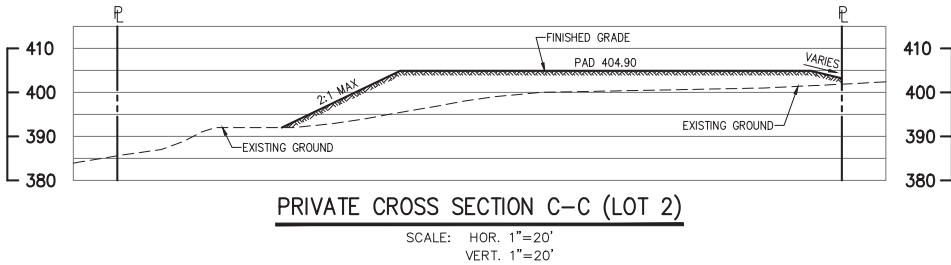
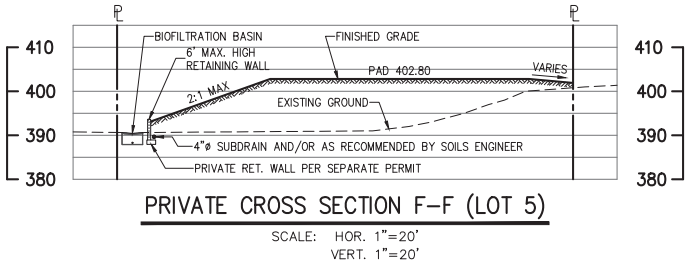
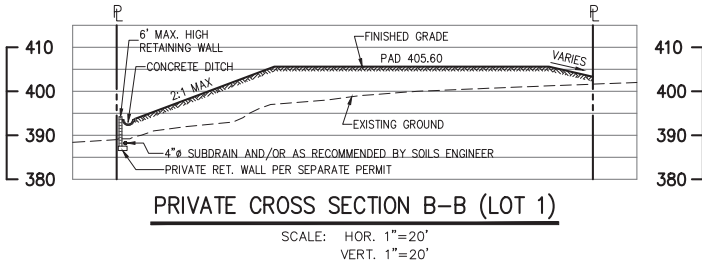
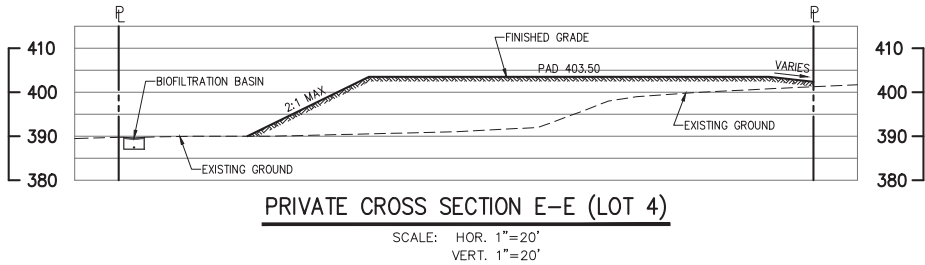
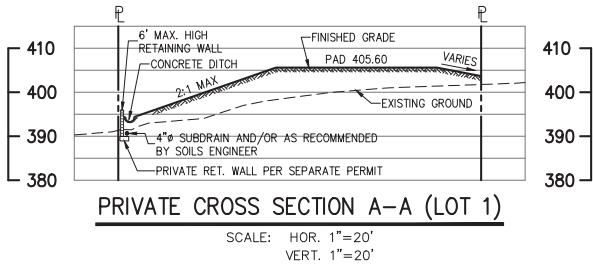
NO. DATE:

CIVIL ENGINEERING ■ LAND PLANNING ■ SURVEYING ■ 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 ■ (858)569-7377 FAX (858)569-0830

