THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 12, 2026 REPORT NO. PC-26-036

HEARING DATE: November 19, 2026

SUBJECT: 6705 Robbins Way Project, Process Five Decision

PROJECT NUMBER: PRJ-0673345

OWNER/APPLICANT: Dee and Neal Desind Family Trust, Owner/Spear and Associates, Inc. Applicant

SUMMARY

Issue: Should the Planning Commission recommend that City Council approve demolishing an existing single dwelling unit and subdividing the 1.633-acre site into four (4) lots to construct a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot, and a public service easement vacation at 6705 Robbins Way in the University Community Plan area?

Staff Recommendation:

1. Recommend City Council APPROVE a resolution determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development Projects); and

2. Recommend City Council APPROVE Site Development Permit No. PMT-2471118; and

3. Recommend City Council APPROVE Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777.

Fiscal Considerations: None with this action. All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: The Project will result in demolishing an existing single dwelling unit and subdividing the 1.633-acre site into four (4) lots to construct a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot.

Community Planning Group Recommendation: On June 9, 2026, the University Community Planning

Group voted 11-1-0 to recommend approval of the Project without conditions (Attachment 10).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development Projects).

BACKGROUND

Location
The 1.633-acre site is located at 6705 Robbins Way within an established residential neighborhood in the University Community Plan area (Attachments 1-3).

Existing Land Uses
The project site includes an existing two-story, 1,970 square-foot single dwelling unit and previously disturbed areas. The site generally consists of ascending slopes to the south and east with a gently sloping flat valley. An adjacent steep hillside has been identified as a manufactured slope.

Community Plan
The 1987 University Community Plan (Community Plan) applies to the proposed project since the deemed complete date for the discretionary application was February 9, 2021. The Community Plan designates the site as residential which allows 5 to 10 dwelling units per net residential acre.

Zoning
The site is located in the RS-1-7 Zone, the Airport Land Use Compatibility - MCAS Miramar Overlay Zone, the Airport Influence Area - MCAS Miramar Review Area 1, the Fire Brush Management Area, the Very High Fire Hazard Severity Zone, and the Transit Priority Area within the University Community Plan area.

DISCUSSION

Project Description
The proposed project (Attachment 12 – Project Plans) includes demolishing the existing two-story, single dwelling unit and subdividing the 1.633-acre site into four (4) residential lots to construct a two-story, single dwelling unit with attached garage on each lot. The following table shows the proposed lot sizes and single dwelling unit for each lot.

Proposed Single Dwelling Units

Lot No.	Lot Size (Square Feet)	Floors	Building (Square Feet)	Garage Type	Building Height (Feet)	Floor Area Ratio
1	17,475	2	2,774	Attached	30	0.16
2	18,198	2	3,878	Attached	30	0.21
3	18,151	2	5,006	Attached	30	0.28
4	16,965	2	4,519	Attached	30	0.27

Tentative Map/Easement Vacation

A Tentative Map (TM) is required to consolidate and subdivide the 1.633-acre site into four (4) residential lots. The project also includes a public service easement vacation for an existing 10-foot-wide drainage easement that will be vacated and realigned into a new 15-foot-wide public drainage easement to address drainage requirements for the design layout. The realigned drainage easement will be located adjacent to the new residences along the southern and eastern area of the project site. The TM for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act.

Deviations

The project site is located in the RS-1-7 Zone and deviations are proposed for specific lots. Staff has evaluated the requested deviation to the RS-1-7 Zone (SDMC Section 131.0431 and Table 131-04D) to allow a street frontage of 20 feet for Lot 3, where the RS-1-7 Zone requires a minimum street frontage of 50 feet. Staff has also evaluated a deviation to the Tentative Map regulations (SDMC Section 144.0211(a)) for an exception to lot frontage for Lots 2, 3 and 4, where it is required that all lots have frontage on a street or other access to a dedicated public street approved by the City Engineer.

The requested deviations are necessary due to the unique configuration of the proposed subdivision which is on an irregular shape lot adjacent to a steep hillside. The deviations will result in a more desirable project by creating a project design which minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. The project will also provide a safe accessway to the site for pedestrians and vehicles by developing a new 20-foot-wide private drive and 4.5-foot-wide sidewalk that will connect to the adjacent public cul-de-sac along Robbins Way. The shared access is laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character.

Except for the above-referenced deviations, the project conforms with the development regulations of the underlying RS-1-7 Zone, including building height (30 feet), density, setbacks, and floor area ratio (proposed between 0.16 to 0.28 which does not exceed the maximum of 0.46 and 0.48 allowed).

Historic

The existing structure is more than 45 years old, which required staff to evaluate the proposal for historic significance, per SDMC Section 143.0212. Staff determined that the property does not meet the local designation criteria as an individually significant historical resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual.

Slopes and Hillsides

The project site includes an adjacent steep hillside which has been identified as a manufactured slope. Tier II coastal sage scrub habitat was also identified on the manufactured slope. A biology

report for the site determined that habitat mitigation is not required for sensitive upland habitats located on manufactured slopes. A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions

Brush Management Program

The project will require a brush management program due to proximity to flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lots 1 through 4, a radiant heat wall will be provided at the interface of Zones One and Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

Community Plan/General Plan Analysis

Community Plan – Land Use

As previously mentioned, the 1987 University Community Plan (Community Plan) applies to the proposed project since the deemed complete date for the discretionary application was February 9, 2021. The Community Plan identifies the site as a part of South University. The Community Plan envisions South University as a residential neighborhood with a focus on single-family homes. The Community Plan designates the site as residential at 5 to 10 dwelling units per net residential acre which is the lowest density range identified by the Community Plan and intended to support a single dwelling unit on each lot. The project provides a single dwelling unit on each lot which is consistent with the Community Plan and does not exceed the maximum 16 dwelling unit capacity allowed by the land use.

Community Plan – Design

The Community Plan specifies that the development of remaining vacant land and the redevelopment of urbanized properties should enhance the predominately low-density residential quality of South University by ensuring that the massing, height, and form of new infill projects are similar in character and reflect the massing, scale, height, and form of existing surrounding development (Community Plan Subarea 4: South University). The Community Plan also specifies that color and building materials should blend harmoniously with the surrounding developments (Community Plan Subarea 4: South University).

The project is consistent with the above-referenced Community Plan policies by incorporating articulation, offsetting planes, and stepped-back facades within its architectural design which addresses bulk and scale. The project does not exceed two stories (30 feet) and the unit sizes (ranging between 2,744 to 5,006 square feet) are consistent with the homes in the surrounding neighborhood. The project design also incorporates a similar palette of colors and materials as with the surrounding homes, including white and earth tone colored wall surfaces and stucco, softly colored painted wood, exposed masonry materials, roofs of various styles and design elements such as material changes, window openings, and balconies.

General Plan – Housing

The project is consistent with the City's Housing Element goal of facilitating the construction of quality housing (Goal 1) and with the General Plan policy (LU-H.3) of providing a variety of housing types and sizes with varying levels of affordability in residential and village developments.

General Plan – The Natural Environment

The project is consistent with the City's General Plan policy (Urban Design Element A.3) of development being designed in a sensitive manner to highlight and complement the natural environment in areas designated for development. The project complies with this General Plan policy by minimizing grading on the adjacent slopes and integrating development with the natural environment, as specified under the *Deviations* section of this staff report.

General Plan – Sustainable Building Methods

The project incorporates sustainable building methods in accordance with the sustainable development policies of the City's General Plan (Urban Design Element A.4). The project complies with these sustainable policies by meeting or exceeding Title 24 Building requirements for energy use by designing mechanical and electrical systems that achieve greater energy efficiency, by reducing levels of non-essential lighting, heating and cooling, by incorporating natural lighting and ventilation strategies, and by utilizing energy efficient appliances.

The project is also designed to comply with the California Green Building Standards Code, including installing solar panels and electric vehicle chargers to reduce vehicle emissions. The project will implement heat island mitigation measures to reduce temperature increases and urban heat island effects through the use of cool roofing materials such as reflective, low heat retention tiles, membranes and coatings. The project will also utilize materials that have recycled content or use materials that are derived from sustainable or renewable sources.

Required Actions

The following discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations. Before the project is considered by the City Council the request shall be presented to the City's Planning Commission for a recommendation, pursuant to SDMC section 112.0509.

- A Process 5 Tentative Map is required for the proposed subdivision that creates four (4) lots and includes the vacation of a public service easement, per SDMC Section 125.0430(d).

- A Process 4 Site Development Permit is required for deviations to the SDMC and development within environmentally sensitive lands (tier II sensitive habitat), per SDMC Section 126.0502(d).

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety and welfare. The permit includes requirements that address storm water and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, brush management, private water and sewer facilities, and lighting and parking.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft resolutions and conditions of approval and recommends that the Planning Commission recommend to the City Council approval of the 6705 Robbins Way Project.

ALTERNATIVES

1. Recommend to the City Council to APPROVE a resolution determining that the project be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development Projects), and APPROVE Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777 with modifications; or

2. Recommend to the City Council to NOT APPROVE a resolution determining that the project be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development Projects), and NOT APPROVE a Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777, if the findings required to approve the Project cannot be affirmed.

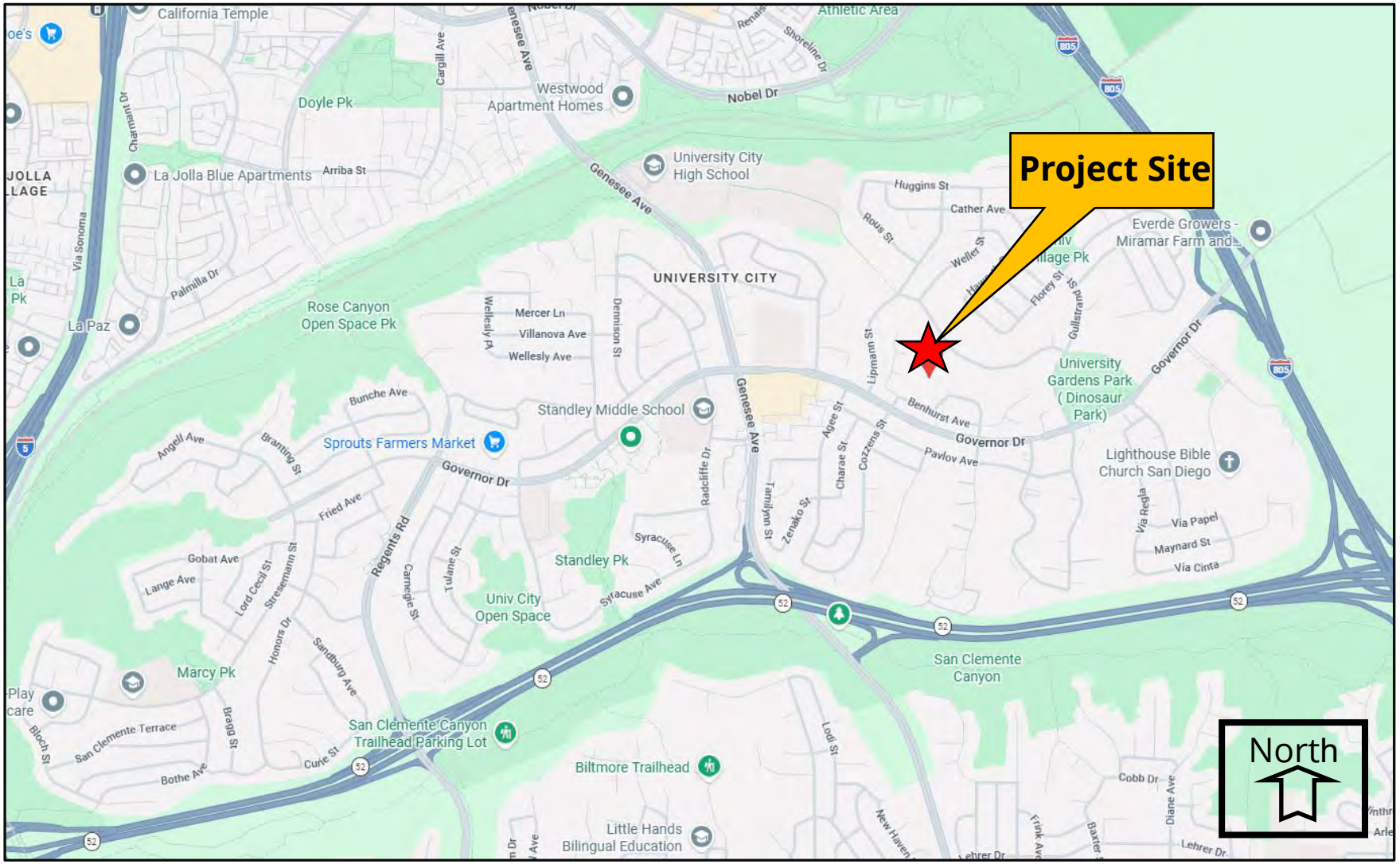
Respectfully submitted,

Michael Prinz
Assistant Deputy Director
Development Services Department

Xavier Del Valle
Development Project Manager
Development Services Department

Attachments:

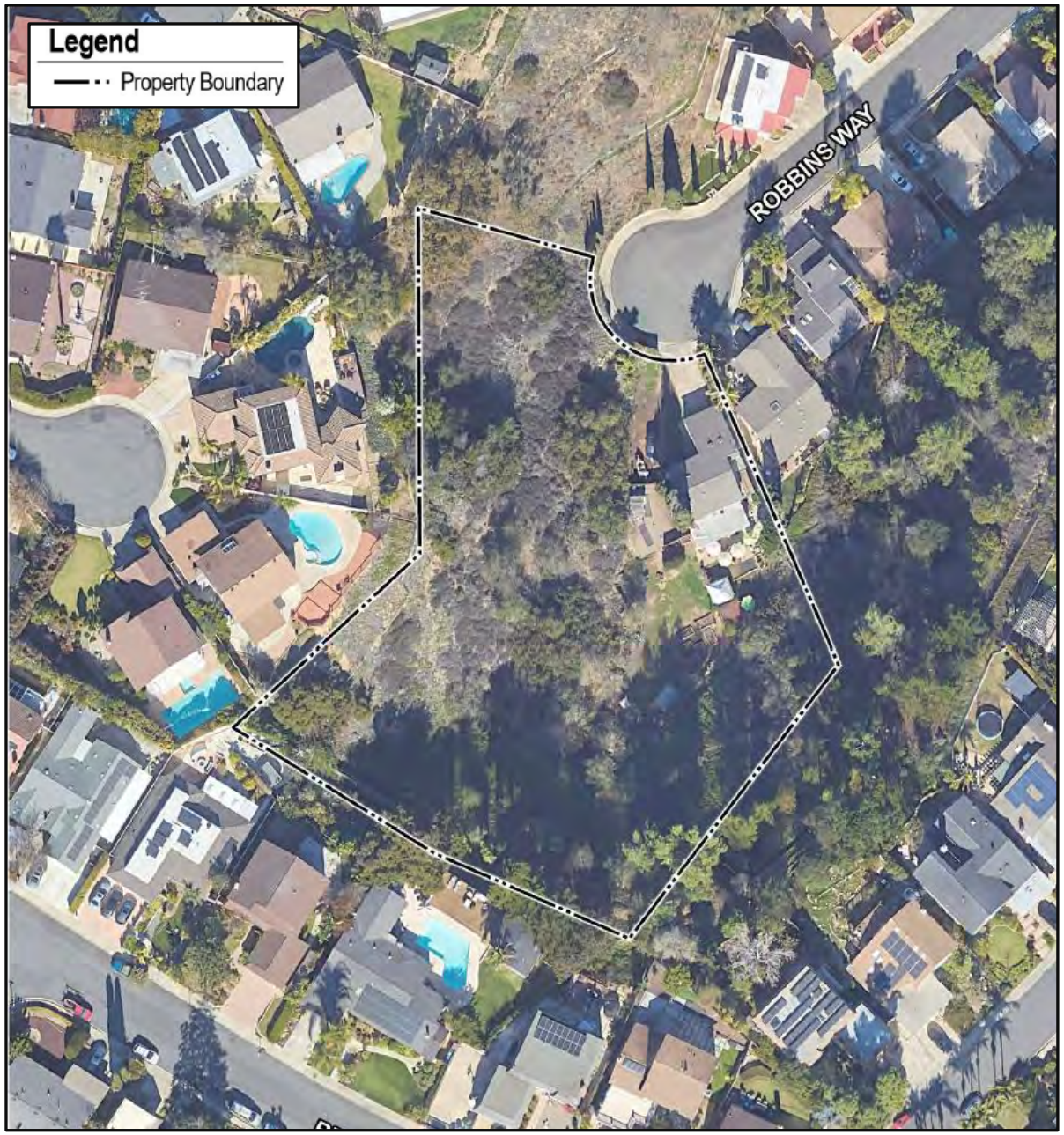
1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Tentative Map Resolution
7. Draft Tentative Map Conditions
8. Draft CEQA Exempt Resolution
9. Draft Planning Commission Resolution
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans



Project Location Map

PRJ-0673345: 6705 Robbins Way

ATTACHMENT 1

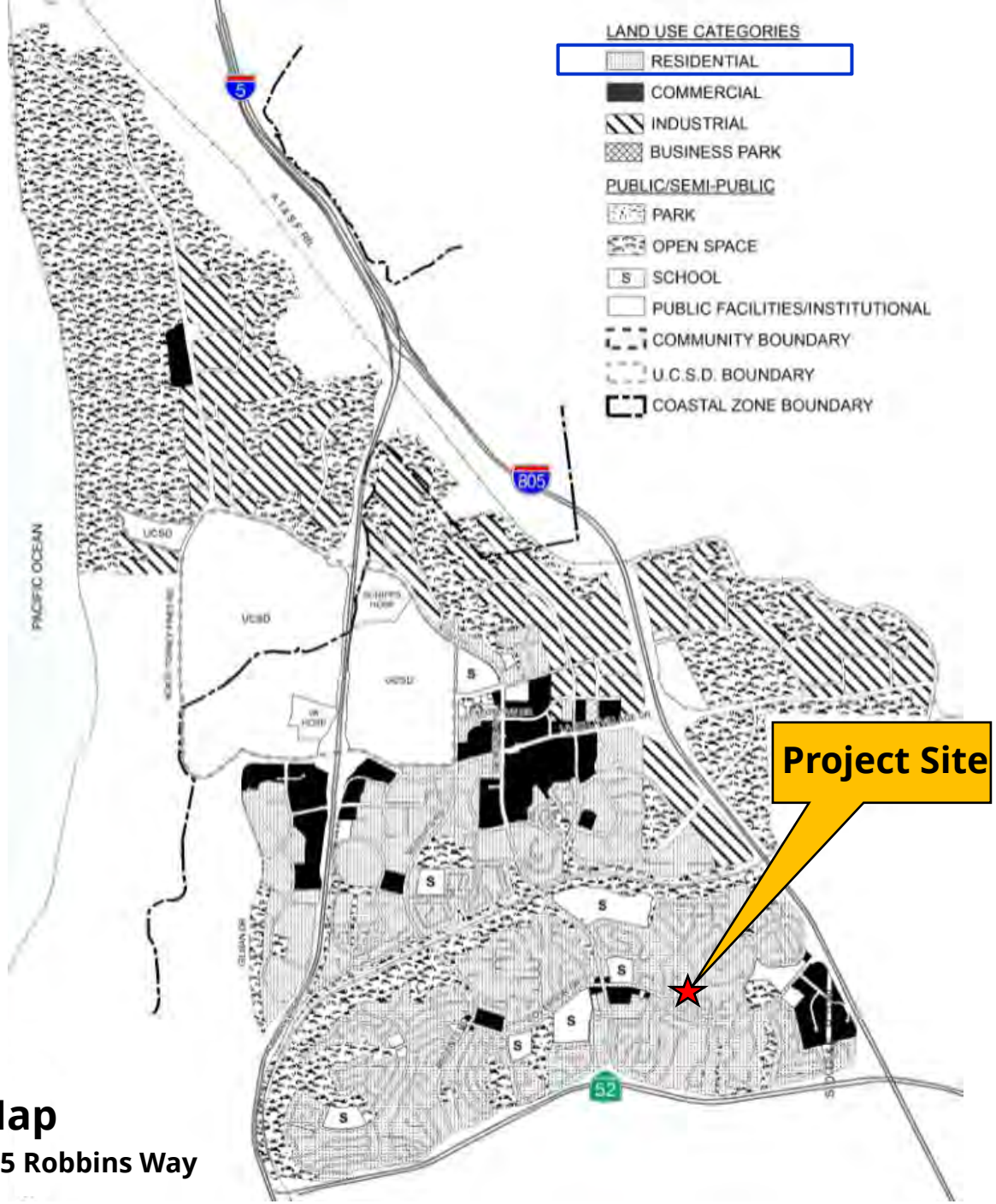


Aerial Photo

PRJ-0673345: 6705 Robbins Way

North

ATTACHMENT 2



Land Use Map

PRJ-0673345: 6705 Robbins Way

ATTACHMENT 3

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT NO. PMT-2471118 FOR THE 6705 ROBBINS WAY PROJECT, PRJ-0673345.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Dee and Neal Desind Family Trust, Owner, submitted an application to the City of San Diego for Site Development Permit No. PMT-2471118 to demolish an existing single dwelling unit and subdivide the 1.633-acre site into four (4) lots to construct a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot, and a public service easement vacation for the 6705 Robbins Way Project (Project).

