

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1107880 – Emerald Hills

To call in and make your three minutes of public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **161 944 0367**



How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO “RAISE YOUR HAND”: Click the "Raise your Hand" button on your computer, tablet, or Smartphone, or dial ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO “UNMUTE”: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

**Emerald Hills
Project No. PRJ-1107880**

Item #2

Planning Commission

November 20, 2025

Project Information

- Location:** 5702 Old Memory Lane, Encanto Neighborhoods,
RS-1-2 (Residential-Single Unit) zone
- Parcel Size:** 31.18-acres
- Approvals:** Adoption of Addendum No. 1107880 to Program
Process 4 Environmental Impact Report (PEIR) No. 386029/ State
Clearinghouse (SCH) No. 2014051075 and a Mitigation,
Monitoring and Reporting Program (MMRP),
- Vesting Tentative Map,
 - Site Development Permit,
 - Neighborhood Development Permit,
 - Neighborhood Use Permit

Project Scope

Subdivision to include:

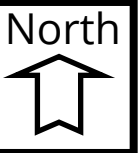
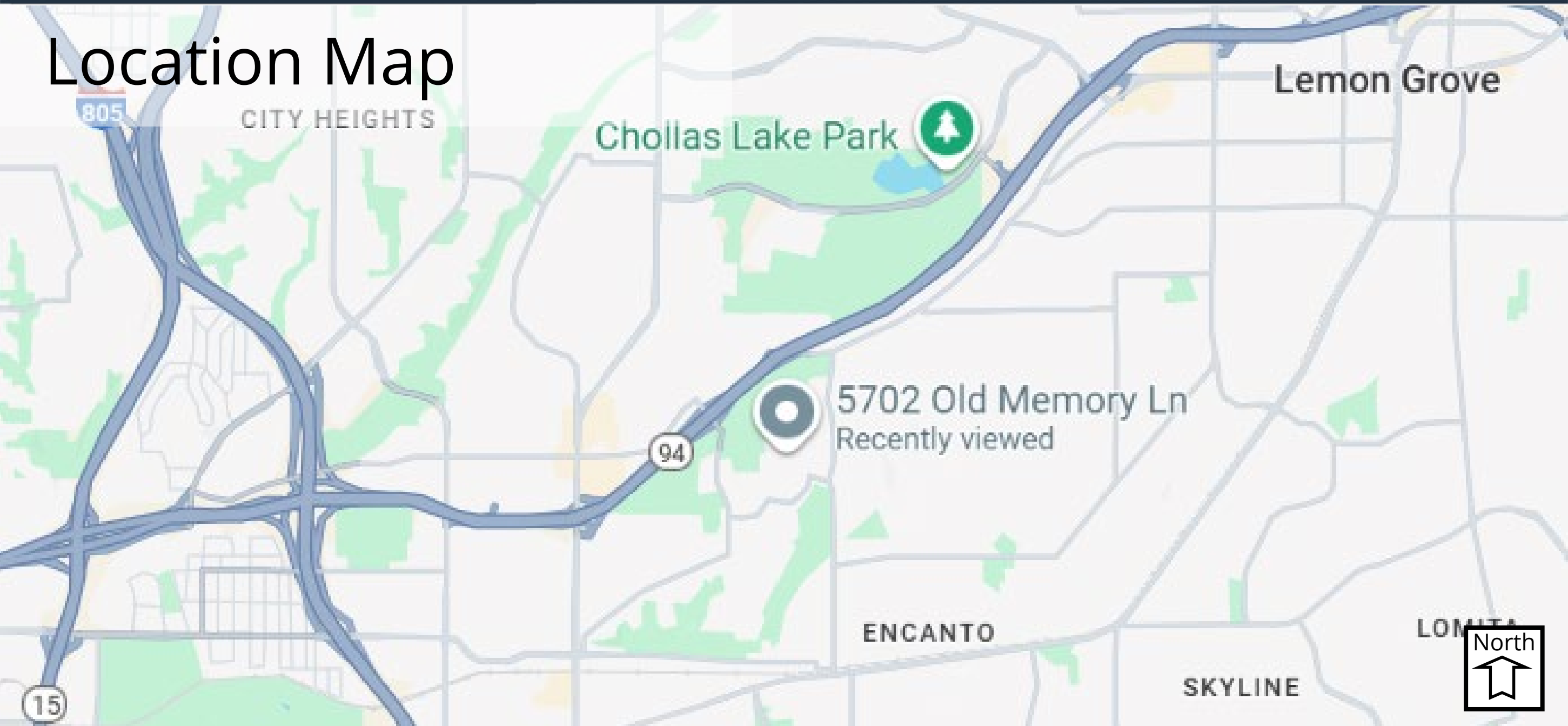
123 Residential Lots for Single Dwelling Units

- 110 Lots for Market Rate Dwelling Units
- 13 Lots for Affordable Dwelling Units

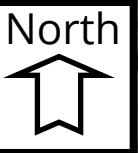
7 private open space lots to include:

- 4 privately-owned and maintained pocket parks
- 3 stormwater detention basins
- Open space areas