C-2

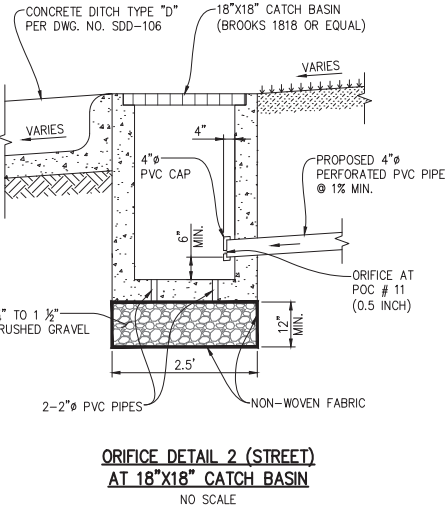
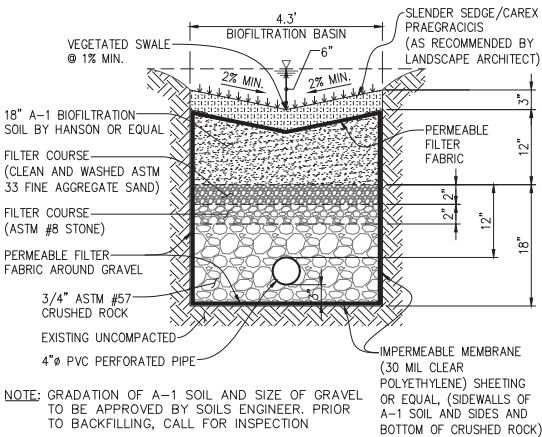
Project No. 1076-19

TENTATIVE MAP APPROVAL NO. 2229532



BENCH MARK	
DESCRIPTION:	SOUTHWEST BRASS PLUG AT TOP OF CONCRETE CURB
LOCATION:	AT THE INTERSECTION OF SKYLINE DRIVE AND 65TH STREET
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	347.486'
DATUM:	M.S.L.

LOCATION FOR CROSS SECTIONS SEE SHEET C-2



FOR LOCATION OF BMP-11
AND 18"x18" CATCH BASIN SEE SHEET C-2

Prepared By:		
Name:	JP ENGINEERING, INC.	Revision 14:
Address:	4849 Ronson Court, Suite 105 San Diego, CA 92111	Revision 13:
Phone #:	(858) 569-7377	Revision 12:
FAX #:	(858) 569-0830	Revision 11:
Project Address:		Revision 10:
	66th Street	Revision 9:
	San Diego, CA 92114	Revision 8:
Project Name:		Revision 7:
	WYNDGATE ESTATES	Revision 6:
		Revision 5:
		Revision 4:
		Revision 3:
		Revision 2:
		Revision 1:
		Original Date:
Sheet Title:	CROSS SECTIONS	Sheet 3 of 11
		DEF# PTS NO. 596238
		LO. No. 24007720



C-3

Project No. 1076-19

CROSS SECTIONS		WYNDGATE ESTATES	
DESIGNER	JHP	CHECKED	JHP
DRAWN	SP	DATE	01-17-20
BY		DATE	01-17-20
NO.	DATE	NO.	DATE

CIVIL ENGINEERING

LAND PLANNING

SURVEYING

4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111

(858) 569-7377 FAX (858) 569-0830

C-3

L.C. 194-1751 CCS 1834-6311

PROPERTY BOUNDARY

LOT 11 ENCANTO
MAP NO. 749

LOT 11 ENCANTO
MAP NO. 749

ENCIMA I
MA

LOT 5
ORANGE GROVE TRACT
MAP 925

STREET DEDICATION
PER F/P NO. 54569,
REC. MARCH 29, 1961, O.R.
(SEE DWG. NO. 8129-1-B)

LOT 1
8,507 SQ. FT.

LOT 2
9,085 SQ. FT.

LOT 3
11,105 SQ. FT.

LOT 4
8,657 SQ. FT.

LOT 5
8,777 SQ. FT.

ORANGE GROVE TRACT
MAP 925

ORANGE GROVE TRACT
MAP 925

LOT 2
ORANGE GROVE TRACT
MAP 925

LOT 1
ORANGE GROVE TRACT
MAP 925

STREET DEDICATION
PER F/P NO. 54569,
REC. MARCH 29, 1961, O.R.
(SEE DWG. NO. 8129-3,5-B)

STREET DEDICATION
PER F/P NO. 54570,
REC. MARCH 29, 1961, O.R.
(SEE DWG. NO. 8129-3-B)

65TH STREET

66TH STREET

LEGHORN AVENUE

LEGHORN AVENUE
(DEDICATED AS MAGNOLIA AVE. PER MAP 925)

SKYLINE DRIVE

PARCEL 1
PM 9908

PARCEL 2
PM 9908

PARCEL 3
PM 9908

PARCEL 4
PM 9908

SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
JORGE H. PALAFOX
No. 32031
12/31/20
CIVIL
STATE OF CALIFORNIA

PROPERTY BOUNDARY AND EASEMENTS.....