B. The 1.633-acre site is located at 6705 Robbins Way in the RS-1-7 Zone, the Airport Land Use Compatibility - MCAS Miramar Overlay Zone, the Airport Influence Area - MCAS Miramar Review Area 1, the Fire Brush Management Area, the Very High Fire Hazard Severity Zone, and the Transit Priority Area within the University Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 9820, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of said San Diego, March 20, 1980, as File No. 1980-098074 of Official Records.

C. On November 19, 2026, the Planning Commission of the City of San Diego considered Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and

Public Service Easement Vacation No. PMT-3375777 and voted to recommend Council approval of the project pursuant to Resolution No. _____-PC.

D. On _____, the Council considered Site Development Permit No. PMT-2471118 pursuant to the Land Development Code of the City of San Diego.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

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

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Site Development Permit No. PMT-2471118:

A. SITE DEVELOPMENT PERMIT (SDP) – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0505

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The 1987 University Community Plan (Community Plan) identifies the site as a part of South University. The Community Plan envisions South University as a residential neighborhood with a focus on single-family homes. The Community Plan designates the site as residential at 5 to 10 dwelling units per net residential acre which is the lowest density range identified by the

Community Plan and intended to support a single dwelling unit on each lot. The project provides a single dwelling unit on each lot which is consistent with the Community Plan and does not exceed the maximum 16 dwelling unit capacity allowed by the land use.

The Community Plan specifies that the development of remaining vacant land and the redevelopment of urbanized properties should enhance the predominately low-density residential quality of South University by ensuring that the massing, height and form of new infill projects are similar in character and reflect the massing, scale, height, and form of existing surrounding development (Community Plan Subarea 4: South University). The Community Plan also specifies that color and building materials should blend harmoniously with surrounding developments. (Community Plan Subarea 4: South University).

The project is consistent with the above-referenced Community Plan policies by incorporating articulation, offsetting planes, and stepped-back facades within its architectural design which addresses bulk and scale. The project does not exceed two stories (30 feet) and the unit sizes (ranging between 2,744 to 5,006 square feet) are consistent with the homes in the surrounding neighborhood. The project design also incorporates a similar palette of colors and materials as with the surrounding homes, including white and earth tone colored wall surfaces and stucco, softly colored painted wood, exposed masonry materials, roofs of various styles and design elements such as material changes, window openings, and balconies.

Additionally, the project is consistent with the City's Housing Element goal of facilitating the construction of quality housing (Goal 1) and with the General Plan policy (LU-H.3) of providing a variety of housing types and sizes with varying levels of affordability in residential and village developments. The project is also consistent with the City's General Plan policy (Urban Design Element A.3) of development being designed in a sensitive manner to highlight and complement the natural environment in areas designated for development. The project complies with this General Plan policy by minimizing grading on the adjacent slopes and integrating development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character.

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The project also incorporates sustainable building methods in accordance with the sustainable development policies of the City's General Plan (Urban Design Element A.4). The project complies with these sustainable policies by meeting or exceeding Title 24 Building requirements for energy use by designing mechanical and electrical systems that achieve greater energy efficiency, by reducing levels of non-essential lighting, heating and cooling, by incorporating natural lighting and ventilation strategies, and by utilizing energy efficient appliances.

The project is designed to comply with the California Green Building Standards Code, including installing solar panels and electric vehicle chargers to reduce vehicle emissions. The project will implement heat island mitigation measures to reduce temperature increases and urban heat island effects through the use of cool roofing materials such as reflective, low heat retention tiles, membranes and coatings. The project will utilize materials that have recycled content or use materials that are derived from sustainable or renewable sources. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site consists of previously disturbed areas within an established residential neighborhood. The site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope. The project design minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character. A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions.

The project will also require a brush management program due to proximity to flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lots 1 through 4, a radiant heat wall will be provided at the interface of Zones One and Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. The permit includes requirements that address storm water and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, brush management, private water and sewer facilities, and lighting and parking. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The existing structure is more than 45 years old, requiring staff to evaluate the proposal for historic significance, per SDMC Section 143.0212. Staff determined that the property does not meet the local designation criteria as an individually significant historical resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual.

The project site is located in the RS-1-7 Zone and deviations are proposed for specific lots. Staff has evaluated a requested deviation to the RS-1-7 Zone (SDMC Section 131.0431 and Table 131-04D) to allow a street frontage of 20 feet for Lot 3, where the RS-1-7 Zone requires a minimum street frontage of 50 feet. Staff has also evaluated a deviation to the Tentative Map regulations (SDMC Section 144.0211(a)) for an exception to lot frontage for Lots 2, 3 and 4, where it is required that all lots have frontage on a street or other access to a dedicated public street approved by the City Engineer.

The requested deviations are necessary due to the unique configuration of the proposed subdivision which is on an irregular shape lot adjacent to a steep hillside. The deviations will result in a more desirable project by creating a project design which minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. The project will also provide a safe accessway for pedestrians and vehicles to the site by developing a new 20-foot-wide private drive and 4.5-foot-wide sidewalk that will connect to the adjacent public cul-de-sac along Robbins Way. Shared access is laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character.

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With the exception of the above-referenced deviations, the project conforms with the development regulations of the underlying RS-1-7 Zone, including building height (30 feet) which does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (between 0.16 and 0.28) that does not exceed the maximum (between 0.46 and 0.48) allowed. The project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. **Supplemental Findings – Environmentally Sensitive Lands:**

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The project site consists of developed land (0.4 acres), disturbed habitat (0.7 acres), and Tier II Coastal Sage Scrub (0.5 acres). The site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope and is covered by the Tier II coastal sage scrub habitat. A biology report for the site determined that habitat mitigation is not required for sensitive upland habitats located on manufactured slopes.

The project design minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character. A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions.

The project also requires a brush management program due to proximity to flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lots 1 through 4, a radiant heat wall will be provided at the interface of Zones One and Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

Except for the deviations described under SDP Finding No. A.1.c., the project conforms with the development regulations of the underlying RS-1-7 Zone. The project was also determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Infill Development). Therefore, the site is physically suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The project site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope. The project design minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character. A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions.

The project also requires a brush management program due to proximity to highly flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lots 1 through 4, a radiant heat wall will be provided at the interface of Zones One and Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including requirements that address storm water and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, and private water and sewer facilities. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

As discussed under SDP Finding A.2.a., the adjacent steep hillside has been identified as a manufactured slope. Tier II coastal sage scrub habitat was also identified on the manufactured slope. A biology report for the site determined that habitat mitigation is not required for sensitive upland habitats located on manufactured slopes. The project design minimizes grading on the adjacent slopes and integrates development with the natural environment. Except for the deviations described under SDP Finding No. A.1.c., the project conforms with the development regulations of the underlying RS-1-7 Zone. The project was also determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Infill Development). Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site consists of developed land (0.4 acres), disturbed habitat (0.7 acres), and Tier II Coastal Sage Scrub (0.5 acres). The project site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope. Tier II coastal sage scrub habitat was also identified on the manufactured slope. A biology report for the site determined that habitat mitigation is not required for sensitive upland habitats located on manufactured slopes. The project site is not in the Multi Habitat Planning Area (MHPA) nor the Vernal Pool Habitat Conservation area. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is located over three and half miles from the Pacific Ocean in an established residential neighborhood within the University community. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

A biology report for the site determined that habitat mitigation is not required for sensitive upland habitats located on the adjacent manufactured slope. As discussed under SDP Finding A.2.a., the project will require a brush management program due to proximity to highly flammable vegetation, and alternative compliance measures will be implemented as mitigation for reduced brush management zones. The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including requirements that address storm water and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, private water and sewer facilities, and lighting and parking. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

3. Based on these findings adopted by the Council, Site Development Permit No. PMT-2471118 is granted by the Council to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-2471118, a copy of which is attached to and made a part of this Resolution by this reference.

APPROVED: HEATHER FERBERT, City Attorney

By _____
DCA Name
Deputy City Attorney

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008713 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-2471118
PRJ-0673345: 6705 ROBBINS WAY
CITY COUNCIL

This Site Development Permit No. PMT-2471118 is granted by the City Council of the City of San Diego to NEAL DESIND and DEBORAH ANNE GROSS-DESIND, as Co-Trustees of DEE AND NEAL DESIND FAMILY TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0402. The 1.633-acre site is located at 6705 Robbins Way in the RS-1-7 Zone, the Airport Land Use Compatibility - MCAS Miramar Overlay Zone, the Airport Influence Area - MCAS Miramar Review Area 1, the Fire Brush Management Area, the Very High Fire Hazard Severity Zone, and the Transit Priority Area within the University Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 9820, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of said San Diego, March 20, 1980, as File No. 1980-098074 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single dwelling unit, subdivide the 1.633 -acre site into four (4) lots and construct a two-story, single dwelling unit with attached garage on each lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, 2026, on file in the Development Services Department.

The project shall include:

a. Demolish an existing single dwelling unit, subdivide the 1.633-acre site into four (4) lots and construct a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot;

b. Deviation to SDMC Section 131.0431 and Table 131-04D to allow a street frontage of 20 feet for Lot 3 where the RS-1-7 Zone requires a 50-foot minimum street frontage; deviation from SDMC Section 144.0211(a) for Lots 2-4 which requires that all lots have frontage on a street or other access to a dedicated public street approved by the City Engineer; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____, 2030.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. This Permit shall conform to the provisions of Tentative Map No. PMT-2471119 and Easement Vacation Permit No. PMT-3375777.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

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may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

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ENGINEERING REQUIREMENTS:

13. The Site Development Permit and Public Service Easement Vacation shall comply with all conditions of Tentative Map No. PMT-2471119.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional five (5) feet of storm water easement to meet the required 15-foot easement requirement as shown on the approved Exhibit "A," satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits and recordation of the easement vacation, the Owner/Permittee shall permit the "As Built" improvement plan for realignment of the public storm drain pipe as shown on the approved Exhibit "A," satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the owner/permittee shall obtain an Encroachment Maintenance and Removal Agreement from the City Engineer for the proposed curb outlet and all private improvements within the storm drain easement (only flat work is allowed).

17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the proposed grading for the project. All grading shall conform to the requirements of the SDMC, satisfactory to the City Engineer.

18. The proposed drainage system for this development as shown on the site plan is private and subject to approval by the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a current City Standard 20-foot-wide driveway adjacent to the site along Robbins Way, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Stormwater Quality Management Plan (SWQMP), including calculations for properly sized treatment control BMPs and hydromodification management, which shall be subject to final review and approval by the City Engineer, in accordance with the City's Stormwater Standards Manual.

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23. Prior to the issuance of any construction permits, the Owner/Permittee 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.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any grading permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.

25. Prior to issuance of any public improvement permits, the Owner/Permittee shall submit complete landscape construction documents for public right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A" Landscape Development Plan on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)6.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public right-of-way unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscaping shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

28. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program as shown on Exhibit "A" on file in the Development Services Department.

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29. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC Sections 142.0412(f), 142.0412(i), and 142.0412(j). Zone One shall range from 5 feet 5 inches to 12 feet in width with a corresponding Zone Two of 58 feet to 78 feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

30. Alternative Compliance: Where Zone One is reduced on Lots 1 through 4, a radiant heat wall shall be provided at the interface of Zones One and Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

31. Radiant Heat Wall shall be six (6) feet high, one (1) hour fire-rated located along the outer edge of Zone One. Upgraded openings shall be dual-glazed, dual-tempered panes on the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces.

32. Prior to issuance of any grading permits, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

33. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City's Landscape Regulations and Standards.

34. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area, subject to Fire Marshal's approval.

35. The Brush Management Program shall be maintained at all times in accordance with the City's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

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

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

TRANSPORTATION REQUIREMENTS

38. All 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 authorized by the appropriate City decision maker in accordance with the SDMC.

39. Prior to issuance of any building permits, the Owner/Permittee shall dedicate a 20-foot-wide private easement for vehicular access and utilities and a 4.5-foot-wide pedestrian easement in order to construct a 20-foot-wide paved private drive and a 4.5-foot-wide sidewalk per Exhibit A, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

40. Prior to issuance of any building permits, the Owner/Permittee shall record a Covenant Agreement so that Parcel 4 of the map is hereby granted an access easement over Parcels 1 through 3, Parcel 3 of the map is hereby granted an access easement over Parcels 1 and 2, and Parcel 2 of the map is hereby granted an access easement over Parcel 1, as shown herein and designated "Access Easement" per Exhibit A, satisfactory to the City Engineer.

WATER & SEWER DEVELOPMENT REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the design and construction of an eight (8) inch Polyvinyl Chloride (PVC) public water main on Robbins Way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.

42. The Owner/Permittee shall design and construct the proposed public water facilities in accordance with the established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle including the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

44. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

45. No trees or shrubs exceeding three (3) feet in height at maturity shall be installed within ten (10) feet of any sewer facilities and five (5) feet of any water facilities.

46. Prior to the issuance of any building permits, the Owner/Permittee shall install appropriate private back flow prevention devices (BFPDs) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The proposed BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way.

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure the construction of the proposed water meters within the public right-of-way for all water services.

INFORMATION ONLY:

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

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on _____and Resolution Number _____.

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Site Development Permit No. PMT 2471118
Date of Approval: _____,2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Xavier Del Valle
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

DEE AND NEAL DESIND FAMILY TRUST
OWNER/PERMITTEE

By _____
Neal Desind
Co-Trustee

DEE AND NEAL DESIND FAMILY TRUST
OWNER/PERMITTEE

By _____
Deborah Anne Gross-Desind
Co-Trustee

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SAN DIEGO APPROVING
TENTATIVE MAP NO. PMT-2471119 AND PUBLIC SERVICE
EASEMENT VACATION NO. PMT-3375777 FOR
PRJ-0673345: 6705 ROBBINS WAY

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Neal Desind and Deborah Anne Gross-Desind, as Co-Trustees of Dee and Neal Desind Family Trust, Subdivider, and Spear and Associates, Inc., submitted an application to the City of San Diego for Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777 to demolish an existing single dwelling unit and subdivide the 1.633-acre site into four (4) lots to construct a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot, and a public service easement vacation. The project site is located at 6705 Robbins Way in the RS-1-7 Zone, the Airport Land Use Compatibility - MCAS Miramar Overlay Zone, the Airport Influence Area - MCAS Miramar Review Area 1, the Fire Brush Management Area, the Very High Fire Hazard Severity Zone, and the Transit Priority Area within the University Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 9820, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of said San Diego, March 20, 1980, as File No. 1980-098074 of Official Records.

B. The Map proposes the subdivision of a 1.633-acre site into four (4) residential lots.

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C. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act and Municipal Code section 144.0220.

D. On November 19, 2026, the Planning Commission of the City of San Diego considered Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777, and pursuant to Resolution No. _____-PC, the Planning Commission voted _____to recommend City Council approval.

E. On _____, the Council held a noticed public hearing to consider Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

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

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ACTION ITEMS

Be it resolved by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777:

1. TENTATIVE MAP (TM) – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440]

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

The 1987 University Community Plan (Community Plan) identifies the site as a part of South University. The Community Plan envisions South University as a residential neighborhood with a focus on single-family homes. The Community Plan designates the site as residential at 5 to 10 dwelling units per net residential acre which is the lowest density range identified by the Community Plan and intended to support a single dwelling unit on each lot. The project provides a single dwelling unit on each lot which is consistent with the Community Plan and does not exceed the maximum 16 dwelling unit capacity allowed by the land use.

The Community Plan specifies that the development of remaining vacant land and the redevelopment of urbanized properties should enhance the predominately low-density residential quality of South University by ensuring that the massing, height, and form of new infill projects are similar in character and reflect the massing, scale, height and form of existing surrounding development (Community Plan Subarea 4: South University). The Community Plan also specifies that color and building materials should blend harmoniously with surrounding developments. (Community Plan Subarea 4: South University).

The project is consistent with the above-referenced Community Plan policies by incorporating articulation, offsetting planes, and stepped-back facades within its architectural design which addresses bulk and scale. The project does not exceed two stories (30 feet) and the unit sizes (ranging between 2,744 to 5,006 square feet) are consistent with the homes in the surrounding neighborhood. The project design also incorporates a similar palette of colors and materials with the surrounding homes, including white and earth tone colored wall surfaces and stucco, softly colored painted wood, exposed masonry materials, roofs of various styles and design elements such as material changes, window openings, and balconies.

Additionally, the project is consistent with the City's Housing Element goal of facilitating the construction of quality housing (Goal 1) and with the General Plan policy (LU-H.3) of providing a variety of housing types and sizes with varying levels of affordability in residential and village developments. The project is also consistent with the City's General Plan policy (Urban Design Element A.3) of development

being designed in a sensitive manner to highlight and complement the natural environment in areas designated for development. The project complies with this General Plan policy by minimizing grading on the adjacent slopes and integrating development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character.

The project incorporates sustainable building methods in accordance with the sustainable development policies of the City's General Plan (Urban Design Element A.4). The project complies with these sustainable policies by meeting or exceeding Title 24 Building requirements for energy use by designing mechanical and electrical systems that achieve greater energy efficiency, by reducing levels of non-essential lighting, heating and cooling, by incorporating natural lighting and ventilation strategies, and by utilizing energy efficient appliances.

The project is also designed to comply with the California Green Code, including installing solar panels and electric vehicle chargers to reduce vehicle emissions. The project will implement heat island mitigation measures to reduce temperature increases and urban heat island effects through the use of cool roofing materials such as reflective, low heat retention tiles, membranes and coatings. The project will utilize materials that have recycled content or use materials that are derived from sustainable or renewable sources. Therefore, the project subdivision design and related improvements will be consistent with the policies, goals, and objectives of the University Community Plan, and the General Plan.

b. 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 existing structure is more than 45 years old and required staff to evaluate the proposal for historic significance, per SDMC Section 143.0212. Staff determined that the property does not meet the local designation criteria as an individually significant historical resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual.

The project site is located in the RS-1-7 Zone and deviations are proposed for specific lots. Staff has evaluated the requested deviation to the RS-1-7 Zone (SDMC Section 131.0431 and Table 131-04D) to allow a street frontage of 20 feet for Lot 3, where the RS-1-7 Zone requires a minimum street frontage of 50 feet. Staff has also evaluated a deviation to the Tentative Map regulations (SDMC Section 144.0211(a)) for an exception to lot frontage for Lots 2, 3 and 4, where it is required that all lots have frontage on a street or other access to a dedicated public street approved by the City Engineer.

The requested deviations are necessary due to the unique configuration of the proposed subdivision which is on an irregular shape lot adjacent to a steep hillside. The deviations will result in a more desirable project by creating a project design which minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. The project will also provide a safe accessway for pedestrians and vehicles to the site by developing a new 20-foot-wide private drive and 4.5-foot-wide sidewalk that will connect to the adjacent public cul-de-sac along Robbins Way. Shared access is laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character.

With the exception of the above-referenced deviations, the project conforms with the development regulations of the underlying RS-1-7 Zone, including building height (30 feet), density, setbacks, and floor area ratio (between 0.16 and 0.28) that does not exceed the maximum (between 0.46 and 0.48) allowed. The Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, 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.

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

The project site consists of developed land (0.4 acres), disturbed habitat (0.7 acres), and Tier II Coastal Sage Scrub (0.5 acres). The site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope and is covered by the Tier II coastal sage scrub habitat. A biology report for the site determined that habitat mitigation is not required for sensitive upland habitats located on manufactured slopes.

The project design minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character. A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions.

The project also requires a brush management program due to proximity to flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lots 1 through 4, a radiant heat wall will be provided at the interface of Zones One and

Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

The Community Plan designates the site as residential at 5 to 10 dwelling units per net residential acre which is the lowest density range identified by the Community Plan and intended to support a single dwelling unit on each lot. The project provides a single dwelling unit on each lot which is consistent with the Community Plan and does not exceed the maximum 16 dwelling unit capacity allowed by the land use. Except for the deviations described under TM Finding No. 1a, the project conforms with the development regulations of the underlying RS-1-7 Zone. The project was also determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Infill Development). Therefore, the site is physically suitable for the type and density of development.

d. 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 site consists of developed land (0.4 acres), disturbed habitat (0.7 acres), and Tier II Coastal Sage Scrub (0.5 acres). The project site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope and is covered by the Tier II coastal sage scrub habitat. A biology report for the site determined that habitat mitigation is not required for sensitive upland habitats located on manufactured slopes. The project was also determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Infill Development). Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project site consists of previously disturbed areas within an established residential neighborhood. The site generally consists of ascending slopes to the south and east with a gently sloping flat valley. The adjacent steep hillside has been identified as a manufactured slope. The project design minimizes grading on the adjacent slopes and integrates development with the natural environment by following the contours of the terrain allowing the structures to fit naturally within the landscape while supporting site stability, drainage, and visual harmony. The project design also utilizes stepped foundations and integrates piers with above grade construction within the rear yards. Shared access is also laid out over the existing level portion of the project site which minimizes disruption to the existing landform and preserves the site's character. A geotechnical report prepared for the site

concluded that the project adequately addresses the site's soil and geologic conditions.