Location Map



Aerial Photograph



Community Plan Land Use

Land Use Designation:

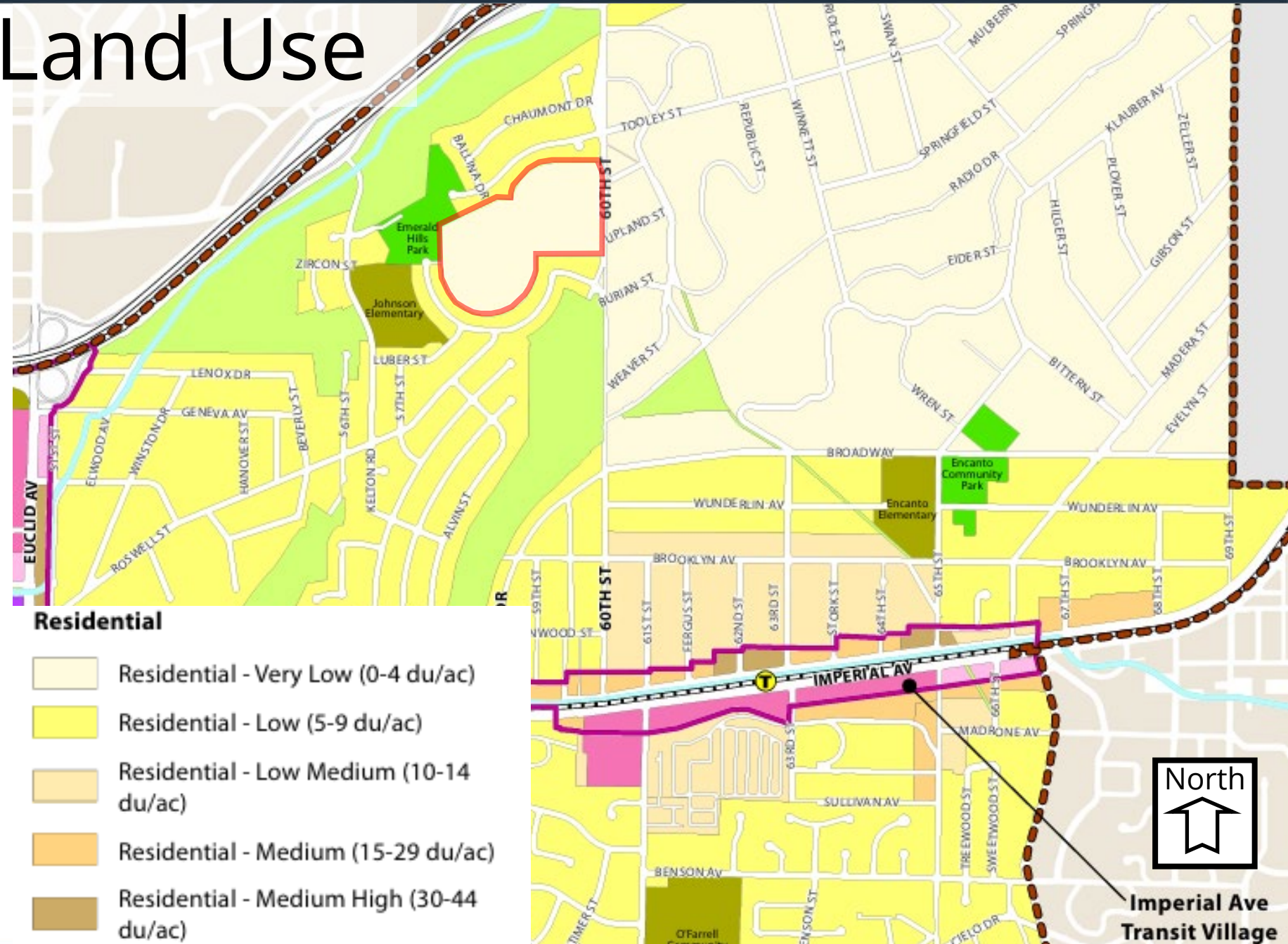
- Residential Very Low (0-4 du/ac)

Allowed Density:

- 125 dwelling units
(31.18 acres x 4 du/ac
= 124.72)

Zoning:

- RS-1-2 (Residential Single Unit)