RIGHT OF WAY LINE.....

CENTER LINE.....

EASEMENT LINE.....

RADIAL LINE.....

ADJACENT PROPERTY LINE.....

SEARCH FOR RECORD
MONUMENT —NOT FOUND..... SFN

FOUND CITY STREET MONUMENT
PER. PARCEL MAP 9908..... ▲

FOUND 2" IRON PIPE AND DISC
MARKED "RCE 8454" PER P.M. 9908..... ●

FOUND 3/4" IRON PIPE AND PLASTIC CAP
MARKED "LS 5036" PER C.R. 14184..... ◐

FOUND 3/4" IRON PIPE WITH DISC
MARKED "LS 4068" NO RECORD..... ■

FOUND 1" OPEN PIPE PER. P.M. 9908..... ○

FOUND 3/4" IRON PIPE WITH DISC
MARKED "RCE 8454"..... ●

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 4 AND 5 OF ORANGE GROVE TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 925, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 1904, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LAND CONVEYED TO THE CITY OF SAN DIEGO, BY DEED RECORDED DECEMBER 5, 1946 AS FILE NO. 129270 OF OFFICIAL RECORDS SAID SOUTHWESTERLY LINE OF SAID CITY OF SAN DIEGO'S LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 89°06'30" WEST 261.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 25°39'00" EAST, 7.07 FEET TO A POINT; THENCE SOUTH 45°01'10" EAST, 355.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 14.25 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 11.31 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4, AND THE END OF SAID LINE.

ASSESSOR'S PARCEL NUMBER: 549-380-02-00

PER PRELIMINARY TITLE REPORT BY: LAWYERS TITLE ORDER NO. 318319004

2. EASEMENT(S) IN FAVOR FOR THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
- | | |
|-----------------|---|
| GRANTED TO: | SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, A CORPORATION |
| PURPOSE: | MAIN WATER PIPE |
| RECORDING DATE: | JANUARY 22, 1902 |
| RECORDING NO: | BOOK 316, PAGE 206, OF DEEDS |
| AFFECTS: | SAID LAND MORE PARTICULARLY DESCRIBED THEREIN |
- THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, A CORPORATION
PURPOSE: MAIN WATER PIPE
RECORDING DATE: JANUARY 22, 1902
RECORDING NO: BOOK 316, PAGE 206, OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD
RECORDING DATE: MARCH 29, 1961
RECORDING NO: 54575, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

SAID INSTRUMENT ADDITIONALLY CONTAINS THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

THE BASIS OF BEARINGS FOR THIS MAP IS
THE NORTH PROPERTY LINE OF PARCEL MAP
NO. 9908, I.E. N89°06'30"W.

NO. OF EXISTING LOTS = 1
NO. OF PROPOSED LOTS = 5

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.

A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET PER THE FINAL MAP.

Name: JP ENGINEERING, INC.

Address: 4849 Ronson Court, Suite 10
San Diego, CA 92111

Phone #: (858) 569-7377

FAX #: (858) 569-0830

66th Street
San Diego, CA 92114

WYNDGATE ESTATES

PROPERTY BOUNDARY AND EASEMENTS

Revision 14:	
Revision 13:	
Revision 12:	
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Revision 6:	
Revision 5:	
Revision 4:	OCTOBER 07, 2020
Revision 3:	AUGUST 27, 2020
Revision 2:	JULY 31, 2020
Revision 1:	MAY 21, 2020

Original Date: JANUARY 17, 2020

Sheet 5 of 11

DEP# PTS NO. 596238

IQ No. 24007720

C-5

L.C. 194-1751	CCS 1834-6311
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- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING

ENGINEERING

ATTACHMENT 11

4849 Ransom Court
Suite No. 105
San Diego, CA 92111
Tel 858.569.7377
Fax 858.569.0830

Web www.jpeng.com
Email jp@jpeng.com

WYNDGATE ESTATES

DESIGN GUIDELINES

**CITY OF SAN DIEGO
PROJECT NO. 596238**

JULY 2020

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Introduction

Wyndgate Estates is a 1.06 acre residential subdivision within the Encanto Community Plan in the City of San Diego. The project consists of 5 single family residential lots, which range in size from 0.20 acre to 0.25 acre.