The project will also require a brush management program due to proximity to flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lots 1 through 4, a radiant heat wall will be provided at the interface of Zones One and Two. Additionally, openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. The permit includes requirements that address storm water and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, private water and sewer facilities, and lighting and parking. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

f. 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.

The project includes a public service easement vacation for an existing 10-foot-wide drainage easement that will be vacated and realigned into a new 15-foot-wide public drainage easement to address drainage requirements for the design layout. The project will also dedicate a new 20-foot-wide private easement for vehicular access and utilities and a 4.5-foot-wide pedestrian easement. The easements are located adjacent to the new residences along the southern and eastern area of the project site.

A Covenant Agreement will be recorded so that Parcel 4 is granted an access easement over Parcels 1 through 3, Parcel 3 is granted an access easement over Parcels 1 and 2, and Parcel 2 is granted an access easement over Parcel 1. The Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. 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.

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

The lot orientation and residential structures are configured to allow cross ventilation and shading potential. The project design also incorporates energy-efficient features such as south-facing windows, thermal massing, and natural lighting and ventilation strategies. The project will also implement heat island mitigation measures to reduce temperature increases and urban heat island effects through the use of cool roofing

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materials such as reflective, low heat retention tiles, membranes and coatings. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

h. 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.

The project supports the housing needs of the region and does not adversely impact public or environmental resources. The Community Plan designates the site as residential at 5 to 10 dwelling units per net residential acre which is the lowest density range identified by the Community Plan and intended to support a single dwelling unit on each lot. The project provides a single dwelling unit on each lot which is consistent with the Community Plan and does not exceed the maximum 16 dwelling unit capacity allowed by the land use.

The project is also consistent with the City's Housing Element goal of facilitating the construction of quality housing (Goal 1) and with the General Plan policy (LU-H.3) of providing a variety of housing types and sizes with varying levels of affordability in residential and village developments. The project also promotes infill development and is located in an urbanized area where public services are provided and will not impose service demands that exceed available capacity. Therefore, 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.

BE IT FURTHER RESOLVED, that portions of a drainage easement located within the project boundaries as shown in the Tentative Map shall be vacated and realigned into a new 15-foot-wide public drainage easement to address drainage requirements for the design layout, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

PUBLIC SERVICE EASEMENT VACATIONS – [SDMC SECTION 125.1040]:

i. There is no present or prospective public use for the easement, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project includes a public service easement vacation for an existing 10-foot-wide drainage easement that will be vacated and realigned into a new 15-foot-wide public drainage easement to address drainage requirements for the design layout. The realigned

drainage easement is located adjacent to the new residences along the southern and eastern area of the project site. Therefore, there is no present or prospective public use for the easement, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

j. The public will benefit from the action through improved utilization of the land made available by the vacation.

The public will benefit from the easement vacation which will result in additional private land to the tax base. The easement vacation will also remove any public maintenance and liability obligations to the City. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

k. The vacation is consistent with any applicable land use plan.

The easement vacation will facilitate the development of a land use which is supported by the Community Plan and the General Plan by vacating an easement that is no longer needed. Therefore, the vacation is consistent with any applicable land use plan.

l. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The project includes a public service easement vacation for an existing 10-foot-wide drainage easement that will be vacated and realigned into a new 15-foot-wide public drainage easement to address drainage requirements for the design layout. The realigned drainage easement is located adjacent to the new residences along the southern and eastern area of the project site. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

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

2. Based on these findings adopted by the City Council, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777 is granted to Dee and Neal Desind Family Trust, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

3. The Development Services Department shall file a copy of this Resolution and the approved tentative map with any attached exhibits with the City Clerk and mail a copy to the applicant.

ATTACHMENT: Tentative Map Conditions

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CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. PMT-2471119
PRJ-0673345: 6705 ROBBINS WAY

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on_____.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

3. Prior to expiration of the Tentative Map, a Parcel Map to subdivide the 1.633 acres property into four parcels shall be recorded in the San Diego County Recorder's Office.

4. Prior to the recordation of the Parcel 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. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

5. The Tentative Map shall conform to the provisions of Site Development Permit No. PMT-2471118 and Public Service Easement Vacation No. PMT-3375777.

6. 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.

TRANSPORTATION

7. Concurrent with the recordation of any Parcel Map, the Subdivider shall dedicate a 20-foot-wide private easement for vehicular access and utilities and a 4.5-foot-wide pedestrian easement per Exhibit A, satisfactory to the City Engineer.

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8. Concurrent with the recordation of any Parcel Map, the Owner/Permittee shall record a Covenant Agreement so that Parcel 4 of this map is hereby granted an access easement over Parcels 1 through 3, Parcel 3 of this map is hereby granted an access easement over Parcels 1 and 2, and Parcel 2 of this map is hereby granted an access easement over Parcel 1, as shown herein and designated "Access Easement" per Exhibit A, satisfactory to the City Engineer.

ENGINEERING

9. The Subdivider shall ensure that all 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.

LANDSCAPING

10. Prior to recordation of the Parcel Map, the Owner/Subdivider shall identify on a separate sheet titled "Non-Title Sheet" the brush management areas in substantial conformance with Exhibit A. These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the "Non-Title Sheet" to identify the hatched areas: "Indicates fire hazard zones per SDMC Section 142.0412 of the Land Development Code."

MAPPING

11. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to SDMC Section 144.0311(d) and the Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel 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 Parcel Map in accordance with SDMC Section 144.0130.

12. 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 Parcel Map shall:

    a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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

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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 shall be shown on the map.

13. The 10-foot-wide Drainage Easement granted per Map No. 6495 as shown on the approved Tentative Map shall be vacated upon recordation of the Parcel Map pursuant to Section 66445(j) of the Subdivision Map Act.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative 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. 24008713

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RESOLUTION NUMBER R-_____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT THE APPROVAL OF THE 6705 ROBBINS WAY PROJECT, PRJ-0673345 IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER CEQA GUIDELINES SECTION 15332, IN-FILL DEVELOPMENT.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. The Council will consider approval of the demolition of an existing single dwelling unit, subdivide the 1.633-acre site into four (4) lots and constructing a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot, and a public service easement vacation (drainage) for the 6705 Robbins Way Project (Project).

B. The California Environmental Quality Act (CEQA), California Public Resources Code (Code) sections 21000-21189.91, provides in Code section 21083 that the California Office of Planning and Research will promulgate, and the Secretary of the California Natural Resources Agency will adopt guidelines for implementation of CEQA. The California Office of Planning and Research promulgated, and the Secretary of the California Natural Resources Agency adopted, the guidelines for implementation of CEQA set forth in Title 14 California Code of Regulations sections 15000 through 15387 (CEQA Guidelines).

C. Code section 21084 requires the CEQA Guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from the provisions of CEQA. The CEQA Guidelines sections 15300 through 15333 list classes of projects that have been determined not to have a significant effect on the environment and declared to be exempt from preparation of environmental documents under CEQA.

D. The Council has considered the written record related to the Project and all public comments about the potential environmental effects of the Project. The Council, using its independent judgment, has determined that the Project is categorically exempt from the provisions of CEQA under CEQA Guidelines section 15332 (In-Fill Development) on the basis that the Project is consistent with the applicable land use designation and applicable zone, is less than five acres in size, can be adequately served by all required public utilities and has no significant environmental impacts.

E. No exception to the application of a categorical exemption set forth in CEQA Guidelines section 15300.2 applies to the Project.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

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

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1 The Project is categorically exempt from the provisions of CEQA under CEQA Guidelines section 15332, In-Fill Development.

2. No exception to the application of a categorical exemption set forth in CEQA Guidelines section 15300.2 applies to the Project.

3. The City Clerk, or designee, is directed to file a CEQA Notice of Exemption regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation.

APPROVED: HEATHER FERBERT, City Attorney

By _____
DCA Name
Deputy City Attorney

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Attachment 9

PLANNING COMMISSION RESOLUTION NO. _____-PC

RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF SITE DEVELOPMENT PERMIT NO. PMT-2471118
TENTATIVE MAP NO. PMT-2471119
PUBLIC SERVICE EASEMENT VACATION NO. PMT-3375777
PRJ-0673345: 6705 ROBBINS WAY

WHEREAS, on November 19, 2026, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego approval of Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777; and

WHEREAS, Neal Desind and Deborah Anne Gross-Desind, as Co-Trustees of Dee and Neal Desind Family Trust, Owner/Permittee requested Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777 for the 6705 Robbins Way Project (Project) for the demolition of an existing single dwelling unit, subdividing the 1.633-acre site into four (4) lots and constructing a two-story, single dwelling unit (ranging between 2,744 to 5,006 square feet) with attached garage on each lot, and a public service easement vacation (drainage); and

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

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of Site Development Permit No. PMT-2471118, Tentative Map No. PMT-2471119 and Public Service Easement Vacation No. PMT-3375777.

Xavier Del Valle
Development Project Manager
Development Services

Dated: November 19, 2026
By a vote of __:___:___

DRAFT

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name:	Project Number:
6705 Robbins Way TM / Lot Split	PRJ-0673345

Community: University

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ● Vote to Approve
- ❒ Vote to Approve with Conditions Listed Below
- ❒ Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: June 09, 2026

# of Members Yes	# of Members No	# of Members Abstain
11	1	0

Conditions or Recommendations:
None

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Chris Nielsen

TITLE: Chair

DATE: June 11, 2026

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

Ownership Disclosure Statement

FORM DS-318
October 2017

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: Robbins Way Tentative Map **Project No. *For City Use Only*:** PRJ-0673345

Project Address: 6705 Robbins Way

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: NEAL DESIND ● Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4079 GOVERNOR DR. 235

City: SAN DIEGO State: CA Zip: 92122

Phone No.: 858.210.2830 Fax No.: _____ Email: ND164@AOL.COM

Signature: [signature] Date: 8/15/20

Additional pages Attached: ☐ Yes ● No

Applicant

Name of Individual: DEBORAH DESIND ● Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4079 GOVERNOR DR. 235

City: SAN DIEGO State: CA Zip: 92122

Phone No.: 858.349.3967 Fax No.: _____ Email: deedesind@GMAIL.COM

Signature: [signature] Date: 8/15/20

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: _____

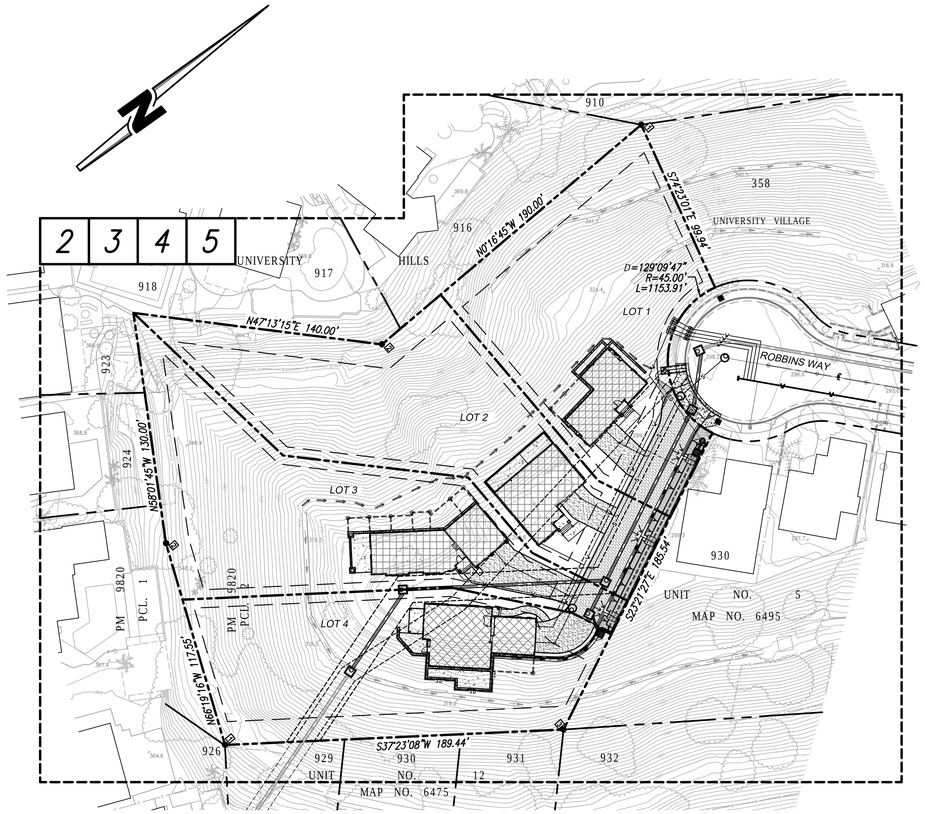
Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

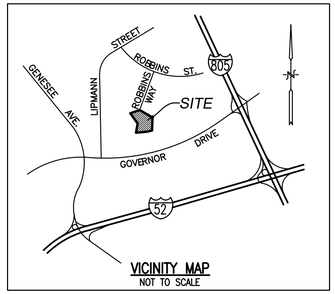
SITE DEVELOPMENT PLANS FOR:

6705 ROBBINS WAY

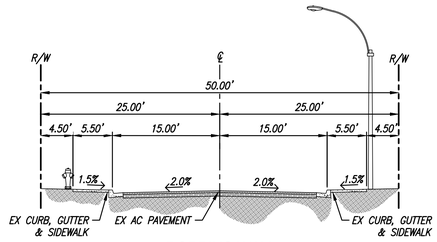
S.D.P. NO. 2471118, T.M. NO.
2471119 EASEMENT VACATION NO.
3375777 & N.D.P. NO. 3375776



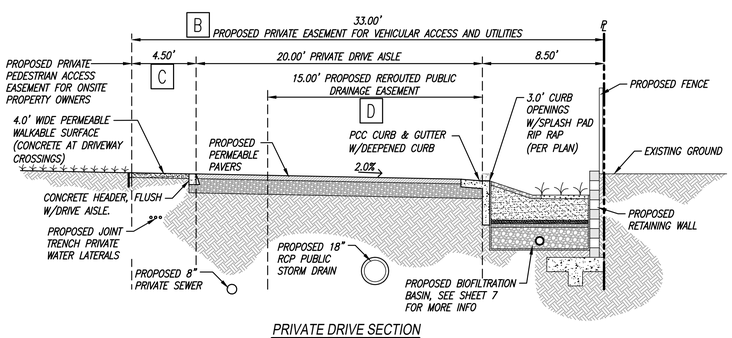
KEY MAP
SCALE: 1" = 40'



VICINITY MAP
NOT TO SCALE



ROBBINS WAY
TYPICAL SECTION
NOT-TO-SCALE



PRIVATE DRIVE SECTION
SCALE: 1"=5'

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040, WWW.SPEARINC.NET

SUBDIVIDER

NEAL & DEE DESIND
4079 GOVERNER DRIVE #235
SAN DIEGO, CA. 92122
PHONE: (858) 210-2830
CONTACT: NEAL DESIND

SITE ADDRESS

6705 ROBBINS WAY
SAN DIEGO, CA. 92122

TOPOGRAPHY SOURCE

SPEAR & ASSOCIATES, INC.
METHOD: AERIAL TOPOGRAPHY
DATE: JULY 27, 2018
FIELD VERIFIED: JULY 15, 2023

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK, EAST BRASS PLUG, INTERSECTION: ROBBINS STREET AND WELLER STREET.
ELEVATION: 270.435
DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JULY 2019 AT POINTS "A" AND "B" SHOWN HEREON. SAID POINTS WERE MEASURED FROM 1ST ORDER G.P.S. STATION 137 AND 1ST ORDER G.P.S. STATION 142 PER RECORD OF SURVEY MAP NO. 14492.
BEARING "A"-"B": NORTH 37°23'08" EAST
THE COMBINED GRID FACTOR AT POINT "A" IS 0.9999776.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT "A" IS 350.6 - N.G.V.D. 29

ASSESSORS PARCEL NUMBER

348-610-38-00

EXISTING LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 9820, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 20, 1980, AS FILE NO. 80-098074 OF OFFICIAL RECORDS.

PERMIT NUMBERS

APPROVAL IDs
SDP: 2471118
TM: 2471119
EV: 3375777
NDP: 3375776

PROPOSED DEVIATIONS

- DEVIATION 1: LOT SIZE, MINIMUM LOT DIMENSIONS (SECTION 131.0431)
- DEVIATION 2: LOT FRONTAGE ON A STREET (SECTION 144.0211(A))

LANDSCAPE NOTES

A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5-FEET, PER SDMC 142.0403(B)(5).

ZONING CODE	RS-1-7
DENSITY (DWELLING/AC.)	13.50
DENSITY (DWELLING/LOT)	1
LOT SIZE	5000
BUILDING TYPE	-
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT (SEE TABLE)	131-04H
COVERAGE	50%
SETBACK (SEE TABLE)	131-04D
OPEN SPACE	-
SPECIAL AREA REGS	-

PARKING TABLE

PER SDMC TABLE 142-05B

MINIMUM REQUIRED PARKING SPACES		
LOT	REQUIRES PARKING SPACES	PROPOSED PARKING SPACES
1	2	2
2	2	2
3	2	2
4	2	2

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	SYMBOL
PROPOSED CONTOURS	500
DIRECTION OF DRAINAGE	
PROPERTY LINE	
STREET CENTERLINE	
SAWCUT LINE	
PROPOSED SPOT ELEVATIONS	XX.XX FL
RESIDENTIAL CONCRETE DRIVEWAY	
PERMEABLE PAVERS	
PCC PAVING	
6" P.C.C. CURB (PVT)	
6" P.C.C. CURB & GUTTER (PVT)	
PCC RIBBON GUTTER (PVT)	
RETAINING WALL (PVT)	
PVC SOLID STORM DRAIN (PVT)	SD SD
RCP STORM DRAIN (PVT)	
STORM DRAIN CLEANOUT TYPE A (PVT)	
CATCH BASIN (SIZE PER PLAN PVT)	
RIP-RAP (PVT)	
8" PVC PUBLIC WATER MAIN	
1" DOMESTIC WATER SERVICE W/METER & BFD	
8" PVC SEWER MAIN	
4" PVC SEWER LATERAL (PVT)	
SEWER MANHOLE	SCO
BIOFILTRATION AREA (PVT)	
LANDSCAPING	

SHEET INDEX

SHEET DESCRIPTION	SHEET #
CIVIL SHEETS	
TITLE SHEET	SHEET 1
DEMOLITION PLAN	SHEET 2
SITE PLAN	SHEET 3
CONCEPTUAL GRADING	SHEET 4
UTILITY PLAN	SHEET 5
DETAILS	SHEET 6
MAPPING SHEETS	
TENTATIVE PARCEL MAP	SHEET 7
TPM DETAILS	SHEET 8
SLOPE ANALYSIS	
SLOPE ANALYSIS	SHEET 9
SLOPE ANALYSIS	SHEET 10
LANSCAPE SHEETS	
LANDSCAPE CONCEPT PLAN	SHEET 11
BRUSH MANAGEMENT PLAN	SHEET 12
CODE COMPLIANCE DIAGRAM & HYDROZONE MAP	SHEET 13
ARCHITECTURE SHEET	
ARCHITECTURAL SITE PLAN	SHEET 14
LOT 1 RENDERING	SHEET 15
LOT 1 SITE PLAN	SHEET 16
LOT 1 FLOOR PLAN	SHEET 17
LOT 1 ELEVATION VIEW	SHEET 18
LOT 2 RENDERING	SHEET 19
LOT 2 SITE PLAN	SHEET 20
LOT 2 FLOOR PLAN	SHEET 21
LOT 2 ELEVATION VIEW	SHEET 22
LOT 3 RENDERING	SHEET 23
LOT 3 SITE PLAN	SHEET 24
LOT 3 FLOOR PLAN	SHEET 25
LOT 3 FLOOR PLAN	SHEET 26
LOT 3 ELEVATION VIEW	SHEET 27
LOT 3 ELEVATION VIEW	SHEET 28
LOT 4 RENDERING	SHEET 29
LOT 4 SITE PLAN	SHEET 30
LOT 4 FLOOR PLAN	SHEET 31
LOT 4 FLOOR PLAN	SHEET 32
LOT 4 ELEVATION VIEW	SHEET 33

NOTE: PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.0310, 129.0104(A)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.