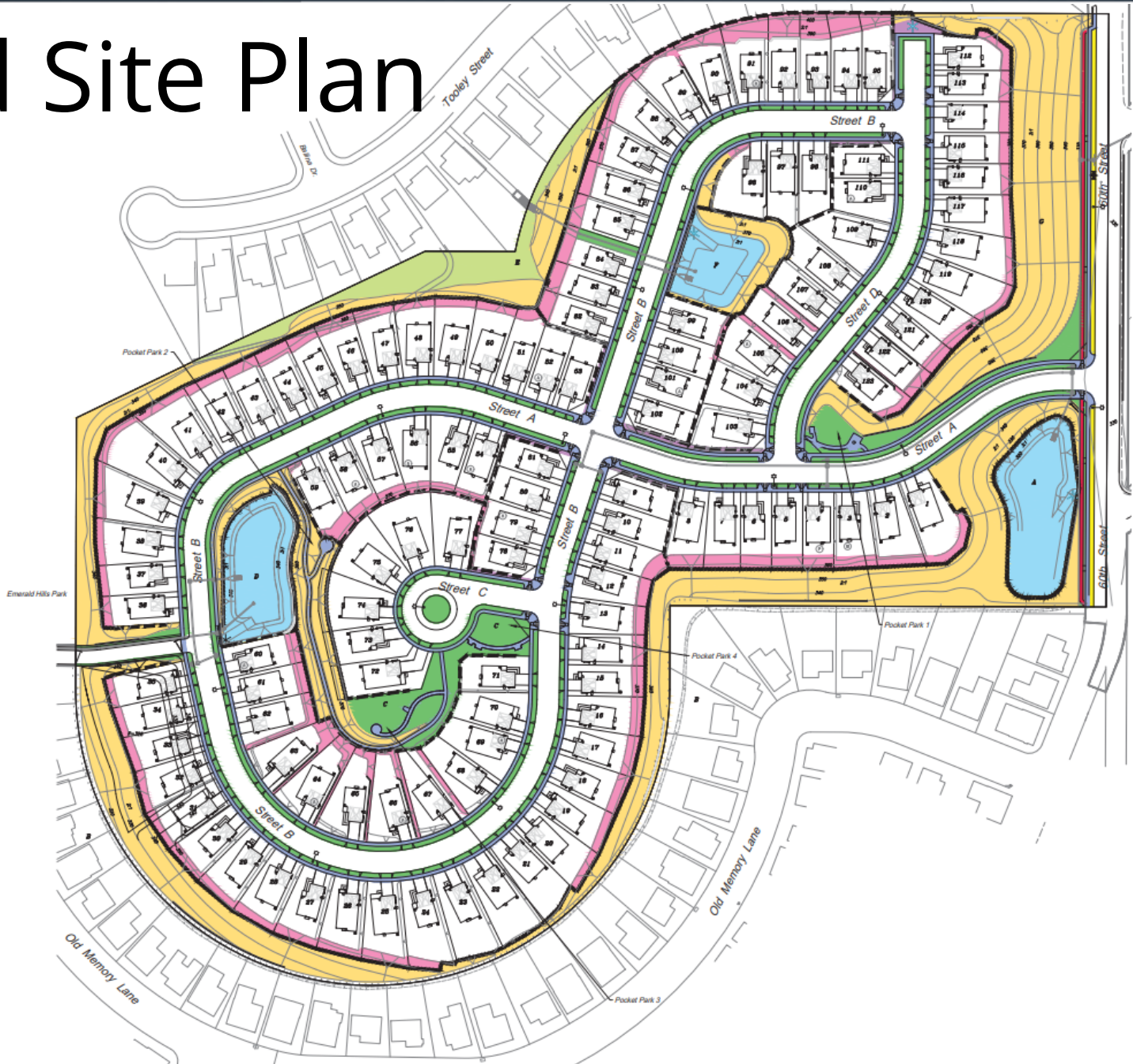


Footnote 7 Utilization Timeline








Date	Event
December 6, 2023	Project Application Deemed Complete
April 24, 2025	Footnote 7 Repealed
November 20, 2025	Planning Commission Public Hearing

- Project has a vested right to continue to rely upon footnote 7


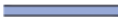
Proposed Site Plan



Landscape Maintenance Areas

HZ #	Symbol	Description	Maintenance Responsibility
1		HOA planted Slopes - Permanent Irrigation	HOA
2		Private Yard Slopes - Permanent Irrigation	Homeowner
3		Parkways and Flat Common Areas	HOA
4		Side Slopes and Flat Common Areas	HOA
5		Bio-filtration Basins	HOA
6		Parkway - 60th Street	HOA
7		Existing Slope Landscaping to Remain	HOA

Pedestrian Circulation

Symbol	Description	Maintenance Responsibility
	5' wide D.G. Trail	HOA
	Concrete Walks and Stairs	HOA



Incentive and Waivers

INCENTIVE to modify:

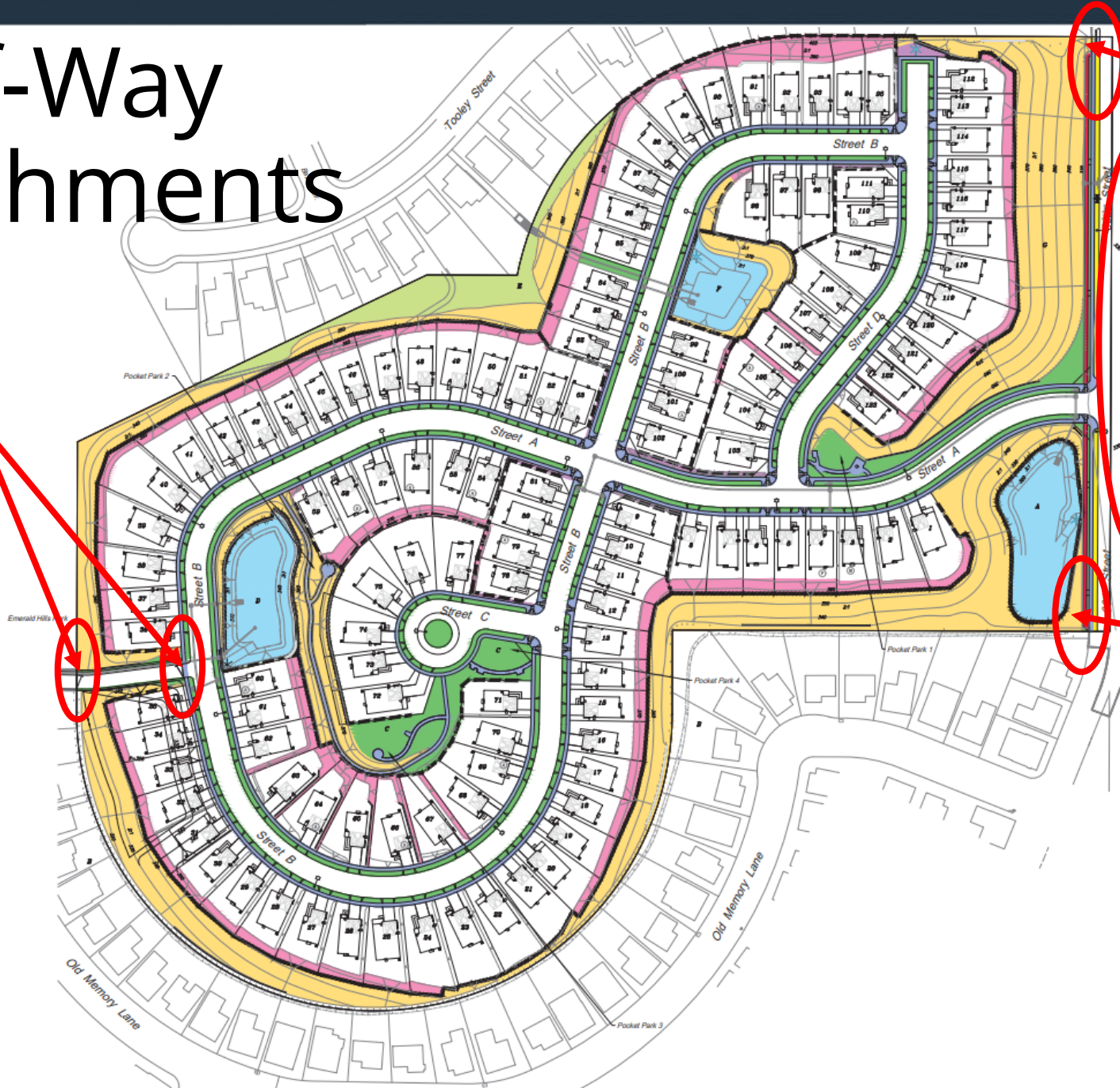
- Street Side Fence Height

WAIVERS to modify:

- Street Frontage
- Lot Width
- Lot Width for Corner Lots
- Lot Depth
- Driveway Curb Opening

Right-of-Way Encroachments

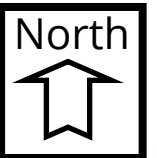
Vehicle
Access Gates
(Privately
Maintained)