The vacant property is bordered by a public street, 66th Street, to the northeast. Existing development to the south and east consists of single-family homes within lots that range in size from 0.20 acre to 0.45 acre. West of the property is the Wat Lao Boubpharam Temple with adjacent parking lot. The proposed lots are designed to fit well within the size and density of the surrounding neighborhood for proper integration. See Exhibit 1.

The proposed lots are designed to comply with the City's Guidelines within the density of the surrounding neighborhood. The development is consistent and complies with the residential zone RS-1-7, Municipal Code Sections 131.0420, 131.0422, 131.0423, 131.0431, 131.0442, 131.0443, 131.0444, 131.0445, 131.0446, 131.0447, 131.0449, 131.0450 and 142.0411. The development will meet all the regulations outlined in the above mentioned sections.

The density and intensity of the development conform to the Zoning Regulations. Off-street parking spaces will meet the minimum requirements stated in Chapter 14, Article 2, Division 5 of the SDMC.

The landscaping will comply with the requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4. All the landscaping issues are addressed on the Conceptual Landscape Plan.

Fences and walls on the individual lots will be located within the developed portion of the premises. Except for street addresses, there will not be other signs within the Development. All the criteria for the main residence and accessory structures are addressed within the Design Guidelines.

Purpose

The purpose of these Design Guidelines are to ensure that each home in Wyndgate Estates has a standard and quality design to maintain the character and attractiveness of Wyndgate Estates.

The Design Guidelines addresses site design, architecture and landscaping. The Design Guidelines identify elements that will provide consistency and quality throughout the project and compatibility design between new and existing development in Encanto Community Plan. City Staff will use these guidelines and other exhibits to review Engineering and Building Permit submittals and associated construction documents for substantial conformance with the approved Tentative Map.

A Substantial Conformance Review (SCR) shall be required prior to building permits for the development of each lot. A SCR shall be processed in accordance with process 1.

Site Design Guidelines

Building Envelopes, Lot Pads and Setbacks

The area within the setbacks where building is permitted is called the building envelope. This area is shown for each lot on the Tentative Map. This plan also shows the pad elevation. Building height shall be determined from the approved pad elevations.

Grading, drainage, utilities and mechanical equipment shall be designed to comply with the City Engineering Regulations, Standards and Guidelines. All Engineering features and issues are addressed on the Site/Grading Plan.

The use of the graded pad and contour grading shall be encouraged to limit the amount of cut and fill slopes.

The building pad shall be in substantial conformance with the approved Exhibit "A".

Setbacks

Front yard residence:	15 feet minimum
Side yard:	5 feet minimum
Rear yard:	13 feet minimum

Exceptions to Setbacks

Architectural projects and encroachments may be permitted in accordance with the regulations in Section 131.0461 of the Municipal Code.

Lot Coverage, Floor Area Ratio, and Building Height

Lot Coverage

No building shall cover more than 50 percent of the lot. Lot coverage shall be calculated per Section 131.0455(a) of the Municipal Code.

Accessory Buildings

Accessory buildings in each dwelling unit may be permitted in accordance with the regulations in Section 131.0448 of the Municipal Code.

Building Height - Thirty (30) Feet, Two-stories

The structure height for the Base Zone RS-1-7 is 30 feet and is subject to Municipal Code Section 131-0431, Table 131-04D.

Architectural Design Objectives

Design Character

The qualities of the site are so unique that the design of the Architectural improvements must be based on the following considerations:

- Consideration of the attributes of each site: such as views, wind and sun orientation, and letting those characteristics determine the plan and massing.
- Create a neighborhood identity that is unique, yet compatible with surrounding development.
- Retain the overall landform while allowing reasonable grading to maximize public and private view opportunities and preserve key features where feasible.

Building Materials

Building materials and features should be appropriate to the style and design of the home and be used harmoniously throughout the design including all building elevations and accessory structures. Materials shall be high quality, durable and efficient. All materials shall meet criteria as set forth in Chapter 7A of the California Building Code. See Exhibits 2 and 3.

Exterior Wall Surfaces

The use of natural materials such as stone and wood and natural-like materials such as concrete and stucco are recommended. Iron and wood may be used for balconies, pot shelves, accents, privacy screens or fences and gates, etc.