PREPARED UNDER THE SUPERVISION OF:

JOSHUA R. ZEIGLER, ~ P.E. 85413 ~ DATE

REGISTERED PROFESSIONAL ENGINEER
JOSHUA R. ZEIGLER
No. 85413
CIVIL
STATE OF CALIFORNIA

PRIVATE CONTRACT

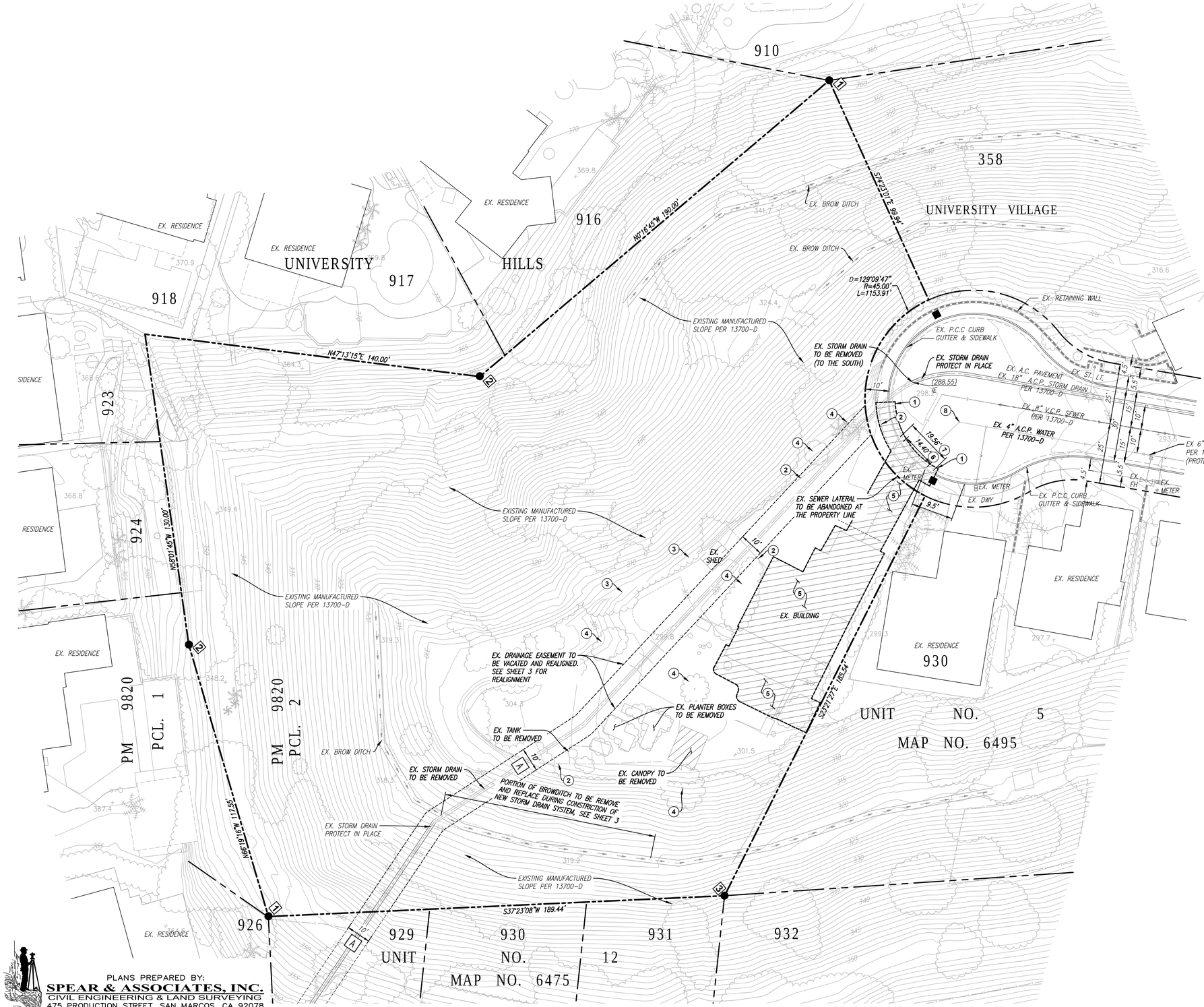
TITLE SHEET FOR:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 33 SHEETS

PROJECT NO. PRJ-673345

PLOT DATE: 9/15/2026 6:50 AM P:\02-JOBS\201818-189 NEAL & DEE DESIND - 6705 ROBBINS WAY_SD\CAD\Conceptual Grading Plan\18-189 CGP.dwg



DEMOLITION NOTES

1. SAWCUT LINE
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING WALL TO BE REMOVED.
4. EXISTING TREES TO BE REMOVED.
5. EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, HARDSCAPE TO BE REMOVED (DEMOLITION AREA).
6. EXISTING DRIVEWAY WIDTH.
7. EXISTING DRIVEWAY CURB OPENING.
8. EXISTING WATER SERVICE TO BE KILLED AT MAIN.

EASEMENT NOTES

A — EXISTING

10 FOOT DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 6495, TO BE VACATED. EASEMENT VACATION NO. 2616288

NON-PLOTABLE EASEMENT

EASEMENT FOR SLOPE MAINTENANCE AND DRAINAGE RECORDED OCTOBER 7, 1969 AT FILE/PAGE NO. 184293 O.R.

SAID EASEMENT IS GENERAL IN NATURE AND THEREFORE CANNOT BE PLOTTED.

EXISTING IMPROVEMENT LEGEND – MONUMENTS

- ● [1] INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "RCE 13862" PER MAPS 6475 AND 6495, PARCEL MAP 9820.
- ● [2] INDICATES FOUND 2" IRON PIPE WITH DISC PER MAPS 6475 AND 6495, PARCEL MAP 9820, DISC ILLEGIBLE.
- ● [3] INDICATES FOUND 1/2" IRON PIPE WITH DISC STAMPED "LS 2070", NO RECORD.
- ■ INDICATES FOUND LEAD AND DISC STAMPED "RCE 13862" PER MAP 6495, PARCEL MAP 9820.

20 10 0 20 40 60

SCALE: 1" = 20'

PRIVATE CONTRACT

DEMOLITION PLAN FOR:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 33 SHEETS

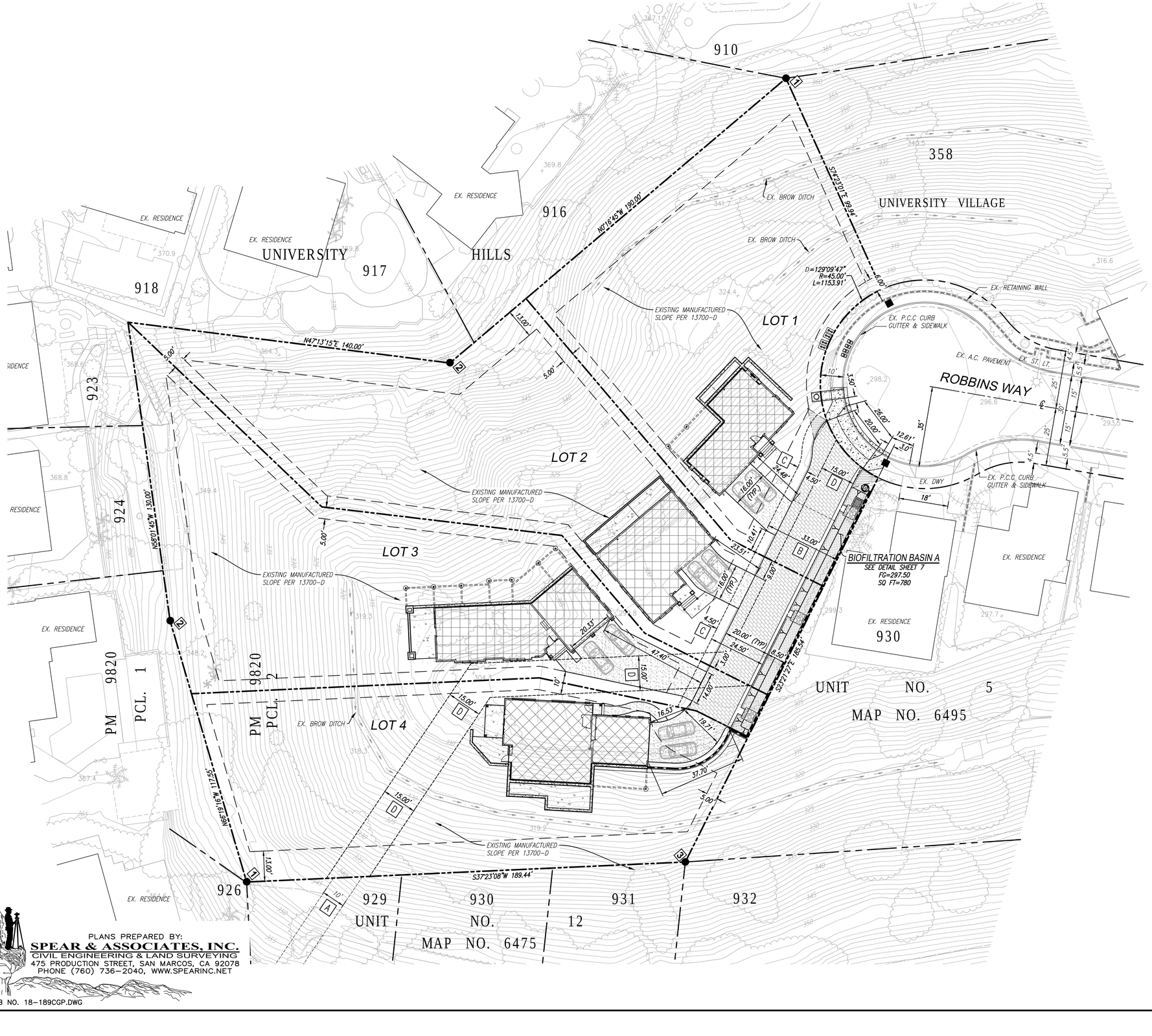
PROJECT NO. PRJ-673345

REGISTERED PROFESSIONAL ENGINEER — JOSHUA R. ZEIGLER — No. 85413 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040, WWW.SPEARINC.NET

JOB NO. 18-189CGP.DWG

PLOT DATE: 9/15/2026 6:59 AM P:\02-JOBS\2018\18-189 NEAL & DEE DESIND - 6705 ROBBINS WAY_SD\CAD\Conceptual Grading Plan\18-189 CGP.dwg



EASEMENT NOTES

EXISTING

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NON-PLOTABLE EASEMENT

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PROPOSED

B — *PROPOSED PRIVATE EASEMENT FOR ACCESS AND UTILITIES. INCLUDES EASEMENT FOR VEHICLE & PEDESTRIAN ACCESS AND CROSS LOT PRIVATE UTILITIES SEWER, WATER, DRY UTILITIES & DRAINAGE FROM ONE LOT TO ANOTHER.*

C — *PROPOSED PRIVATE EASEMENT FOR PROPERTY OWNERS/PEDESTRIAN ACCESS.*

D — *PROPOSED 15' WIDE (REALIGNED) PUBLIC DRAINAGE EASEMENT.*

20 10 0 20 40 60

SCALE: 1" = 20'

PRIVATE CONTRACT

SITE PLAN FOR:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 33 SHEETS

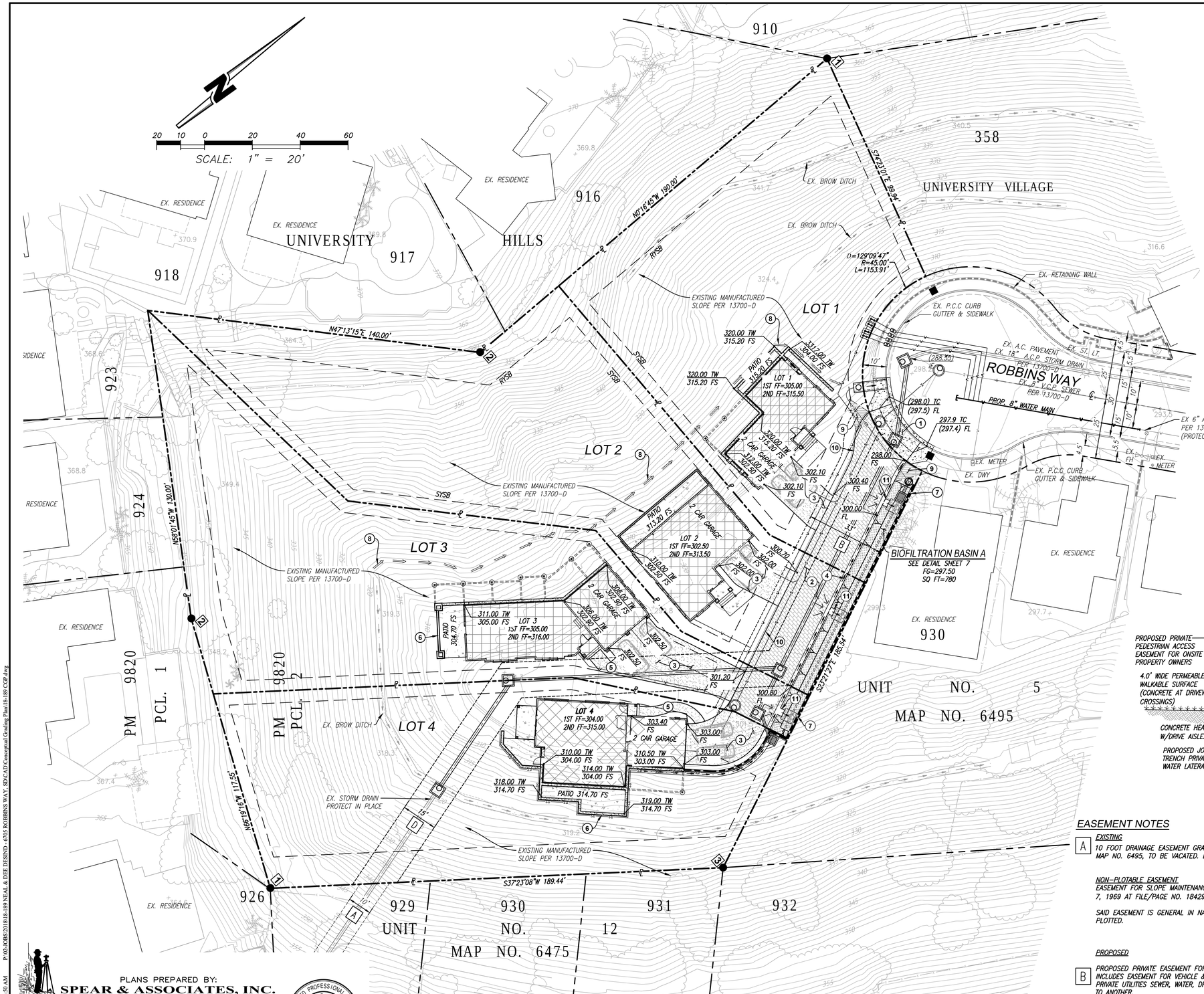
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REGISTERED PROFESSIONAL ENGINEER
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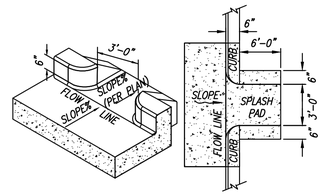
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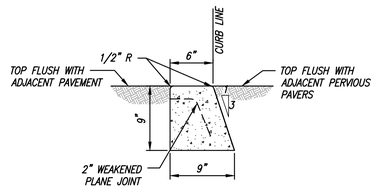


CONSTRUCTION NOTES

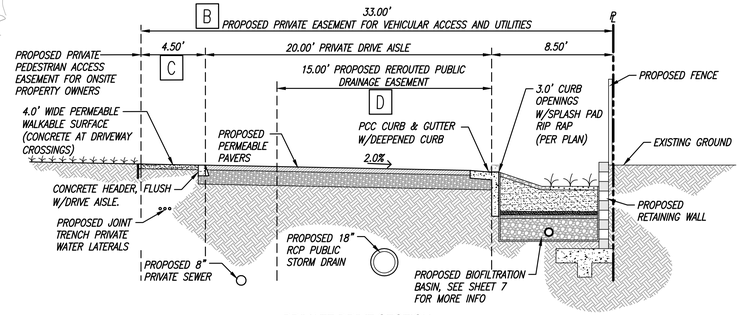
1. SAWCUT & REMOVE EXISTING DRIVEWAY & CONSTRUCT 20' WIDE RESIDENTIAL P.C.C DRIVEWAY PER SDG-161 (PVT).
2. INSTALL PERMEABLE PAVERS PER DETAIL SHEET 6 (PVT).
3. CONSTRUCT PCC PAVEMENT OVER A.B. AND 95% COMPACTED SUBGRADE SOIL (PER GEOTECHNICAL RECOMMENDATIONS).
4. CONSTRUCT 6" PCC CURB & GUTTER PER SDG-151 (PVT).
5. CONSTRUCT 4.0' MIN. WIDE P.C.C. SIDEWALK PER SDG-155.
6. CONSTRUCT MASONRY RETAINING WALL PER C-4.
7. CONSTRUCT MASONRY RETAINING WALL PER C-2.
8. CONSTRUCT CONCRETE DRAINAGE DITCH TYPE-D PER SDD-106.
9. NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. APPLY 10'X10' VISIBILITY TRIANGLE ON BOTH SIDES OF DRIVEWAY.
10. CONSTRUCT 0" CURB, MODIFIED G-1 SDRSD CURB, SEE DETAIL THIS SHEET.
11. CONSTRUCT 3.0' CURB OPENING W/SPLASH PAD PER DETAIL THIS SHEET.



3.0' CURB OPENING W/SPLASH PAD DETAIL
TYPICAL DETAIL
NOT-TO-SCALE



MODIFIED G-1 CURB DETAIL
NOT-TO-SCALE



PRIVATE DRIVE SECTION
SCALE: 1"=5'

EASEMENT NOTES

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C — PROPOSED PRIVATE EASEMENT FOR PROPERTY OWNERS/PEDESTRIAN ACCESS.

D — PROPOSED 15' WIDE (REALIGNED) PUBLIC DRAINAGE EASEMENT.

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475 PRODUCTION STREET, SAN MARCOS, CA 92078
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REGISTERED PROFESSIONAL ENGINEER — JOSHUA R. ZEIGLER — No. 85413 — CIVIL — STATE OF CALIFORNIA

JOB NO. 18-189CGP.DWG

PRIVATE CONTRACT

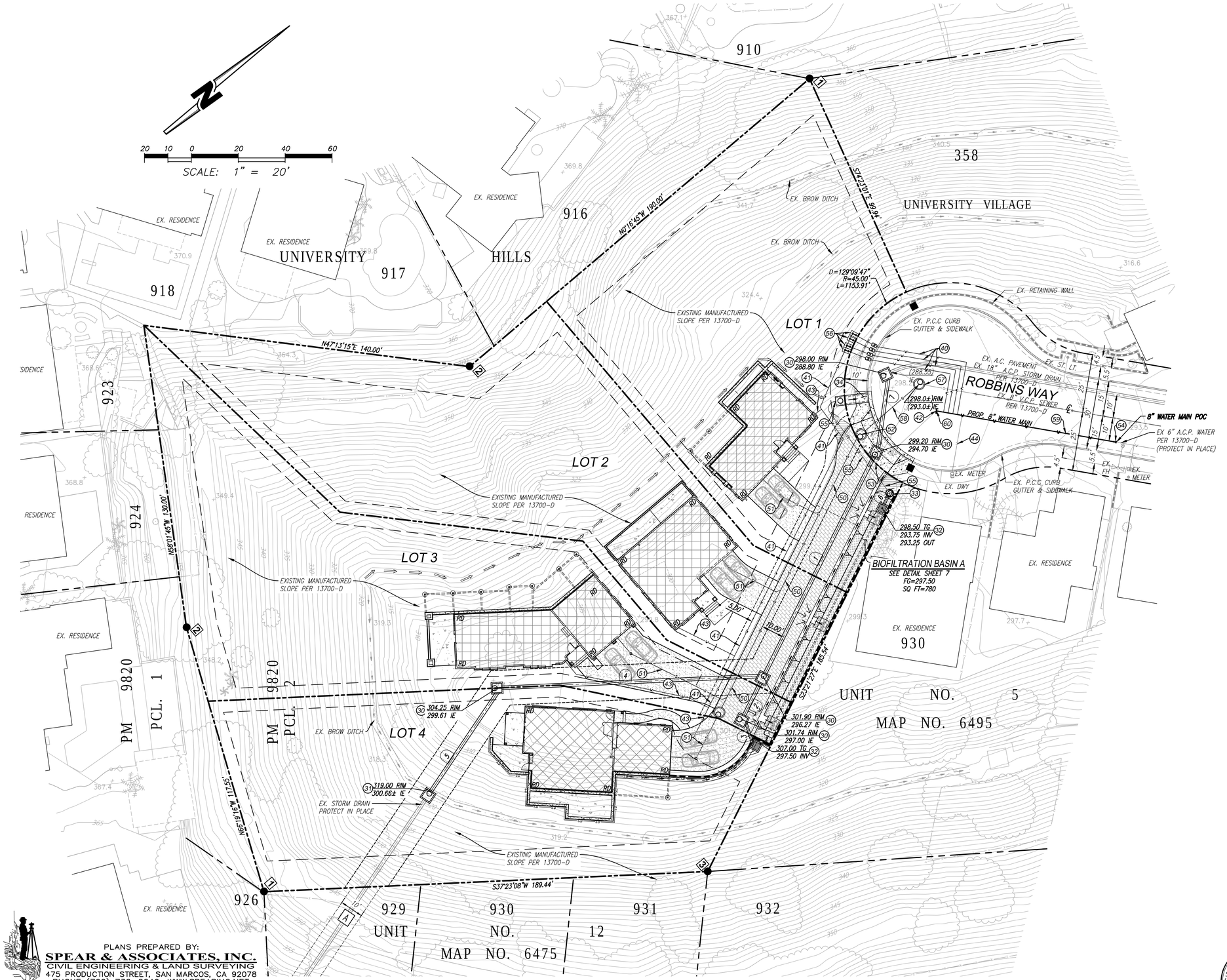
CONCEPTUAL GRADING PLAN FOR:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 4 OF 33 SHEETS

PROJECT NO. PRJ-673345

PLOT DATE: 9/15/2026 6:50 AM P:\0-JOBS\2018\18-189 NEAL & DEE DESND - 6705 ROBBINS WAY_SD\CAD\Conceptual Grading Plan\18-189 CGP.dwg



WATER NOTES

1. ALL DOMESTIC WATER SERVICE LINE DIAMETER ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETER WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
2. THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR BACKFLOW PREVENTION DEVICE.