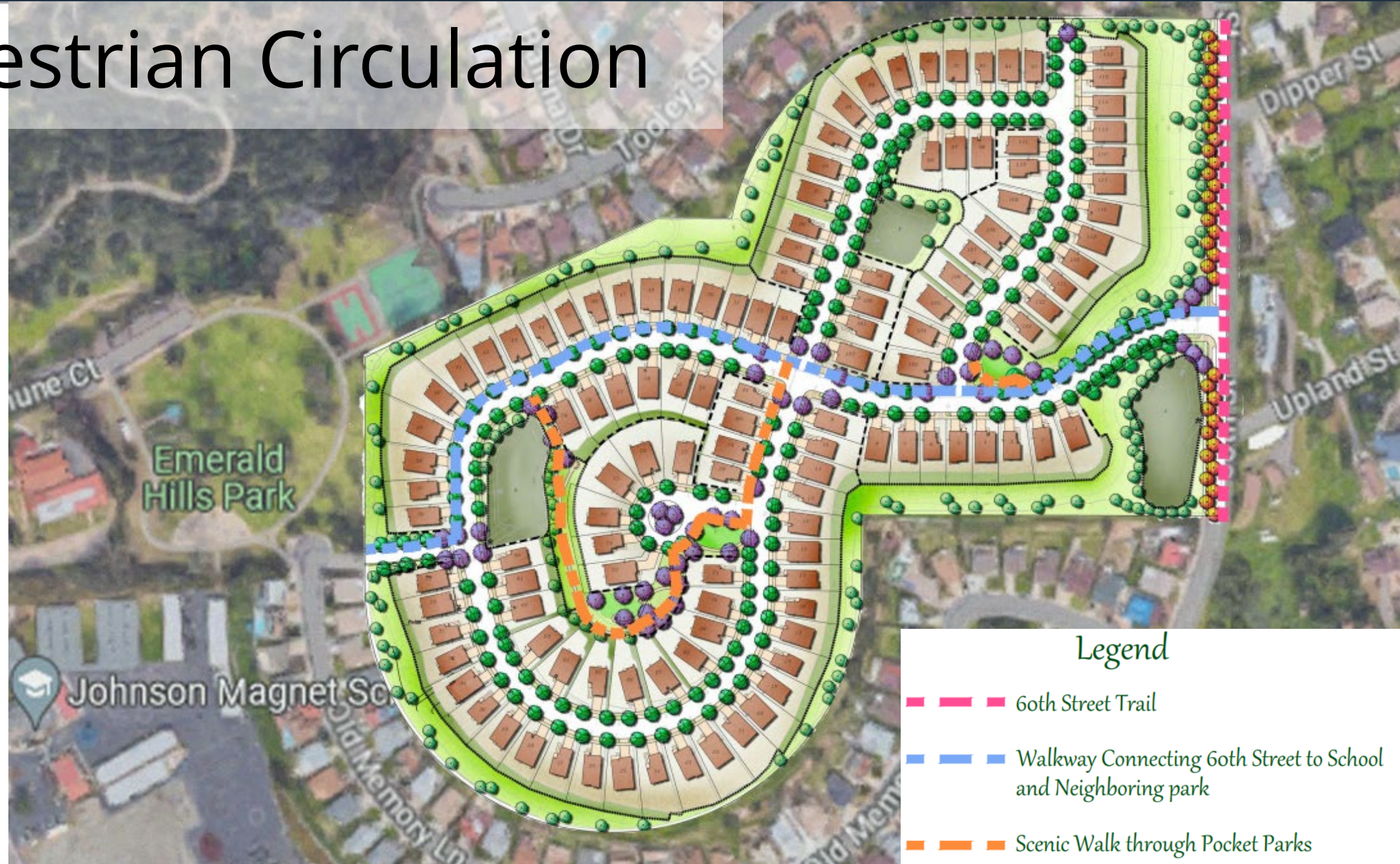
Retaining Wall
(Privately Maintained)

Retaining Wall
(City Maintained)

Retaining Wall
(Privately Maintained)