Colors

High contrast colors shall be avoided. The primary color scheme should be earth tones of tan and brown, and variations in the same family. Colors and materials shall complement one another. Bright, vibrant colors shall be reserved for accents and/or to highlight architectural features.

Windows and Doors

Windows and door openings shall be recessed or framed on elevations to accentuate the appearance of wall depth. Use of wood windows and doors are recommended. Recessed openings may be achieved through the construction of building projections and bay windows. Glazing shall be low-reflective. See Exhibit 4.

Awnings, Trellises and Overhangs

Awnings, trellises and overhangs may be used but shall be incorporated into the Architectural style of the custom home. See Exhibit 5.

Chimneys

Chimneys shall comply with the 30-foot height limit. Chimney caps shall complement the Architectural style of the custom home and meet minimum standards for spark arresting.

Skylights

Skylights shall be designed as an integral part of the roof with framing and flashing materials compatible with roof materials. Skylight glazing shall be low-reflective.

Flashing and Sheet Metal

All exposed flashing and sheet metal, shall be in a color consistent with adjacent material.

Vents

Vent Stacks and pipes shall be consistent in color and compatible with exterior architectural elements of the custom residence.

Appurtenant Structures

All patios, balconies, sunshades, pools, spas, gazebos, decking, trash enclosures and other appurtenant structures shall be compatible with the exterior architectural elements of the custom residence in materials, colors and texture.

Solar Panels

Solar panels shall be integrated into the roof or landscape design. Solar equipment, including plumbing and conduits, shall be screened from view from abutting property and public rights-of-way.

Antennas and Satellite Dishes

Antennas and Satellite dishes shall be integrated into the home residential architecture and screened from public views, to the extent possible, and shall comply with all applicable City of San Diego Ordinances. The residences shall be wired for cable reception and internet access.

Utility Meters and Cabinets

All gas and electric meters shall be screened from public right-of-way by enclosures, building recesses, or walls that are compatible with the exterior elements of the custom residence. Equipment cabinets shall be consistent with the general character of the neighborhood. No equipment shall be constructed or placed within the public right-of-way.

Mechanical Equipment

Air-conditioning, heating, pool, fountain pumps, soft-water tanks and similar mechanical equipment shall be screened from abutting property and public rights-of-way by sound-attenuating enclosures, building recesses or walls that are compatible with the exterior architectural elements of the custom residence.

Garages and Onsite Parking Spaces

Each custom residence shall have a garage that provides a minimum of two parking spaces. Garages shall be consistent with the architectural elements of the residences. Each garage driveway shall be a minimum of 16 feet wide and 20 feet long, as measured from back of public sidewalk in accordance with SDMC Section 142.0520. Parking shall conform to Chapter 14, Article 2, Division 5 of the Municipal Code.

Fences and Walls

Walls and fences shall complement and reinforce the architectural style of the residence in terms of form, materials, texture and color. Materials such as wood, stone, stucco, and/or rock may be used alone or combined with other acceptable materials such as brick, Concrete Masonry Unit (CMU), block, wrought iron, extruded aluminum or other decorative metal. Wall heights shall be in accordance with the City of San Diego Municipal Code Regulations. See Exhibit 6. No obstruction, including landscaping or solid walls in the visibility area at the end of each driveway within private property shall exceed 36" in height in accordance with SDMC 142.0310.

Lighting

The private exterior lighting shall be of high quality and shall complement the architectural style of the residence. Exterior lighting shall be directed away from adjoining properties and shielded so as to eliminate light spill and glare and reduce impacts to neighboring residences. See Exhibit 4.

Roofs

Roofs shall be consistent with the architecture of the residence in both style and materials. Flat roofs systems will be acceptable where strong horizontal lines are needed to reinforce the architectural style. All roofs shall be of fire-resistive construction, and shall comply with the City of San Diego building and fire protection regulations. Roofs shall be designed to prevent water damage and stains on building facades. See Exhibits 2 and 3.

Gutters

Gutters and down spouts shall be integrated into the architecture or concealed. Gutters and down spouts shall drain into landscaped areas, rain barrels, bioswales, rain gardens, flow-through planters or yard drain systems.

Landscaping

Landscaping shall complement the architectural style and scale of the home. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements. Low-water using species shall be part of the plant palette to minimize potable water demand.