NOTE:
PRIOR TO THE INSURANCE OF ANY CONSTRUTION PERMIT THE OWNER/PERMITTEE 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.

UTILITY NOTE

THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

CONSTRUCTION NOTES

(30) CONSTRUCT TYPE A-4 STORM DRAIN CLEANOUT.

(31) CONSTRUCT TYPE-F CATCH BASIN, INTERCEPT EXISTING STORM DRAIN FROM THE SOUTH, INTERCEPT BROWDITCH DRAINAGE.

(32) CONSTRUCT 36"x36" PRE-CAST CATCH BASIN.

(33) INSTALL STORM DRAIN PUMP SYSTEM (PER DETAIL ON SHEET 7).

(34) CONSTRUCT TYPE-A CURB OUTLET TO DRAIN SITE DRAINAGE TO EXISTING GUTTER.

(40) INSTALL (4) 1" WATER SERVICES W/4 WATER METERS.

(41) INSTALL (4) PRIVATE INDIVIDUAL 1" WATER MAINS FOR EACH LOT, WITHIN JOINT TRENCH, PER CALIFORNIA UNIFORM PLUMBING CODE.

(42) EXISTING WATER SERVICE TO BE KILLED AT MAIN.

(43) INSTALL INDIVIDUAL 1" PRIVATE WATER MAIN IN SINGLE TRENCH TO HOUSE POINT OF CONNECTION.

(44) EXISTING 1" WATER SERVICE & METER, PROTECT IN PLACE.

(50) INSTALL PRIVATE 8" PVC SEWER MAIN @ 2.0%.

(51) INSTALL PRIVATE 4" PVC SEWER LATERAL @ 2.0% MIN. SEPERATE PLUMBING PERMIT REQUIRED.

(52) INSTALL PRIVATE 4'x3' SEWER MANHOLE.

(53) EXISTING SEWER LATERAL TO PLUGGED AT PROPERTY LINE.

(54) FIELD LOCATE AND REMOVE & REPLACE EXISTING 4"x6" WATER MAIN REDUCER WITH A 6"x8" REDUCER.

(55) INSTALL PRIVATE 2" PVC FORCE MAIN DRAINAGE OUTLET FOR BASIN 'A'. OUTLET CONNECTION TO CURB OUTLET.

(56) INSTALL (4) PRIVATE BACKFLOW DEVICES 3.0' (MIN.) FROM DRIVEWAY FLARE.

(57) INSTALL PUBLIC 5'X3' SEWER MANHOLE.

(58) INSTALL PRIVATE 8" PVC SEWER MAIN WITHIN PUBLIC RIGHT OF WAY. ENCROACHMENT, MAINTENANCE, REMOVAL, AGREEMENT REQUIRED W/ CONSTRUCTION DOCUMENTS.

(59) EXISTING 4" WATER MAIN TO BE REMOVED AND REPLACED WITH 8" PUBLIC PVC WATER MAIN.

(60) INSTALL AIR VAC AND CAP END OF PROPOSED 8" PUBLIC WATER MAIN.

STORM DRAIN LINE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
1	108.64'	S23°21'27"E	18" RCP @ 1.50%, PUBLIC
2	19.22'	S23°21'27"E	18" HDPE @ 3.63%, PRIVATE
3	12.73'	S68°21'27"E	12" HDPE @ 3.93%, PRIVATE
4	112.41'	S37°23'08"W	18" RCP @ 3.04%, PUBLIC
5	53.38'	S16°02'23"E	18" RCP @ 2.04%, PUBLIC
6	4.17'	S23°21'36"E	18" HDPE @ 1.00%, PRIVATE
7	29.98'	S41°41'40"E	18" RCP @ 19.65%, PUBLIC

EASEMENT NOTE:
SEE EASEMENTS AND NOTES SHEET 2 & 3

PLANS PREPARED BY:
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CIVIL ENGINEERING & LAND SURVEYING
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REGISTERED PROFESSIONAL ENGINEER
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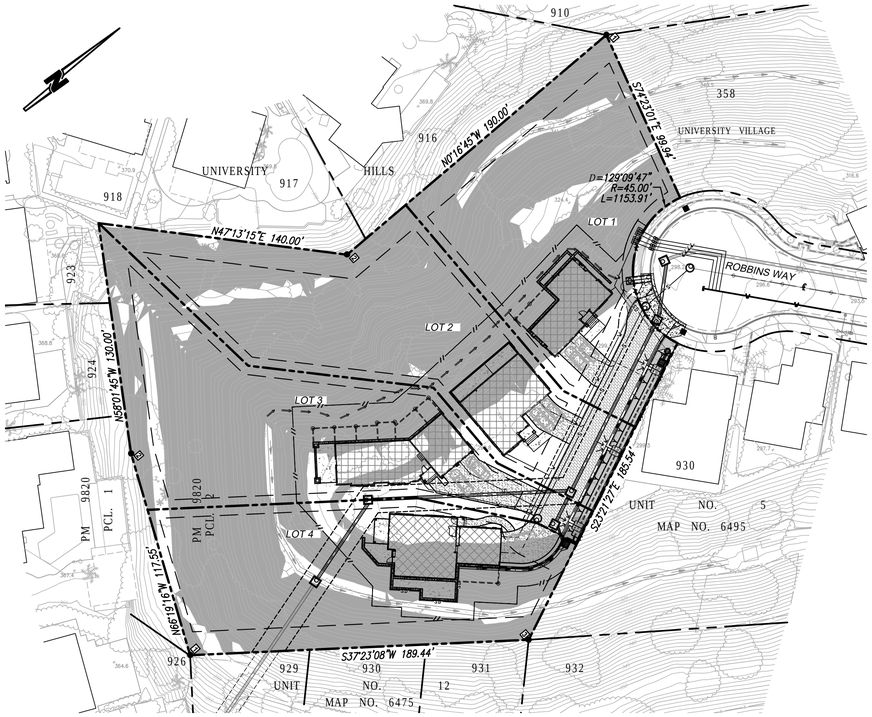
PRIVATE CONTRACT

UTILITY PLAN FOR:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 33 SHEETS

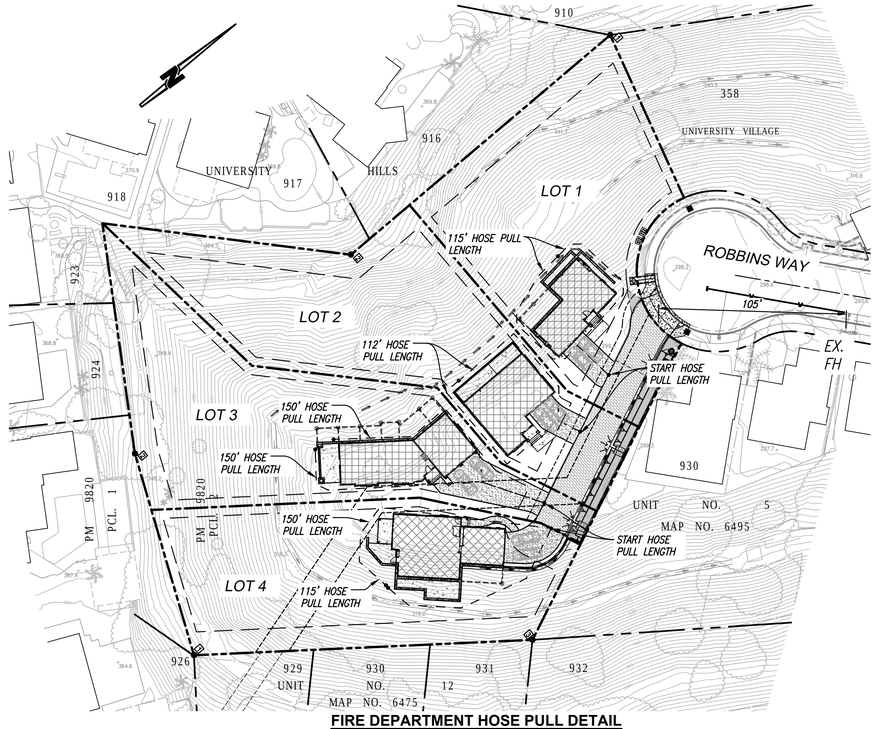
PROJECT NO. PRJ-673345



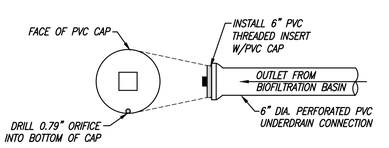
STEEP SLOPE AREA EXHIBIT
SCALE: 1"=40'

LEGEND

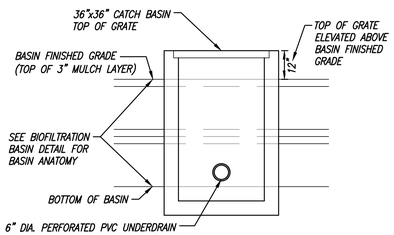
EXISTING (MANUFACTURED) SLOPE IN EXCESS OF 25%



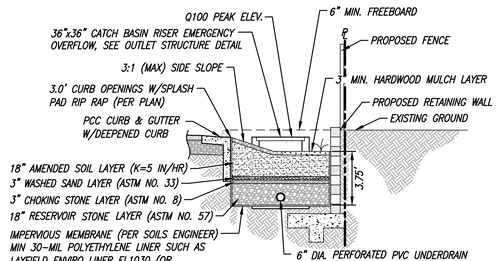
FIRE DEPARTMENT HOSE PULL DETAIL
SCALE: 1"=40'



MAINTENANCE CAP DETAIL (PVT)
ATTACH TO INTERIOR INLET WALL OF 36"x36" CATCH BASIN



OUTLET STRUCTURE DETAIL (PVT)
DETAIL OF BIOFILTRATION BASIN
36"x36" CATCH BASIN RISER EMERGENCY OVERFLOW
NOT-TO-SCALE



BIOFILTRATION BASIN (PVT)
DETAIL OF BIOFILTRATION BASIN ANATOMY
NOT-TO-SCALE

BIOFILTRATION BASIN MEDIA

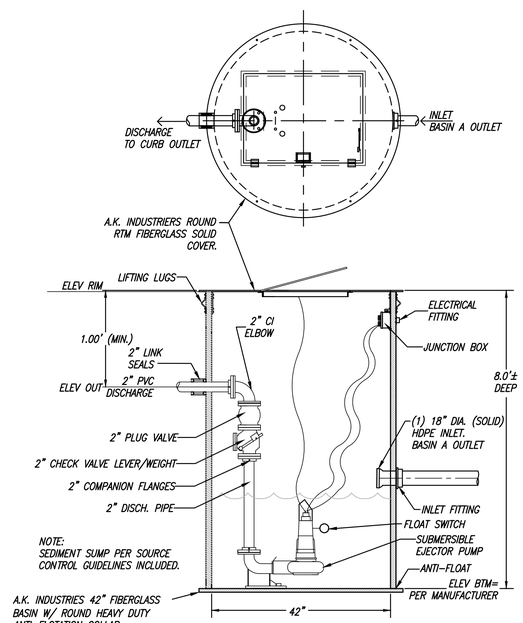
AMENDED SOIL LAYER
COMPOSITION AND TEXTURE:
65% SAND, 20% SANDY LOAM, & 15% COMPOST (FROM VEGETATION-BASED FEEDSTOCK). ANIMAL WASTES OR BY-PRODUCTS SHOULD NOT BE APPLIED.
AMENDED SOIL LAYER DEPTH 18".

PERMEABILITY:
5 IN/HR INFILTRATION RATE FOR THE FLOW-BASED SUSMP METHOD (1-6IN/HR FOR ALTERNATIVE DESIGNS, AS APPROVED BY LOCAL JURISDICTION).

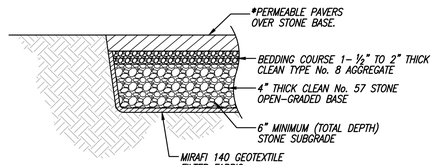
CHEMICAL COMPOSITION: TOTAL PHOSPHORUS < 15 PARTS PER MILLION (PPM); PH 6-8; CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENTS PER 100 GRAMS (MEQ/100 G) OF SOIL; ORGANIC MATTER CONTENT < 5 PERCENT BY WEIGHT.

DRAINAGE LAYER
SEPARATE SOIL MEDIA FROM UNDERDRAIN LAYER WITH 3 INCHES OF WASHED SAND (ASTM NO. 33), FOLLOWED BY 3 INCHES OF CHOKING STONE (ASTM NO. 8) OVER 12 INCHES OF ASTM NO. 57 STONE. TOTAL COMBINED DRAINAGE LAYER DEPTH 1'-6".

SURFACE VEGETATION
AS SPECIFIED BY THE LANDSCAPE ARCHITECT'S APPROVED LANDSCAPE PLANS.



STORM DRAIN PUMP SYSTEM DETAIL
(BIOFILTRATION BASIN A OUTLET)
NOT-TO-SCALE



* FINAL PAVEMENT SECTION BASED ON R-VALUE TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.

PERMEABLE PAVERS SECTION
TYPICAL ONSITE SECTION TO CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
NOT-TO-SCALE

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PRIVATE CONTRACT

DETAILS FOR:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 6 OF 33 SHEETS

PROJECT NO. PRJ-673345

SHEET 7 OF 33 SHEETS

TENTATIVE MAP

S.D.P. NO. 2471118, T.M. NO. 2471119
EASEMENT VACATION NO. 3375777
& N.D.P. NO. 3375776

SYMBOL LEGEND

- BOUNDARY
- LOT LINE
- SETBACK LINE
- CONCRETE CURB & GUTTER
- CONCRETE CURB
- CENTERLINE
- EXISTING COUNTER LINE
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING BUILDING
- PROPOSED CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- EXISTING WATER LATERAL
- EXISTING SEWER LATERAL

- SYSB SIDE YARD SETBACK
- FYSB FRONT YARD SETBACK
- RYSB REAR YARD SETBACK
- EXISTING TREES
- 426.07 × EXISTING ELEVATION (TYP.)

1. PROPOSED CONCRETE CURB
2. PROPOSED CONCRETE DRIVEWAY
3. PROPOSED CONCRETE RETAINING WALL
4. EXISTING RESIDENCE/GARAGE (TO BE REMOVED)
6. EXISTING RETAINING WALL (TO BE REMOVED)
7. EXISTING CHAIN LINK FENCE (TO BE REMOVED)
8. PROPOSED DRAINAGE DITCH
9. PROPOSED 2-STORY RESIDENCE WITH 2-CAR GARAGE.
10. PROPOSED BIO-FILTRATION BASIN
11. PROPOSED 4.50' WIDE PEDESTRIAN ACCESS EASEMENT
12. EXISTING DRIVEWAY (TO BE REMOVED)
13. EXISTING STREET LIGHT
14. PROPOSED 8" WATER MAIN

EXISTING IMPROVEMENT LEGEND – MONUMENTS

- ● 1 INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "RCE 13862" PER MAPS 6475 AND 6495, PARCEL MAP 9820.
- ● 2 INDICATES FOUND 2" IRON PIPE WITH DISC PER MAPS 6475 AND 6495, PARCEL MAP 9820, DISC ILLEGIBLE.
- ● 3 INDICATES FOUND 1/2" IRON PIPE WITH DISC STAMPED "LS 2070", NO RECORD.
- ■ INDICATES FOUND LEAD AND DISC STAMPED "RCE 13862" PER MAP 6495, PARCEL MAP 9820.

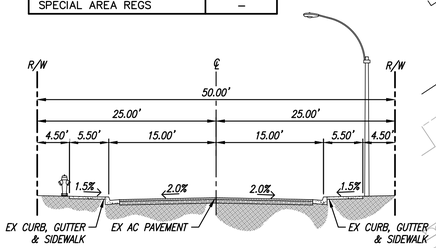
ZONING

ZONING CODE	RS-1-7
DENSITY (DWELLING/AC.)	13.50
DENSITY (DWELLING/LOT)	1
LOT SIZE	5000
BUILDING TYPE	–
MAXIMUM FLOOR AREA	–
FLOOR AREA RATIO	–
HEIGHT (SEE TABLE)	131-04H
COVERAGE	50%
SETBACK (SEE TABLE)	131-04D
OPEN SPACE	–
SPECIAL AREA REGS	–

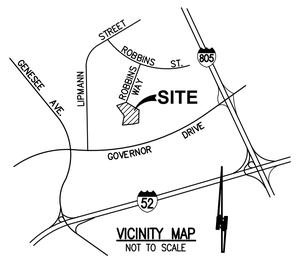
PARKING TABLE

MINIMUM REQUIRED PARKING SPACES		
LOT	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
1	2	2
2	2	2
3	2	2
4	2	2

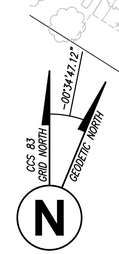
PER SDMC TABLE 142-05B



ROBBINS WAY
TYPICAL SECTION
NOT-TO-SCALE



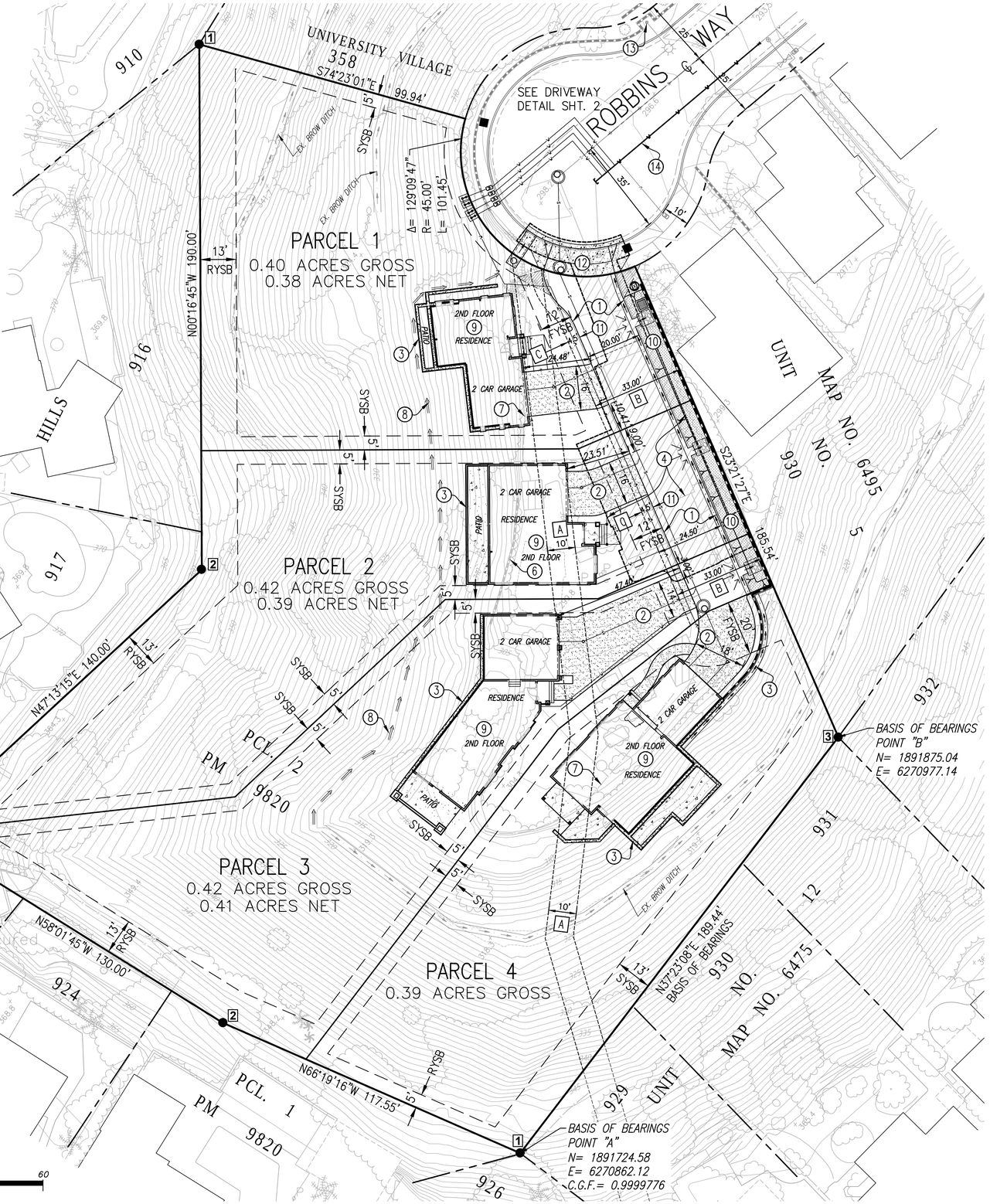
VICINITY MAP
NOT TO SCALE



CONVERGENCE ANGLE AT STATION POINT "A"
EL.= 350.60 M.S.L. DATUM (N.G.V.D. 29)