Pedestrian Circulation

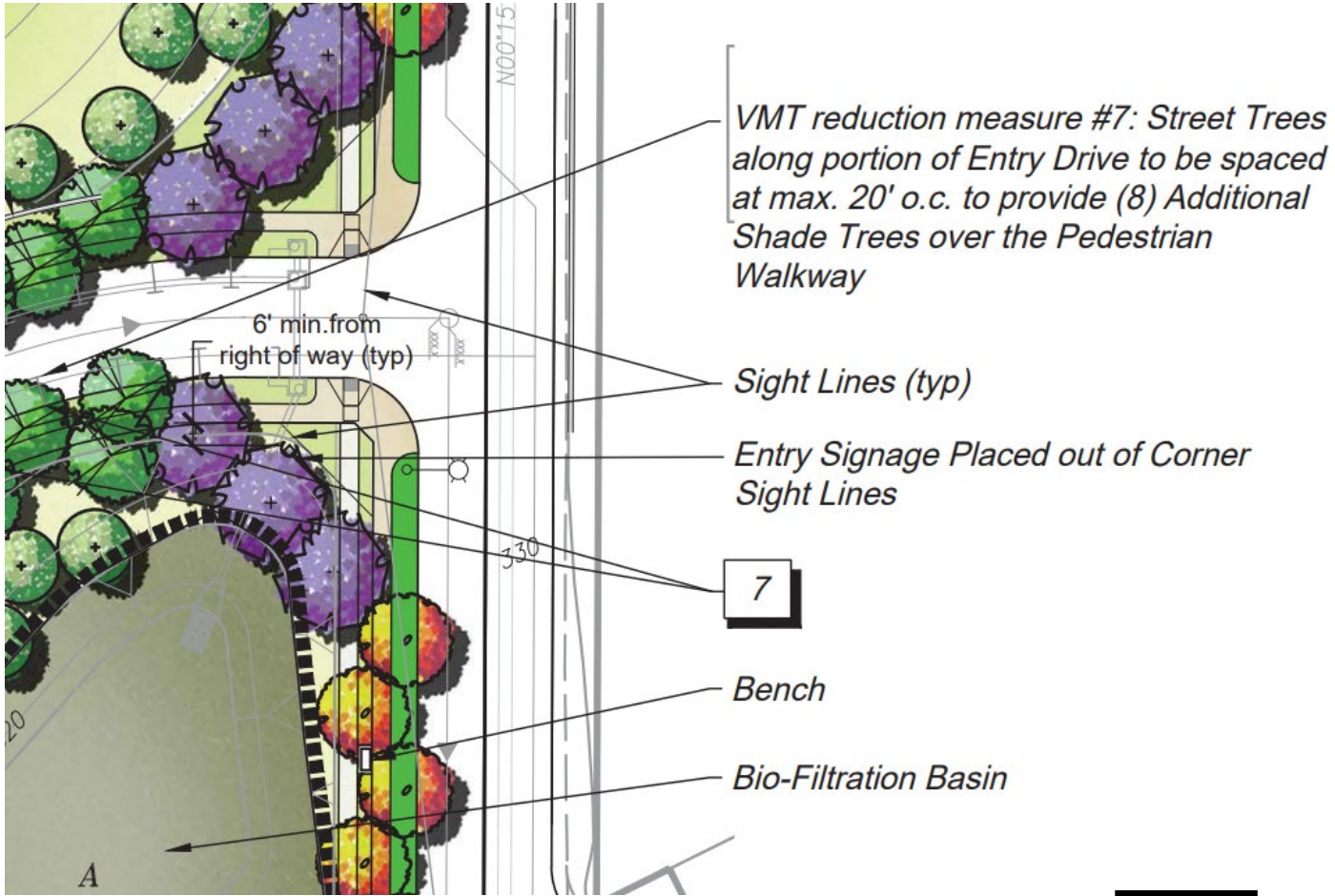




60th Street Trail and Right-of-Way Improvements