Hardscape colors and finishes shall be simple and consistent. Natural materials such as boulders, cobbles, gravels and aggregates are recommended to facilitate permeability and create texture and visual interest. Strategic use of permeable materials will minimize runoff. Permanent irrigation shall be fully automatic. In non-turf areas, low flow systems shall be used.

Maintenance for planted areas within the residential lot shall be the responsibility of the individual lot owner except where easements may be established for the benefit of the adjacent property owner. Maintenance shall include irrigation, pruning, and thinning of vegetation, fertilization, weeding and litter removal. No obstruction, including landscaping or solid walls in the visibility area at the end of each driveway within private property shall exceed 36" in height in accordance with SDMC 142.0310.

Trees shall be planted to soften the house structure and promote passive cooling in the summer. A combination of evergreen and deciduous species should be used.

Foundation shrubs shall be used to soften the elevations of the house structure.

Low water use ground covers shall be used to cover larger area of the garden, while lawn or turf areas should be kept to a minimum of 25% of the property.

Lawn/turf areas should be warm species turf grass for water conservation.

Planting on sloping areas shall be low water use, deep rooting shrubs and ground cover species.

See Exhibits 7 and 8.

Low-Impact Development

Low Impact Development (LID) features and treatment control Best Management Practices (BMPs) shall be designed into each lot, as required by the City's Guidelines. The use of permeable pavement, flow through planters, subdrain system, landscape areas, bioswales and detention areas that meet water quality requirements shall be used.

The City of San Diego Water Department's "San Diego Low Impact Development Design Manual" dated July 2011 and the City of San Diego BMP Design Manual dated January 2018 shall be used for design of each lot.



EXHIBIT 1: PROJECT LOCATION



**EXHIBIT 2: EXAMPLES OF BUILDINGS
EXTERIOR ELEVATIONS,
MATERIALS, COLORS AND
ROOFS**

NOTE: No obstruction, including landscaping, columns or solid walls in the visibility triangle areas on each side of each driveway within private property shall exceed 36" in height in accordance with SDMC 142.0310



EXHIBIT 3: EXAMPLES OF BUILDINGS EXTERIOR ELEVATIONS, MATERIALS, COLORS AND ROOFS



EXHIBIT 4: EXAMPLES OF WINDOWS, DOORS
AND LIGHTING



EXHIBIT 5: EXAMPLE OF AWNINGS, TRELLISES
AND OVERHANGS



EXHIBIT 6: EXAMPLES OF FENCES AND WALLS

NOTE: No obstruction, including landscaping, columns or solid walls in the visibility triangle areas on each side of each driveway within private property shall exceed 36" in height in accordance with SDMC 142.0310

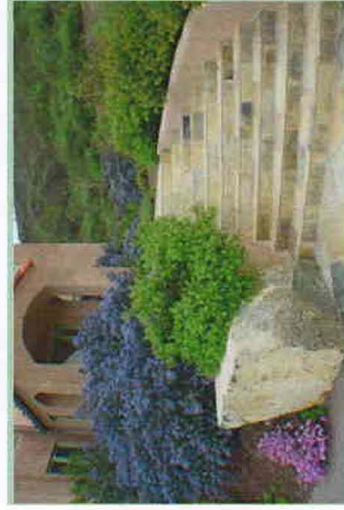
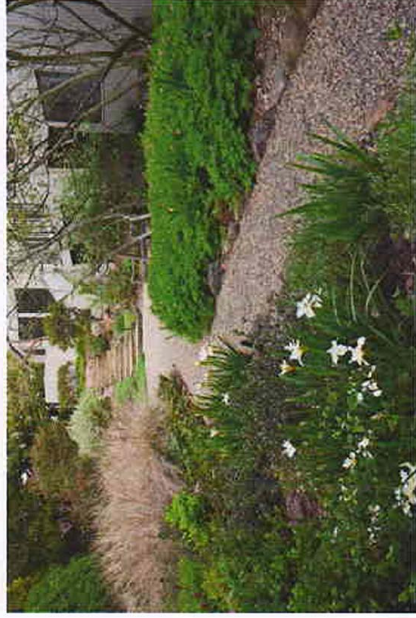


EXHIBIT 7: EXAMPLES OF LANDSCAPING



EXHIBIT 8: EXAMPLES OF LANDSCAPING