MAP PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040, WWW.SPEARINC.NET

JOB NO. 18-189 TM.DWG



SCALE: 1" = 20'

SUPPLEMENTAL INFORMATION

PROPERTY ADDRESS: 6705 ROBBINS WAY, SAN DIEGO, CA 92122

1. COMPLETE TAX ASSESSOR'S NUMBER IS: 348-610-38-00
2. ABBREVIATED LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 9820, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 20, 1980, AS FILE NO. 80-098074 OF OFFICIAL RECORDS.
3. OVERLAY ZONES: AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE – MCAS MIRAMAR;
4. GENERAL PLAN REGIONAL CATEGORY: INCORPORATED
5. COMMUNITY/SUBREGIONAL PLAN AREA: UNIVERSITY
6. LAND USE DESIGNATION: SFR-RESIDENTIAL
7. GRADING: SEE CONCEPTUAL GRADING PLAN
8. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD. IDENTIFY AND SPECIFY WIDTH: ROBBINS WAY, 50.00' R/W .
9. WATER SOURCE/WATER DISTRICT: CITY OF SAN DIEGO.
10. SEPTIC/SEWER DISTRICT: CITY OF SAN DIEGO.
11. FIRE DISTRICT: CITY OF SAN DIEGO.
12. SCHOOL DISTRICT: SAN DIEGO UNIFIED
13. STREET LIGHT DISTRICT: CITY OF SAN DIEGO.
14. AREA: 1.633 ACRES GROSS, 1.550 ACRES NET
15. EXISTING RESIDENCE WITH 2-CAR GARAGE CONSTRUCTED 1972, TO BE REMOVED.
16. EXISTING/PROPOSED ZONING: RS-1-7-RESIDENTIAL
17. ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JULY 2019 AT POINTS "A" AND "B" SHOWN HEREON. SAID POINTS WERE MEASURED FROM 1ST ORDER G.P.S. STATION 137 AND 1ST ORDER G.P.S. STATION 142 PER RECORD OF SURVEY MAP NO. 14492.
BEARING "A"-"B": NORTH 37°23'08" EAST
THE COMBINED GRID FACTOR AT POINT "A" IS 0.9999776.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT "A" IS 350.6 – N.G.V.D. 29

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK, EAST BRASS PLUG, INTERSECTION ROBBINS STREET AND WELLER STREET.
ELEVATION: 270.435
DATUM: MEAN SEA LEVEL

FLOOD ZONE

SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE INSURANCE MAP NO. 06073C1602G, MAP REVISED MAY 16, 2012.

TOPOGRAPHY SOURCE

SPEAR & ASSOCIATES, INC.
METHOD: AERIAL TOPOGRAPHY
DATE: JULY 27, 2018
FIELD VERIFIED: JULY 15, 2023

EASEMENT NOTES

A | B | C SEE SHEET 8.

MAP NOTE

A PARCEL 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 PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

SOLAR NOTE

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE – ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT. STATE OF CALIFORNIA.

APPROVED DEVIATIONS

DEVIATION 1: LOT SIZE, MINIMUM LOT DIMENSIONS (SECTION 131.0431)

DEVIATION 2: LOT FRONTAGE ON A STREET (SECTION 144.0211(A))

SUBDIVIDER

NEAL DESIND
4079 GOVERNOR DRIVE #235
SAN DIEGO, CA 92122
(858) 210-2830

1890-6269
NAD83 COORDINATES
250-1709
LAMBERT COORDINATES

NEAL DESIND, OWNER DATE

PREPARED BY:
SPEAR & ASSOCIATES, INC.
475 PRODUCTION STREET
SAN MARCOS, CA 92078
(760) 736-2040

LICENSED LAND SURVEYOR RAMON J. SPEAR No. 6404 STATE OF CALIFORNIA

MARCH 13, 2026
RAMON J. SPEAR, L.S. 6404 DATE

MARCH 13, 2026

CCS 83 1890-6269 LC 250-1709

SHEET 8 OF 33 SHEETS

TENTATIVE MAP

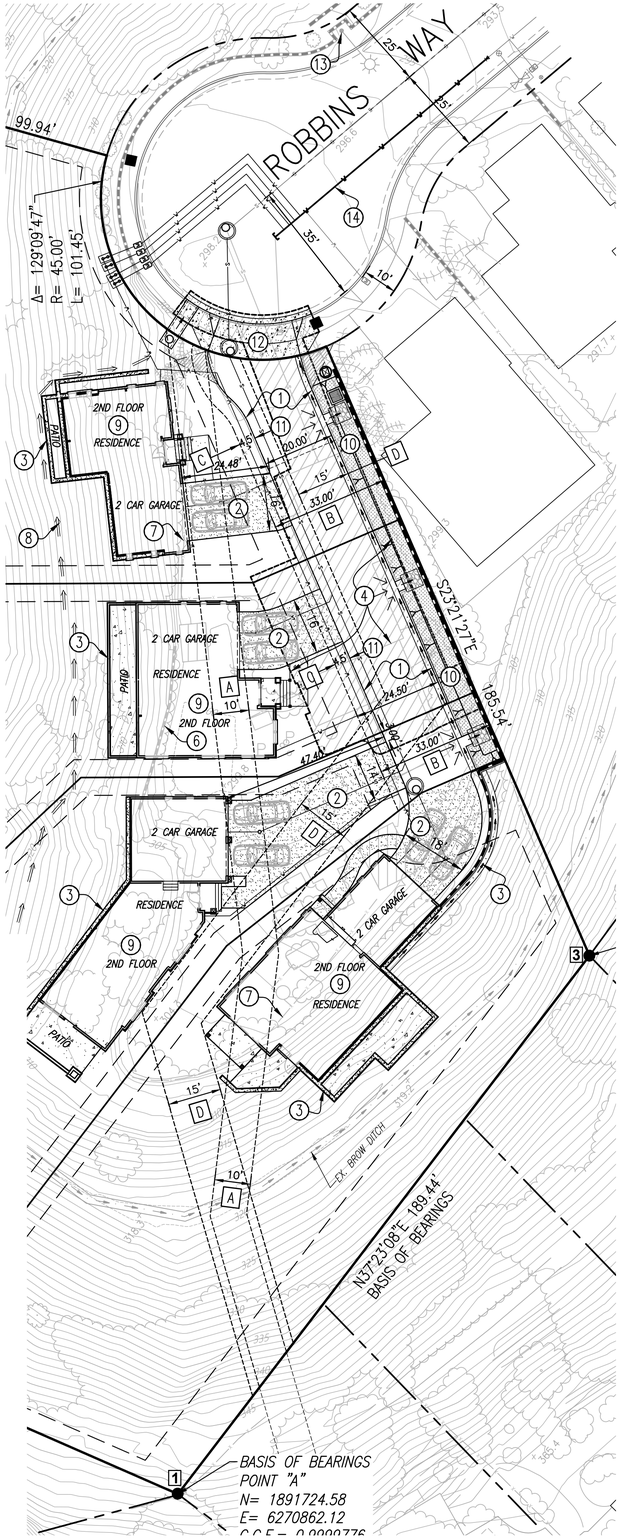
S.D.P. NO. 2471118, T.M. NO. 2471119
EASEMENT VACATION NO. 3375777
& N.D.P. NO. 3375776

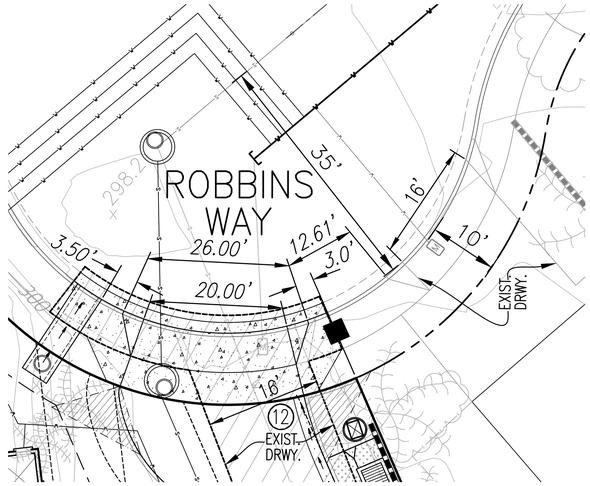
SYMBOL LEGEND

- BOUNDARY
- LOT LINE
- SETBACK LINE
- PEDESTRIAN ACCESS EASEMENT
- CONCRETE CURB & GUTTER
- CONCRETE CURB
- CENTERLINE
- EXISTING COUNTER LINE
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED WATER MAIN
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- EXISTING WATER LATERAL
- EXISTING SEWER LATERAL

- SYSB — SIDE YARD SETBACK
- FYSB — FRONT YARD SETBACK
- RYSB — REAR YARD SETBACK
- EXISTING TREES
- 426.07 × — EXISTING ELEVATION (TYP.)
- PROPOSED CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT

1. PROPOSED CONCRETE CURB
2. PROPOSED CONCRETE DRIVEWAY
3. PROPOSED CONCRETE RETAINING WALL
4. EXISTING RESIDENCE/GARAGE (TO BE REMOVED)
6. EXISTING RETAINING WALL (TO BE REMOVED)
7. EXISTING CHAIN LINK FENCE (TO BE REMOVED)
8. PROPOSED DRAINAGE DITCH
9. PROPOSED 2-STORY RESIDENCE WITH 2-CAR GARAGE.
10. PROPOSED BIO-FILTRATION BASIN
11. PROPOSED 4.50' WIDE PEDESTRIAN ACCESS EASEMENT
12. EXISTING DRIVEWAY (TO BE REMOVED)
13. EXISTING STREET LIGHT
14. PROPOSED 8" WATER MAIN





DRIVEWAY DETAIL

SCALE: 1" = 10'

EXISTING EASEMENT NOTES

A — 10 FOOT DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 6495, TO BE VACATED. EASEMENT VACATION NO. 2616288

EASEMENT FOR SLOPE MAINTENANCE AND DRAINAGE RECORDED OCTOBER 7, 1969 AT FILE/PAGE NO. 184293 O.R.

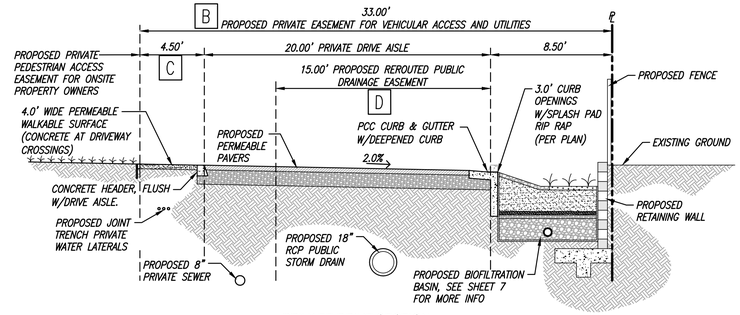
SAID EASEMENT IS GENERAL IN NATURE AND THEREFORE CANNOT BE PLOTTED.

PROPOSED EASEMENT NOTES

B — PROPOSED PRIVATE EASEMENT FOR VEHICULAR ACCESS AND UTILITIES.

C — PROPOSED PRIVATE EASEMENT FOR ACCESS AND UTILITIES. INCLUDES EASEMENT FOR VEHICLE & PEDESTRIAN ACCESS AND CROSS LOT PRIVATE UTILITIES SEWER, WATER, DRY UTILITIES & DRAINAGE FROM ONE LOT TO ANOTHER.

D — PROPOSED REROUTED PUBLIC DRAINAGE EASEMENT.



PRIVATE DRIVE SECTION
SCALE: 1"=5'

SCALE: 1" = 20'

JOB NO. 18-189 TM.DWG

MARCH 13, 2026

CCS 83 1890-6269 LC 250-1709

SLOPE ANALYSIS

FOR

6705 ROBBINS WAY,
SAN DIEGO, CA 92122



Slope Analysis Table				
Number	Minimum Slope	Maximum Slope	Color	Square footage
1	0.00%	15.00%		16403
2	15.00%	25.00%		2784
3	25.00%	40.00%		6954
4	40.00%	100.00%		44351

**RECORD DRAWINGS FROM ORIGINAL SUBDIVISION INDICATE ONSITE SLOPES HAVE BEEN PREVIOUSLY GRADED OR CONSIST OF CONSTRUCTED MANUFACTURED SLOPES.*

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

REGISTERED PROFESSIONAL ENGINEER
JOSHUA R. ZEIGLER
No. 85413
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

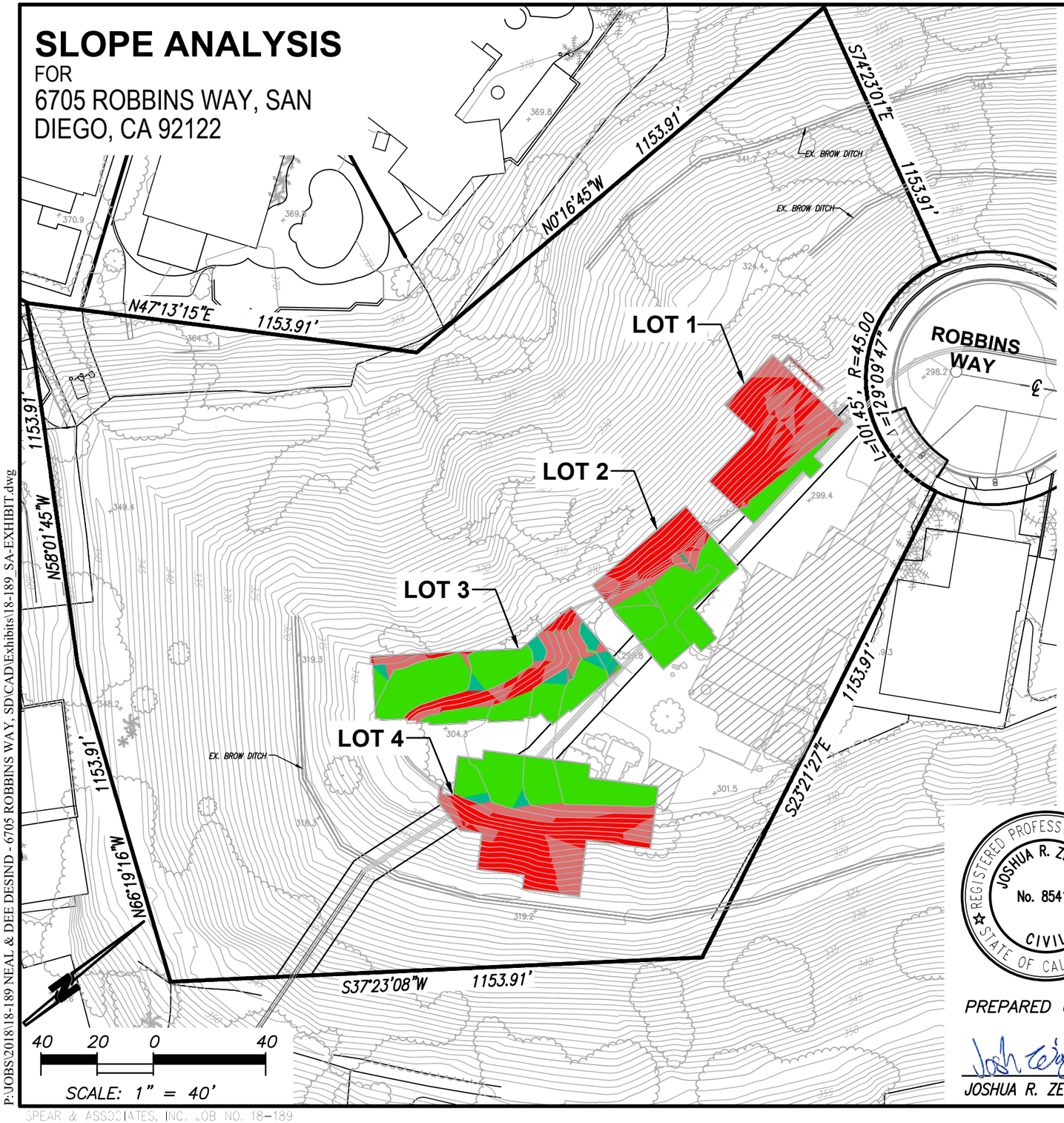
JOSHUA R. ZEIGLER ~ R.C.E. 85413

8/20/2020
DATE

SLOPE ANALYSIS

FOR

6705 ROBBINS WAY, SAN DIEGO, CA 92122



Lot 1 SLOPE ANALYSIS TABLE				
Number	Minimum Slope	Maximum Slope	Color	Square Footage
1	0.00%	15.00%		208
2	15.00%	25.00%		0
3	25.00%	50.00%		438
4	50.00%	99999900.00%		796

LOT 2 SLOPE ANALYSIS TABLE				
Number	Minimum Slope	Maximum Slope	Color	Square Footage
1	0.00%	15.00%		906
2	15.00%	25.00%		4
3	25.00%	50.00%		161
4	50.00%	99999900.00%		445

LOT 3 SLOPE ANALYSIS TABLE				
Number	Minimum Slope	Maximum Slope	Color	Square Footage
1	0.00%	15.00%		1291
2	15.00%	25.00%		197
3	25.00%	50.00%		418
4	50.00%	99999900.00%		296

LOT 4 SLOPE ANALYSIS TABLE				
Number	Minimum Slope	Maximum Slope	Color	Square Footage
1	0.00%	15.00%		949
2	15.00%	25.00%		44
3	25.00%	50.00%		589
4	50.00%	99999900.00%		936

*RECORD DRAWINGS FROM ORIGINAL SUBDIVISION INDICATE ONSITE SLOPES HAVE BEEN PREVIOUSLY GRADED OR CONSIST OF CONSTRUCTED MANUFACTURED SLOPES.