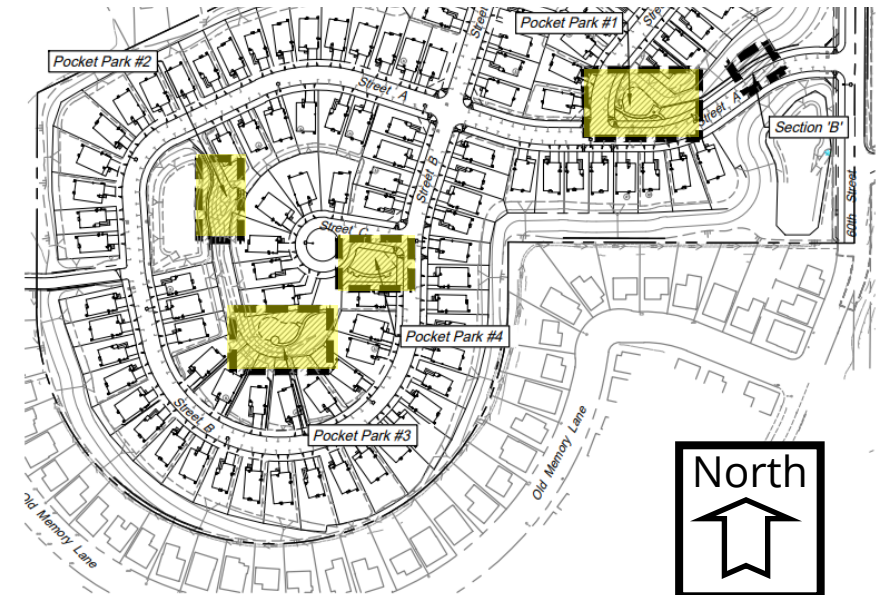
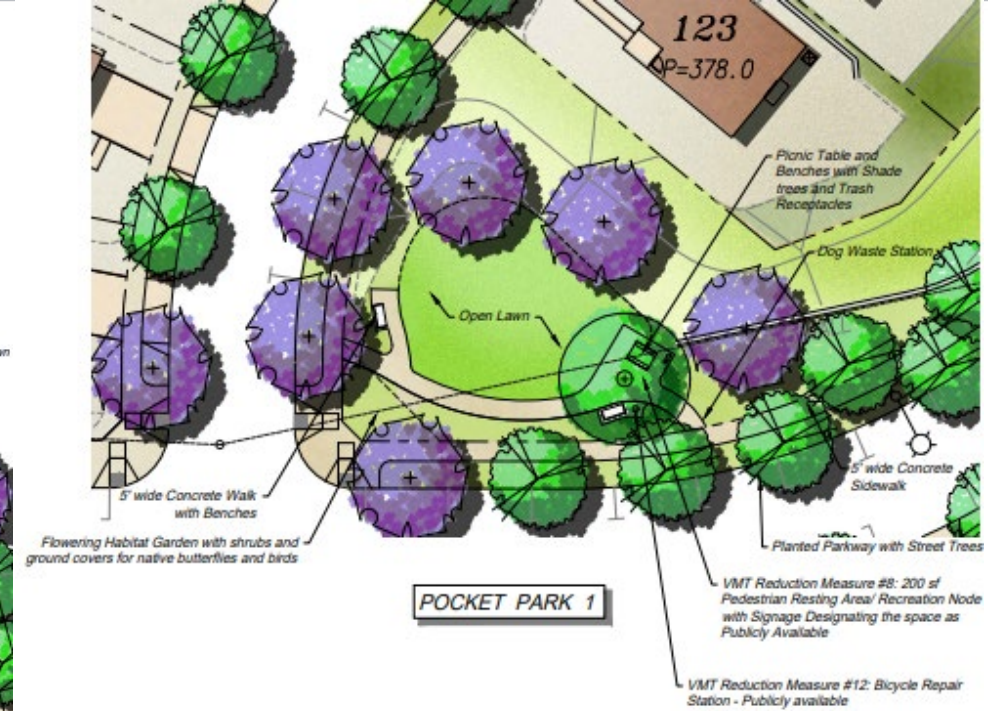
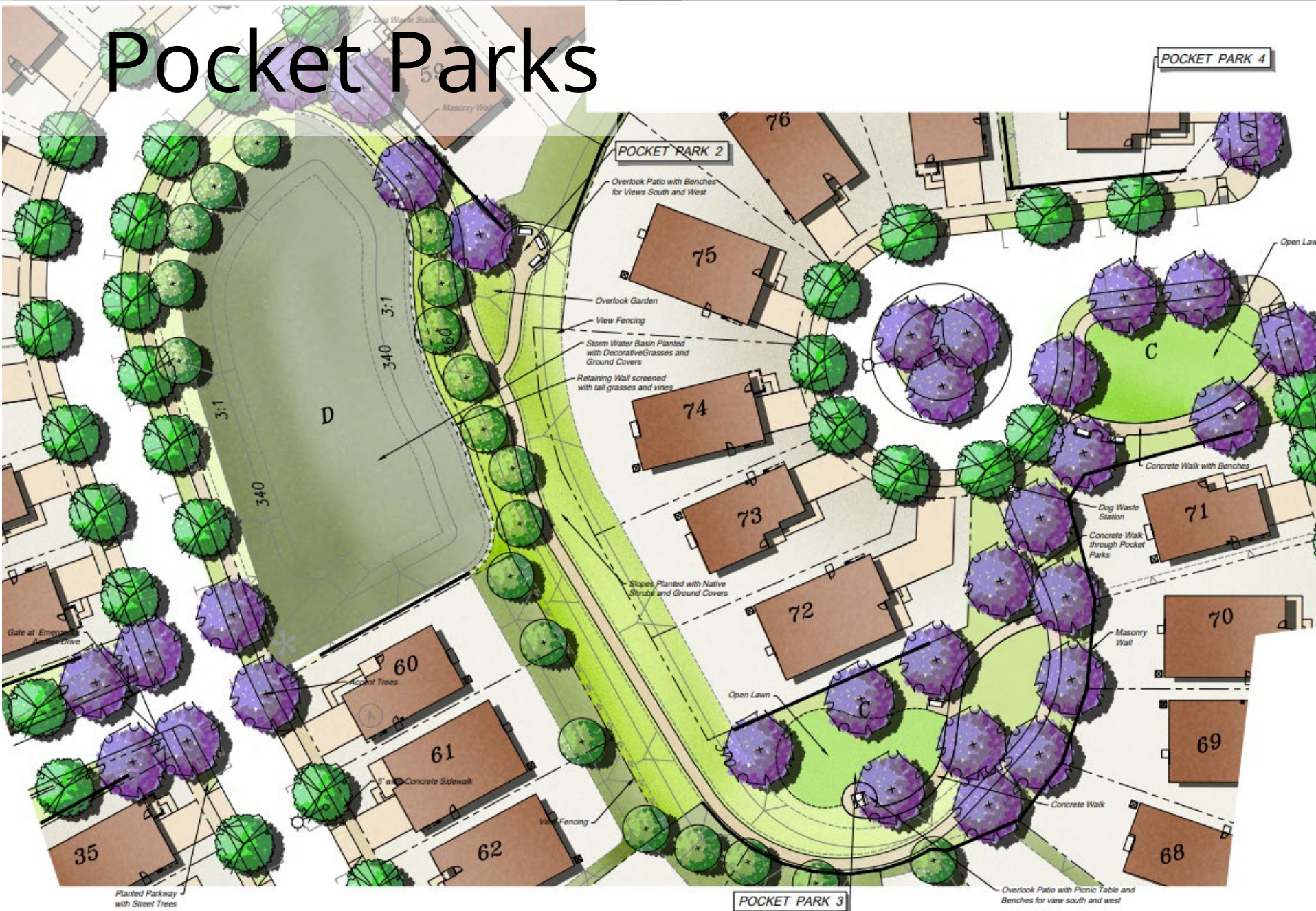
Neighborhood Identification Sign



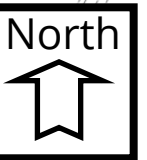
Neighborhood Identification Sign



Pocket Parks



KEY MAP

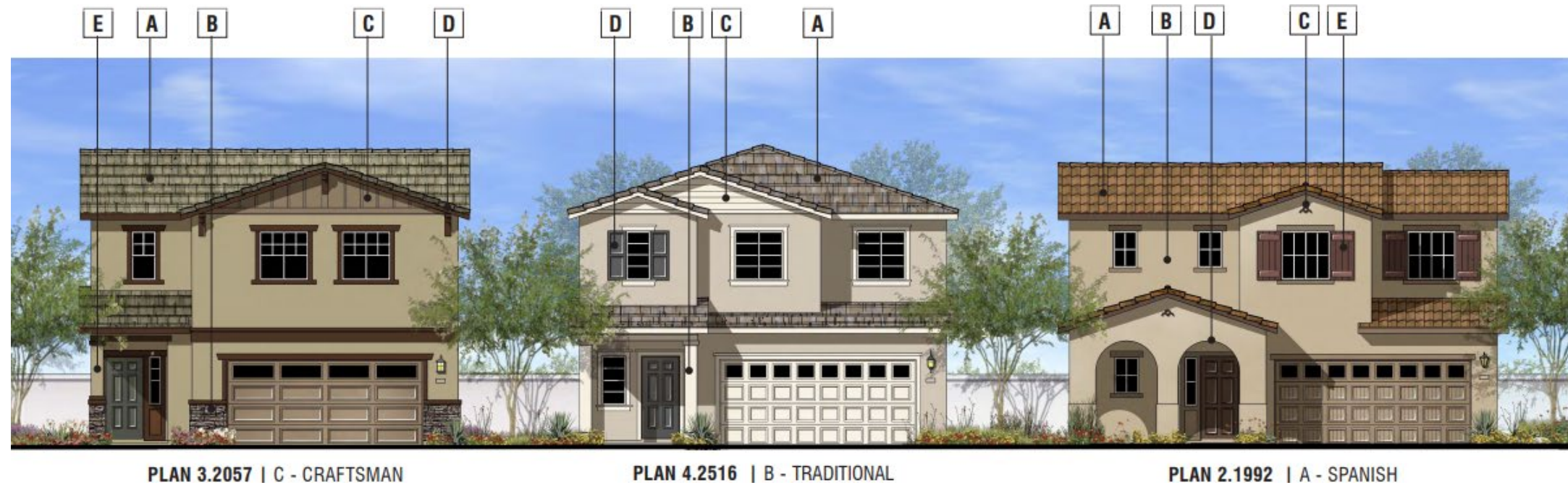


Conceptual Elevations (Two Story)

Two Story Units:

1,992 SF - 2,057 SF
3 Bedrooms,
2.5 Baths, Loft/Opt.
4th Bedroom
2 Car Garage

2,516 SF
5 bedrooms,
3 Baths, Loft
2 Car Garage



CRAFTSMAN - Key Elements:

- A Concrete Flat Tile Roof
- B Stone Veneer
- C Board And Batten Gable End Detailing
- D Wooden Brackets And Kickers
- E Square Or Tapered Columns

TRADITIONAL - Key Elements:

- A Concrete Flat Tile
- B Square Columns With Stucco Over, Or Wood Posts
- C Stucco Walls With Horizontal Siding Accents
- D Panel Style Shutters

SPANISH - Key Elements:

- A Concrete "S" Tile Roof
- B Stucco Finish With Light Colors
- C Clay Or Ceramic Tile Gable End Detail
- D Round Arches At Entrances And/Or Porches
- E Board And Batten Style Shutters

Conceptual Elevations (Single Story)



1B | Traditional



1A | Spanish

Single Story Units:
1,352 SF
3 Bedrooms, 2 Baths,
2 Car Garage



1C | Craftsman

Community Plan Consistency

Land Use Element

- ❖ **P-LU-21 Affordable Housing** for low- and moderate-income households
- ❖ **P-LU-23 Design compatibility with neighborhood** character and form
- ❖ **P-LU-24 Diversity of housing types**, especially affordable units, housing with **high-quality private open space**, and adaptable to multi-generational living.

Community Plan Consistency

Land Use Element

- ❖ **P-LU-29** Utilize **density bonus incentives** to promote larger housing suitable **for families and children**.
- ❖ **P-LU-51** Creation of **new publicly accessible but privately maintained parks** and open spaces as part of new development.
- ❖ **P-LU-60 and P-LU-61** Affordable **home ownership opportunities** for moderate- and middle-income households.

Community Plan Consistency

Mobility Element

- ❖ **P-MO-5** Providing **shade-producing street trees** along routes to schools and transit.
- ❖ **P-MO-6** Adequate lighting for **safety and security**.
- ❖ **P-MO-16 Complete streets network** throughout the community.
- ❖ **P-MO-19 Intersection improvements** to improve safety and operations.

Community Plan Consistency

Urban Design Element

- ❖ **P-UD-5** Create **well-defined open spaces** and common areas.
- ❖ **P-UD-21** Use of **varied building articulation** and colors.
- ❖ **P-UD-22** Integrate new development with existing street and sidewalk patterns with a **link to pedestrian walkways and bikeways**.
- ❖ **P-UD-99** Use high-quality **sustainable landscaping**.

Community Planning Group

On **October 28, 2024**, the Chollas Valley (Encanto Neighborhoods) Community Planning Group **Voted 13-0-0 to DENY** the proposed subdivision and project.

Staff Recommendation

ADOPT

- Addendum No. 1107880 to Program Environmental Impact Report No. 386029/ State Clearinghouse No. 2014051075, and
- A Mitigation, Monitoring, and Reporting Program

APPROVE

- Vesting Tentative Map No. PMT-3262907
- Site Development Permit No. PMT-3262906
- Neighborhood Development Permit No. PMT-3273605
- Neighborhood Use Permit No. PMT-3286476

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1107880 – Emerald Hills

To call in and make your three minutes of public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **161 944 0367**



How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO “RAISE YOUR HAND”: Click the "Raise your Hand" button on your computer, tablet, or Smartphone, or dial ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO “UNMUTE”: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.