REGISTERED PROFESSIONAL ENGINEER
JOSHUA R. ZEIGLER
No. 85413
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

Josh Zeigler 9/1/2023

JOSHUA R. ZEIGLER ~ R.C.E. 85413 ~ DATE

SHEET 10 OF 33 SHEETS

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EXISTING TREE LIST:

NUM.	BOTANICAL NAME	COMMON NAME	BTH/ DBH	CONDITION	STATUS
1	PINUS SPP.	PINE	18"	FAIR	REMAIN
2	PINUS SPP.	PINE	18"	FAIR	REMAIN
3	QUERCUS AGRIFOLIA	COAST LIVE OAK	8"	GOOD	REMAIN
4	PINUS SPP.	PINE	6"	FAIR	REMAIN
5	EUCALYPTUS SPP.	EUCALYPTUS	24"	GOOD	REMAIN
6	EUCALYPTUS SPP.	EUCALYPTUS	8"	GOOD	REMAIN
7	HETEROMELES ARBUTIFOLIA	TOYON	8"	GOOD	REMAIN
8	HETEROMELES ARBUTIFOLIA	TOYON	10"	GOOD	REMAIN
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"	GOOD	REMAIN
10	HETEROMELES ARBUTIFOLIA	TOYON	8"	GOOD	REMAIN
11	HETEROMELES ARBUTIFOLIA	TOYON	10"	GOOD	REMAIN
12	HETEROMELES ARBUTIFOLIA	TOYON	12"	GOOD	REMAIN
13	HETEROMELES ARBUTIFOLIA	TOYON	6"	GOOD	REMAIN
14	EUCALYPTUS SPP.	EUCALYPTUS	12"	GOOD	REMAIN
15	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6"	GOOD	REMAIN
16	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8"	GOOD	REMAIN
17	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	10"	GOOD	REMAIN
18	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6"	GOOD	REMAIN
19	YUCCA SPP.	YUCCA	30"	FAIR	REMOVE
20	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6"	POOR	REMOVE
21	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8"	POOR	REMOVE
22	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8"	POOR	REMOVE
23	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6"	POOR	REMOVE
24	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6"	POOR	REMOVE
25	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8"	POOR	REMOVE
26	PRUNUS SPP.	PRUNUS	5"	GOOD	REMOVE
27	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	12"	GOOD	REMOVE
28	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	12"	FAIR	REMOVE
29	MYOPORUM LAETUM	MYOPORUM	8"	POOR	REMOVE
30	QUERCUS SPP.	OAK	6"	FAIR	REMAIN
31	HETEROMELES ARBUTIFOLIA	TOYON	8"	GOOD	REMOVE

EXISTING TREES TO BE REMOVED: 12

SDMC Table 142-04E
Minimum Tree Separation Distance:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVEGROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

Maintenance :

1. *All required landscape areas, including in the right-of-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards.*
2. *If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.*

Erosion Control / Temporary Revegetation :

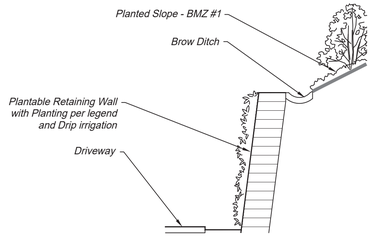
1. *Graded, disturbed, or eroded areas that will not be permanently paved, covered by structures, or planted for a period of over 90 calendar days shall be temporarily revegetated with a non-irrigated hydroseed mix, ground cover, or equivalent material. Temporary irrigation systems may be used to establish the vegetation.*
2. *All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F and in accordance with the standards in the SDMC Sec. 142.0411. All required revegetation and erosion control shall be completed within 90 calendar days of the completion of grading or disturbance.*

Irrigation:

1. *An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, developement, and maintenance of the vegetation in a healthy, disease-resistent condition. The design of the systyem shall provide adequate support for the vegetation selected.*
2. *The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance*
3. *All disturbed areas to be landscaped shall be irrigated with a permanent subsurface automatic irrigation system utilizing drip irrigation or low-precipitaion rate rotator heads, and a weather based smart controller.*
4. *Brush Management Zone 1 areas to be cleared and revegetated shall be irrigated with an automatic, above grade, temporary irrigation system, utilizing low-precipitation rate rotator heads and a weather based smart controller.*

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS ZONE 3	H x W FINAL SIZE
STREET TREE - QTY. 3					
	LAURUS NOBILIS	SWEET BAY	24" BOX	L	25' x 25'
STREET YARD TREE - QTY. 6					
	ARBUTUS 'MARINA'	MARINA MADRONE	36" BOX	L	35' x 30'
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	L	30' x 20'
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	L	25' x 25'
YARD TREE - QTY. 6					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	15' x 15'
	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	L	15' x 15'
	JACARANDA 'BONSAI BLUE'	DWARF JACARANDA	24" BOX	M	15' x 10'
SHRUBS AND GROUND COVERS					
	ACCENT SHRUBS - QTY. 20				
	AGAVE SPP.	AGAVE	5 GAL.	L	3' x 3'
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL.	L	5' x 5'
	FURCRAEA MEDIOPICTA	FURCRAEA	5 GAL.	L	5' x 5'
	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL.	L	2' x 2'
	MASSING SHRUBS - QTY. 120				
	ALOE SPP.	ALOE	1 GAL.	L	2' x 2'
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	5 GAL.	L	3' x 5'
	BOUTELOUA GRACILIS	BLUE GAMMA GRASS	1 GAL.	L	1' x 1'
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL.	L	1' x 2'
	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	L	3' x 4'
	CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.	L	1' x 4'
	CISTUS SALVIFOLIUS	SAGE LEAF ROCKROSE	5 GAL.	L	2' x 3'
	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	1 GAL.	L	2' x 5'
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.	L	3' x 3'
	RHAPHIOLEPIS SPP.	INDIAN HAWTHORN	5 GAL.	L	3' x 4'
	SALVIA SPP.	SAGE	1 GAL.	L	3' x 4'
	VERBENA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL.	L	1' x 3'
	GROUND COVERS - FLATS AT 12" O.C.				
	LANTANA MONTEVIDENSIS	TRAILING LANTANA		L	1' x 6'
	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM		L	1' x 8'
	SENECIO SERPENS	BLUE CHALKSTICKS		L	1' x 2'
	SHRUBS - PLANTABLE WALLS: - 1 GAL. AT 3' O.C.				
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	L	
	ROSMARINUS 'HUNT. CARPET.	ROSEMARY	1 GAL.	L	
	VERBENA RIGIDA	SAND PAPER VERBENA	1 GAL.	L	
	BIOFILTRATION BASIN - 1 GAL. @ 2' O.C., PLUGS AT 12" O.C.				
	CAREX TUMULICOLA	FOOTHILL SEDGE		L	1' x 2'
	JUNCUS PATENS	CALIFORNIA GREY RUSH		L	2' x 2'
	BRUSH MANAGEMENT ZONE 1 REVEGETATED SLOPE				
	NATIVE OR NATURALIZED GROUND COVER CONSISTING OF ROOTED CUTTINGS OR HYDROSEED MIX, AND NATIVE OR NATURALIZED TREES AND SHRUBS (MIN. 1 GAL. SIZE) PLANTED AT A MIN. RATE OF ONE (1) PLANT PER 100 S.F. OF DISTURBED AREA.				
	LOW SHRUBS - 1 GAL. AT 48" O.C.				
	ENCELIA CALIFORNICA	BUSH SUNFLOWER		L	3' x 4'
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA		L	1' x 2'
	ROSA CALIFORNICA	CALIFORNIA WILDROSE		L	3' x 6'
	GROUND COVERS - 1 GAL. AT 3' O.C.				
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA		L	1' x 5'
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH		L	1' x 6"
	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS		L	2' x 8'
	BRUSH MANAGEMENT ZONE 2 SLOPE				
	EXISTING, NON-IRRIGATED, NON-NATIVE SLOPE LANDSCAPING TO REMAIN - MAINTAIN PER SDMC SEC. 142.0412 BRUSH MANAGEMENT REQUIREMENTS, INCLUDING WEEDING, THINNING AND PRUNING.				
	EXISTING SHRUBS TO REMAIN:				
	ACACIA SPP.	ACACIA			
	HETEROMELES ARBUTIFOLIA	TOYON			
	RHUS INTEGRIFOLIA	LEMONADE BERRY			
	YUCCA SPP.	YUCCA			
	EXISTING GROUND COVERS TO REMAIN:				
	CARPOBROTUS EDULIS	HOTTENTOT-FIG			
	MYOPORUM SPP.	MYOPORUM			
	NON-NATIVE GRASSES				



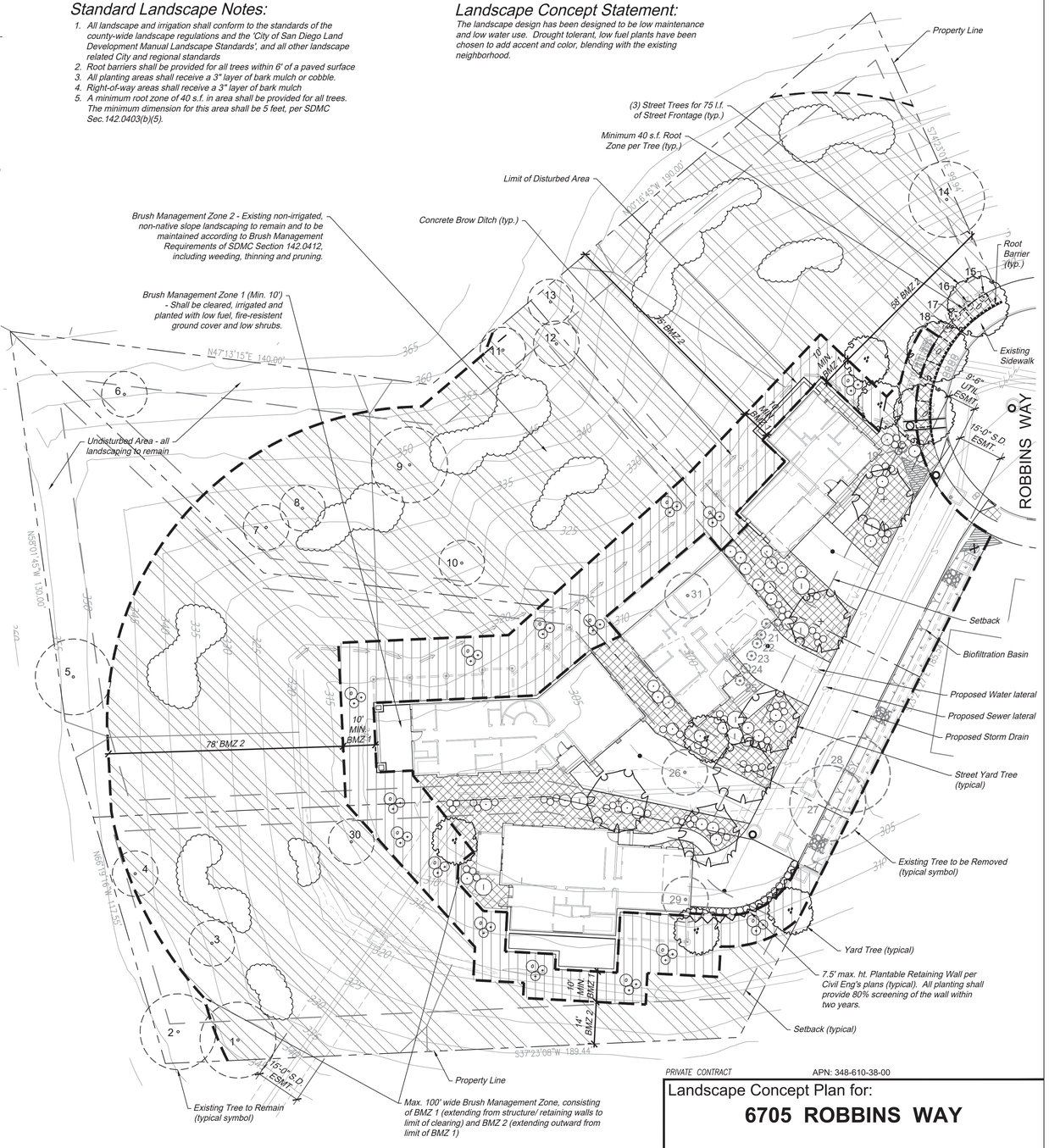
Plantable Retaining Wall Section
NTS

Standard Landscape Notes:

1. *All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the 'City of San Diego Land Development Manual Landscape Standards', and all other landscape related City and regional standards*
2. *Root barriers shall be provided for all trees within 6' of a paved surface*
3. *All planting areas shall receive a 3" layer of bark mulch or cobble.*
4. *Right-of-way areas shall receive a 3" layer of bark mulch*
5. *A minimum root zone of 40 s.f. in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC Sec.142.0403(b)(5).*

Landscape Concept Statement:

The landscape design has been designed to be low maintenance and low water use. Drought tolerant, low fuel plants have been chosen to add accent and color, blending with the existing neighborhood.



PRIVATE CONTRACT APN: 348-610-38-00

Landscape Concept Plan for:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 11 OF 33 SHEETS

PROJECT NO. 673345

0 10' 20' 60'
Scale 1" = 20'

North

rla 2681
HOWARD ASSOCIATES
landscape architecture
2442 Second Avenue
San Diego, CA 92101 (619) 718-9660

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

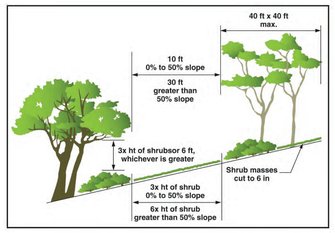
3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Cleareance for Brush Management



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.

4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of __*Owner*__ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An *applicant* may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:

(1) The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.

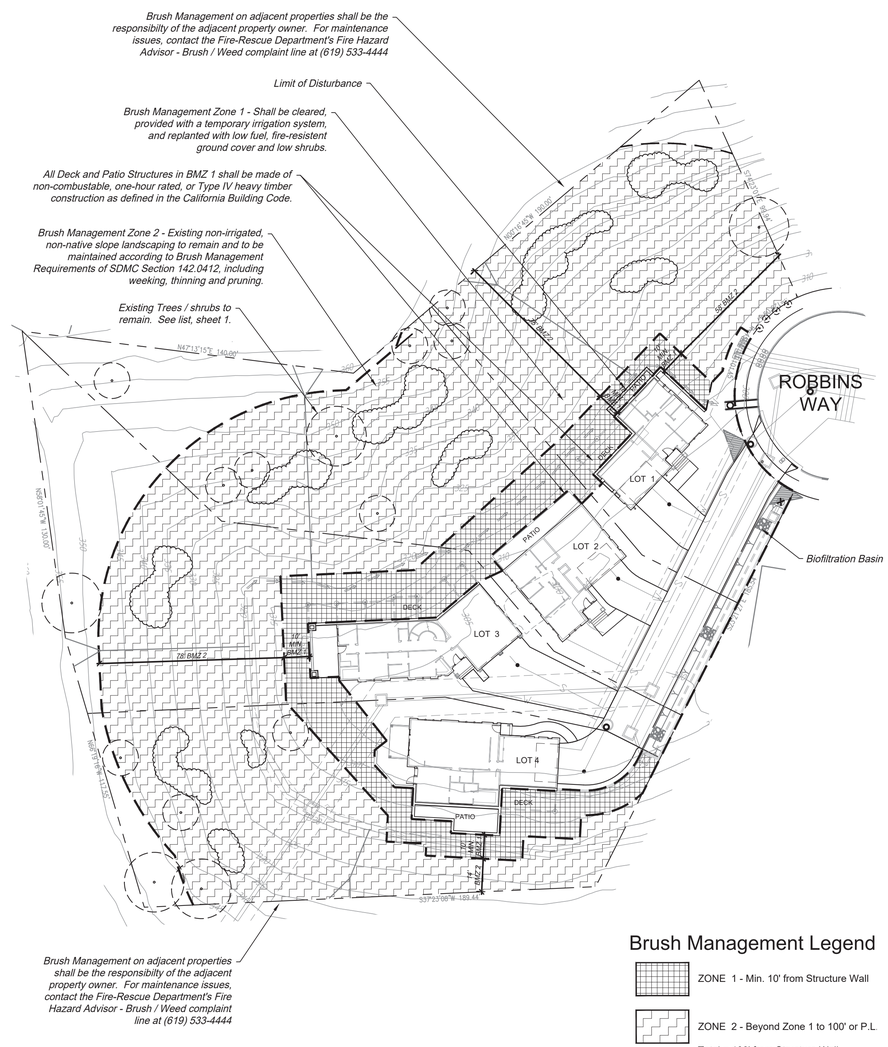
(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.

(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.

(k) For existing *structures*, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing *structures* shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.



Brush Management Legend

ZONE 1 - Min. 10' from Structure Wall

ZONE 2 - Beyond Zone 1 to 100' or P.L.

Total = 100' from Structure Wall

Proposed Building Fire Mitigation Requirements:
Due to site constraints with required brush management zone extending beyond the site property line, additional Fire Mitigation measures will be required to be incorporated with the building plans for the proposed structures. The proposed structures will be required to have fire sprinklers within the structure at a minimum and to mitigate the reduced brush management zone, the fire mitigation measure of adding fire sprinklers to the attic of the structures (or approved equal) should be incorporated into the Building Plans for the structures.

PRIVATE CONTRACT

Brush Management Plan for:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 12 *OF* 33 *SHEETS*

PROJECT NO. 673345

0 15' 30' 90'
Scale 1" = 30'

North

rla 2681
HOWARD ASSOCIATES
landscape architecture
2442 Second Avenue
San Diego, CA 92101 (619) 718-9660



Hydrozone Map

Hydrozone Legend

ZONE 1 - LOW - TREES, SHRUBS & GROUNDCOVER - DRIP / BUBBLER - 10,645 S.F.

ZONE 2 - LOW - BIOFILTRATION BASIN - ROTATOR HEADS - 845 S.F.

ZONE 3 (NOT SHOWN) - MODERATE - TREES - DRIP / BUBBLER - 600 S.F. (40 S.F. PER TREE)

ZONE 4 - LOW (SHADE) - GROUND COVER - DRIP - 1,217 S.F.

City of San Diego Water Efficient Landscape Worksheet

Evapotranspiration Rate

ET_0	[in]	
Yearly	47.00	

Maximum Applied Water Budget

LA (Total Landscape Area) =	12,090	
SLA (Special Landscape Area) =		
Maximum Applied Gallons / Year = Eto(0.62) [(0.7)(LA) + (0.3)(SLA)]		
Maximum Applied Gallons / Year =	246,612	

Design Case Table

A	B	C	F	G	E	H	D	I	J	K
Cont-roller #	Hydrozone #	Valve Circuit #	Hydrozone Area (HA)	% of Total Landscaped Area	Plant Factor (PF)	HA x PF	Irrigation Method	IE	PFxHA/IE	ETWU (Eto)(.62)(PFx HA/IE)
			[SF]	[SF]						[gal]
A	1 - Trees, shrubs, ground covers		10,645	88.0%	Low 0.3	3,194	Drip	0.81	3,943	114,887
A	2 - Basin - shrubs, ground covers		845	7.0%	Low 0.3	254	Drip	0.81	313	9,120
A	3 - Trees		600	5.0%	Mod 0.1	60	Bubbler	0.81	74	2,159
A	4 - Shade G.C.		1,217	10.1%	Low 0.1	122	Drip	0.81	150	4,378
		Total:	12,090				Total Estimated Water Use (ETWU):			130,544

0 20' 40' 80'

Scale 1" = 40'

North

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HOWARD ASSOCIATES
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2442 Second Avenue
San Diego, CA 92101 (619) 718-9660

PRIVATE CONTRACT

Code Compliance Diagram & Hydrozone Map for:

6705 ROBBINS WAY

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 13 *OF* 33 *SHEETS*

PROJECT NO. 673345

L64A-003A



1 PROPOSED SITE PLAN
1" = 30'-0"

SITE PLAN KEYNOTES:

1. (N) CONCRETE CURB
2. (N) CONCRETE DRIVEWAY APRON
3. (N) PERVIOUS PAVER DRIVEWAY
4. (N) CONCRETE DRIVEWAY
5. (N) HOME ENTRY AT GRADE

SITE DEV. UPC NOTES:

Urban Design
The materials of the 4 proposed homes will blend with the surrounding development and natural environment (refer to the UCP, Subarea 4: South University) as follows:

1. The existing homes, specifically on Robbins Way, are mainly comprised of white or colored wall surfaces, roofs of various styles, colors and materials, softly colored painted wood, exposed masonry materials, etc.
2. The rendered design reflects the type of color and building materials planned for used on the future single-family homes and are derived from the same palette of materials and colors that currently exist on the homes located within walking distance of the proposed structures.
3. The materials and colors to be used on the future single-family homes will draw from architectural elements evident in the neighborhood to blend with the variety and character of the surrounding development.

Lighting:
Lighting of the 4 proposed homes and site shall be provided at appropriate intensities and qualities for safety and so that spill-over is eliminated and lighting is directed and only the intended use is illuminated.(refer to General Plan, Urban Design Element policy: UD-A.13.) as follows:

1. Driveways and entry walks are to be provided with pedestrian-scaled lighting for pedestrian circulation and visibility.
2. Lighting for vehicular traffic is to be provided to not overwhelm the quality of pedestrian lighting.
3. Lighting to convey a sense of safety while minimizing glare and contrast.
4. Vandal-resistant light fixtures are to be provided that complement the neighborhood and character.
5. Lighting to be focused to eliminate spill-over and be directed that only the intended use is illuminated.

Sustainability:
The construction of the 4 proposed homes shall incorporate sustainable building methods in accordance with the sustainable development policies in the Conservation Element, General Plan, Urban Design Element policy: UD-A.4 as follows.

1. The project will be design and built to comply with all sections of the California Green Code
2. The project will reduce energy consumption by adhering to “sustainable building” practices to reduce its environmental footprint, including conserving resources, following “sustainable building” practices, reducing greenhouse gas emissions, and encouraging clean technologies.
3. The project will include Solar Panels and Electric Vehicle chargers to reduce vehicle emissions.
4. The project will use materials that have recycled content or use materials that are derived from sustainable or rapidly renewable sources to the extent possible, through factors including: Recycled materials to reduce GHG emissions.
5. The project will meet or exceed Title 24 Building Envelope requirements for energy use by designing mechanical and electrical systems that achieve greater energy efficiency with currently available technology; reducing levels of non-essential lighting, heating and cooling; using energy efficient appliances and lighting: incorporating natural lighting and ventilation fenestration strategies, providing on-site areas for the storage of refuse and recyclable materials with separate trash, recycling and organic waste bins; potential use of onsite composting and gardening opportunities, rainwater harvesting possibilities; planting trees (consistent with habitat and water conservation policies) for their many environmental benefits, including natural carbon sequestration, per city landscape requirements; re
6. The project will include Implementation of sustainable development practices, including heat island mitigation measures, may reduce temperature increases and the associated Urban Heat Island effects in San Diego through actions such as: using cool roofing materials, such as reflective, low heat retention tiles, membranes and coatings, or vegetated eco-roofs to reduce heat build-up; Planting trees and other vegetation, to provide shade and cool air temperatures. In particular, properly position trees to shade buildings, air conditioning units, and parking lots; and reducing heat buildup in parking lots through increased shading or use of cool paving materials as feasible (see also Urban Design Element, Policy UD-A.12).

NOTES:

DRAWINGS ARE NOT TO SCALE IF PLOTTED ON SHEETS OTHER THAN 24X36

ARCHITECT
ksa +KUHLMAN SCOTT ARCHITECTURE
LICENSED ARCHITECT TODD W. KUHLMAN C-33109 11.30.23 RENEWAL DATE STATE OF CALIFORNIA
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Desind Custom Homes

6075 Robbins Way, Lot 1 - 4
San Diego, CA 92122

DATE
- PROGRESS PRINT
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- ENGINEERING
- RIDSET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT

DATE	#	REVISION NAME

SCALE: 1" = 30'-0"
JOB NUMBER: 23-22
SHEET TITLE: ARCHITECTURAL SITE PLAN
SHEET NUMBER: 14

Desind Custom Homes
Site Development Plan
7/7/2023 3:21:09 PM

P:\Projects - Current\Desind Project\Property\6075 Robbins Way - REV.rvt

DESIND CUSTOM HOME - LOT 1



FRONT VIEW 3-D RENDERING



REAR VIEW 3-D RENDERING

OWNER

DESIND
6705 ROBBINS WAY, LOT 1
SAN DIEGO, CA

AFFORDABLE DESIGN AND DRAFTING

BOB BELANGER, ARCHITECT
PHONE: (619) 261-1288
EMAIL: bob@affordablearchitects.com
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FRONT VIEW 3-D RENDERING

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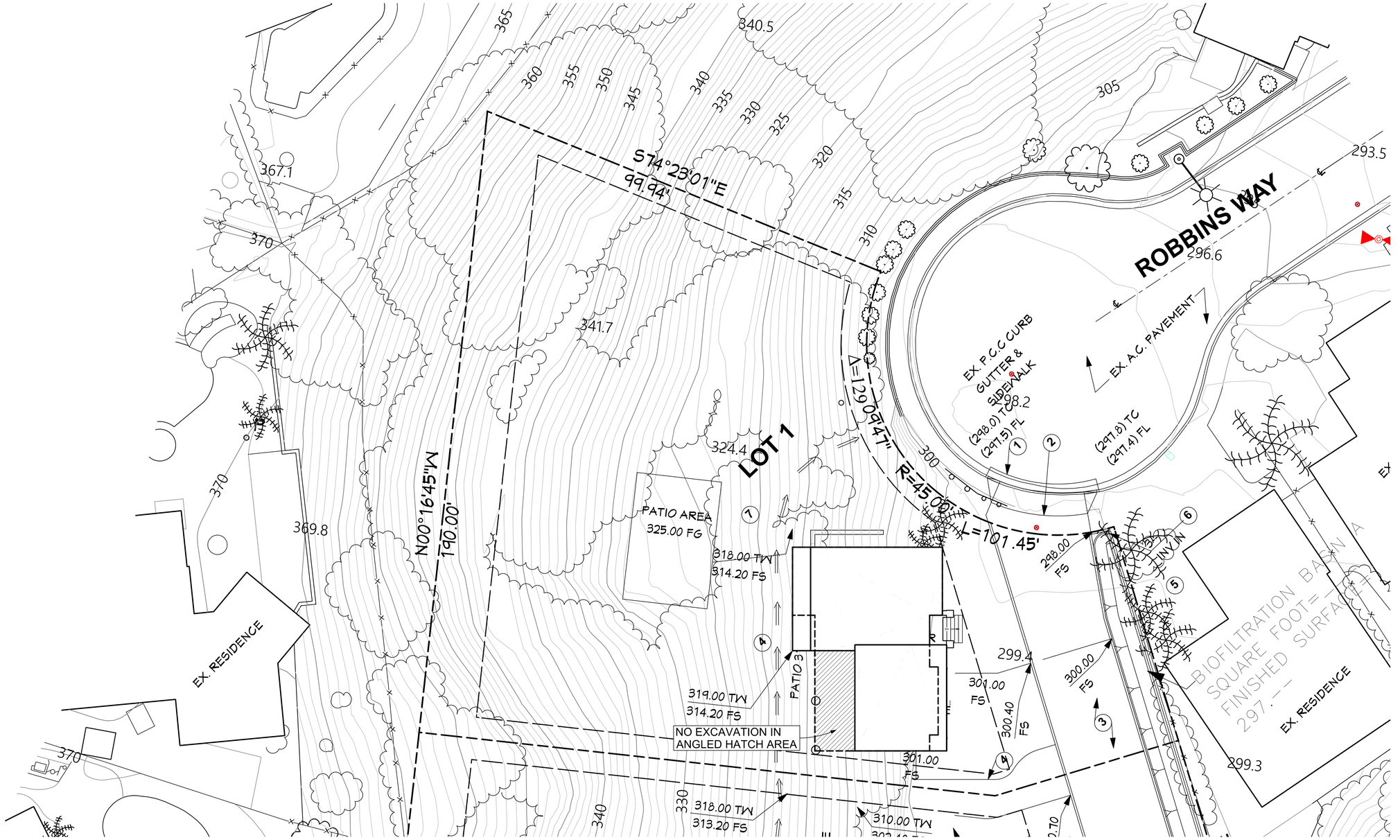
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DESIND - LOT 1
6705 ROBBINS WAY, LOT 1
SAN DIEGO, CA

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	15
OF SHEETS	33



SITE PLAN - LOT 1

SCALE: 1" = 10'-0"

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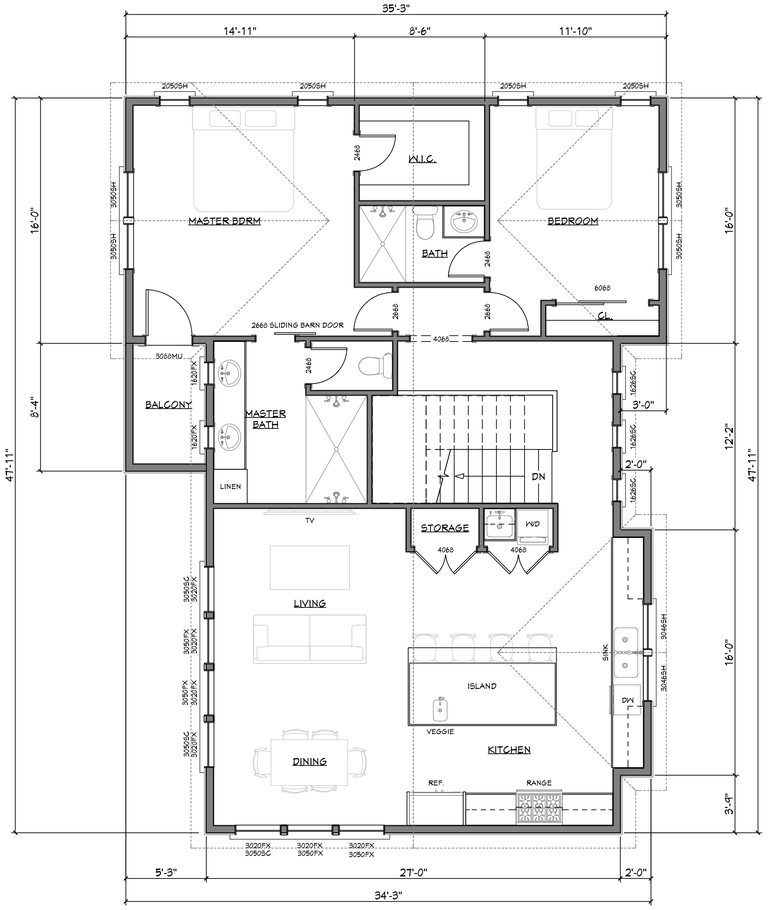
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6705 ROBBINS WAY, LOT 1
SAN DIEGO, CA

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OF SHEETS	33

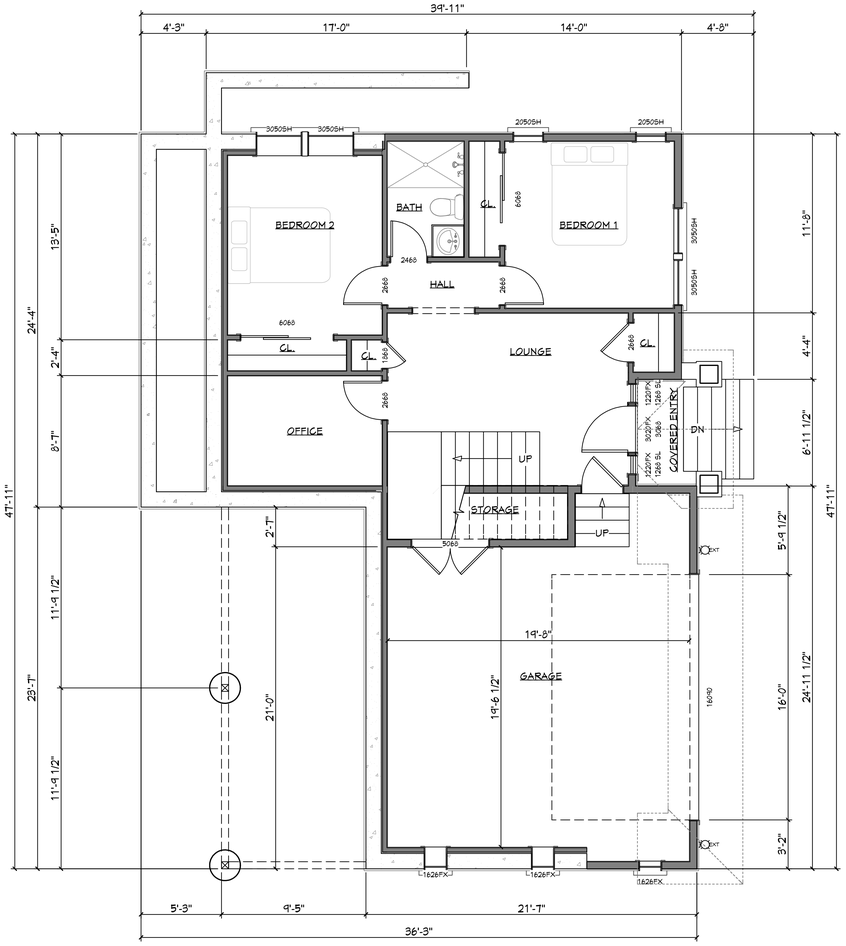
APPROX. PROPOSED BUILDING AREAS	
PROPOSED FIRST FLOOR LIVING AREA	705 S.F.
PROPOSED SECOND FLOOR LIVING AREA	1,458 S.F.
TOTAL PROPOSED LIVING AREA	2,163 S.F.
PROPOSED GARAGE AREA	539 S.F.
PROPOSED COVERED ENTRY AREA	28 S.F.
PROPOSED BALCONY AREA	44 S.F.

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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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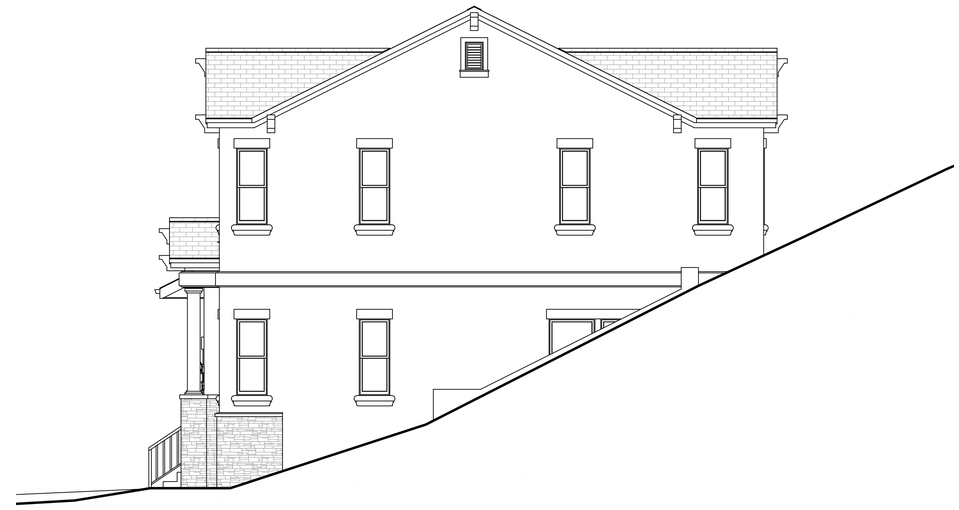
DESIND - LOT 1
6705 ROBBINS WAY, LOT 1
SAN DIEGO, CA

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OF SHEETS	33



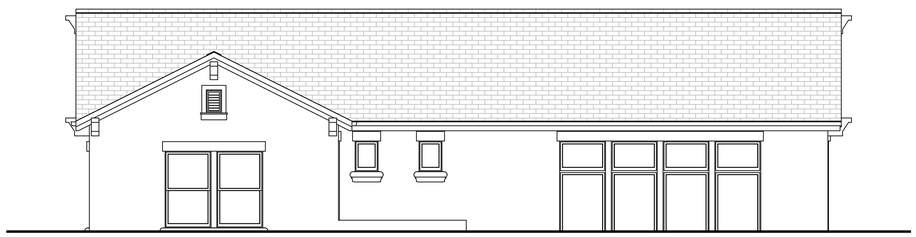
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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DESIND - LOT 1
6705 ROBBINS WAY, LOT 1
SAN DIEGO, CA

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	18
OF SHEETS	33

DESIND CUSTOM HOME - LOT 2



FRONT VIEW 3-D RENDERING



REAR VIEW 3-D RENDERING

OWNER

DESIND
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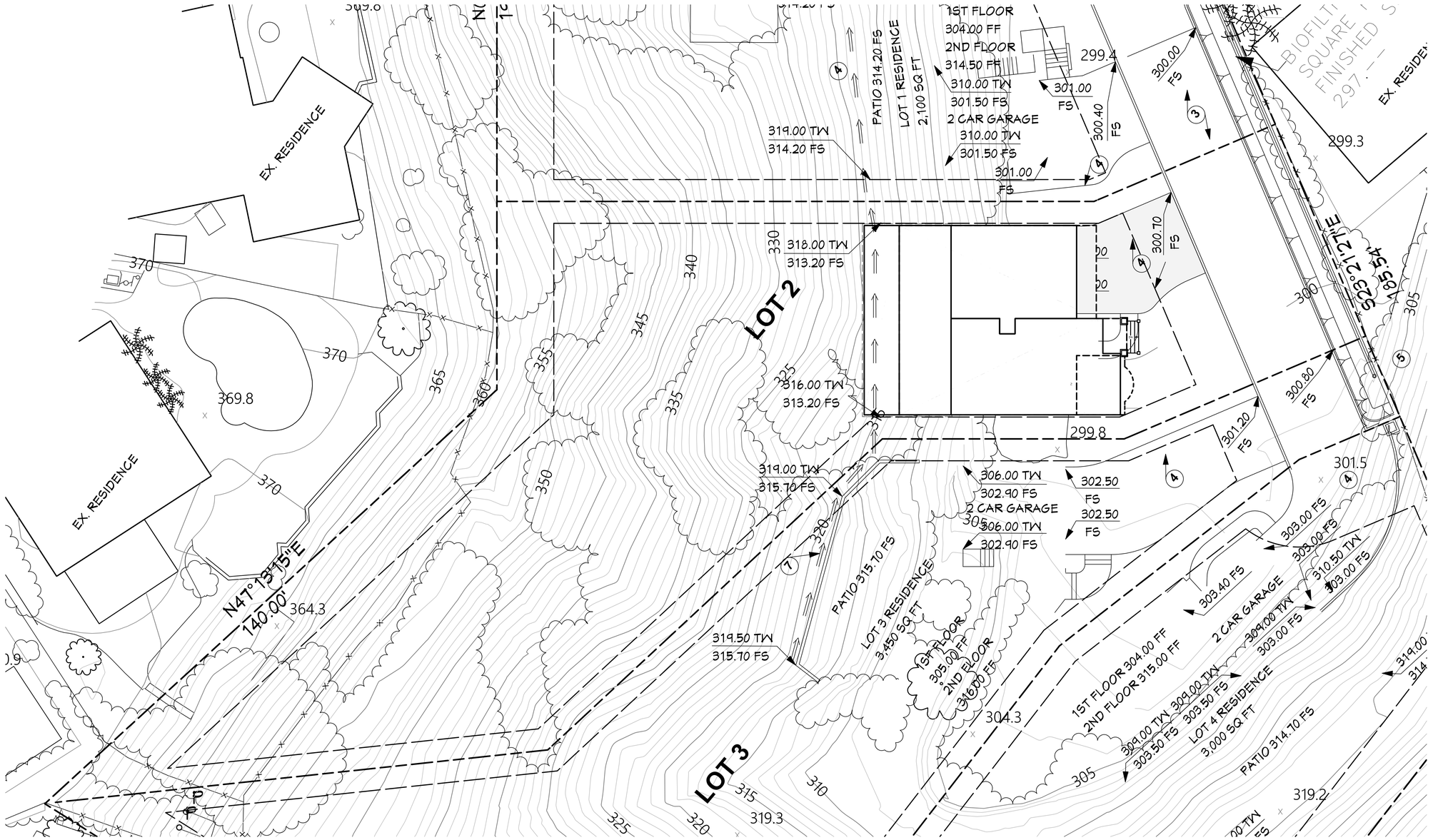
AFFORDABLE DESIGN AND DRAFTING
BOB BELANGER, ARCHITECT
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EMAIL: bob@affordablearchitects.com
WEB: www.affordablearchitects.com

LICENSED ARCHITECT
ROBERT J. BELANGER
NO. C19660
REN.: 5/8/21
SIGNATURE
STATE OF CALIFORNIA

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DESIND - LOT 2
6705 ROBBINS WAY, LOT 2

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	**19**
OF SHEETS	*33*



SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS	BY

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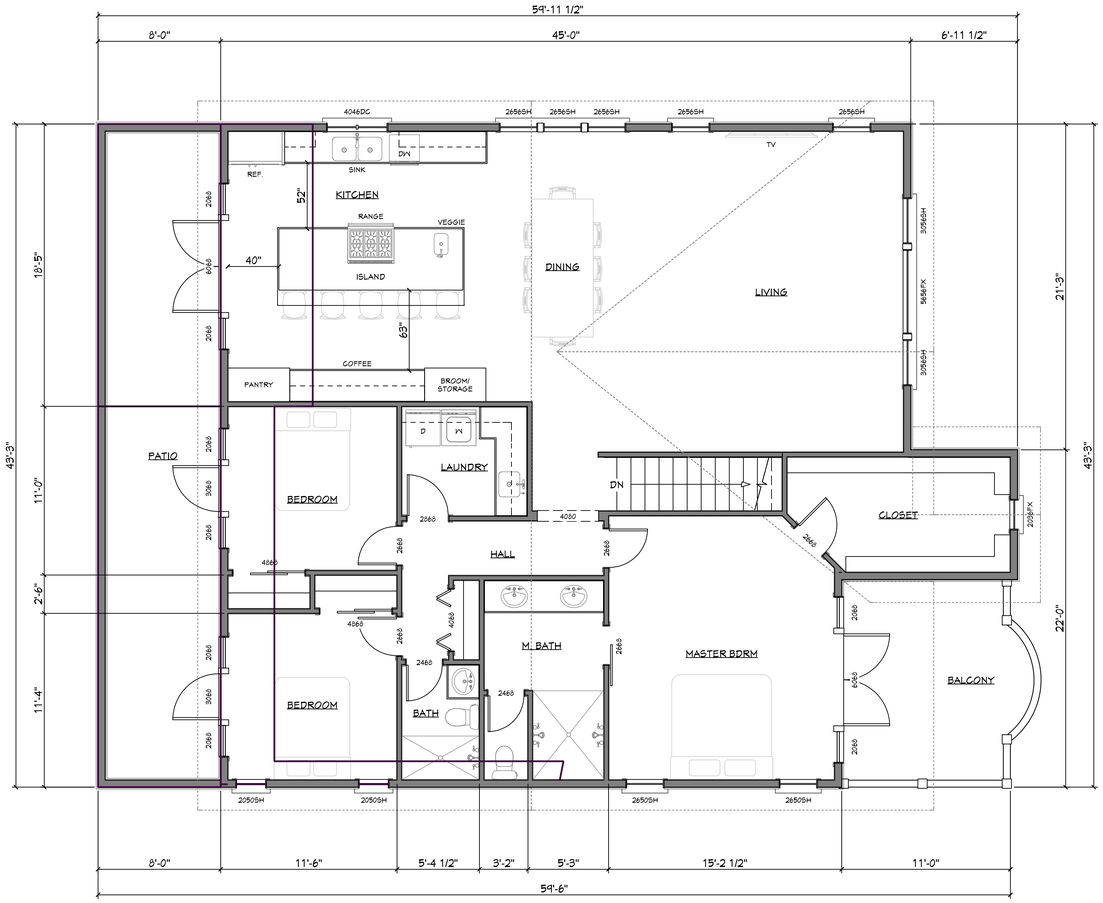
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DESIND - LOT 2
6705 ROBBINS WAY, LOT 2

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	20
OF SHEETS	33

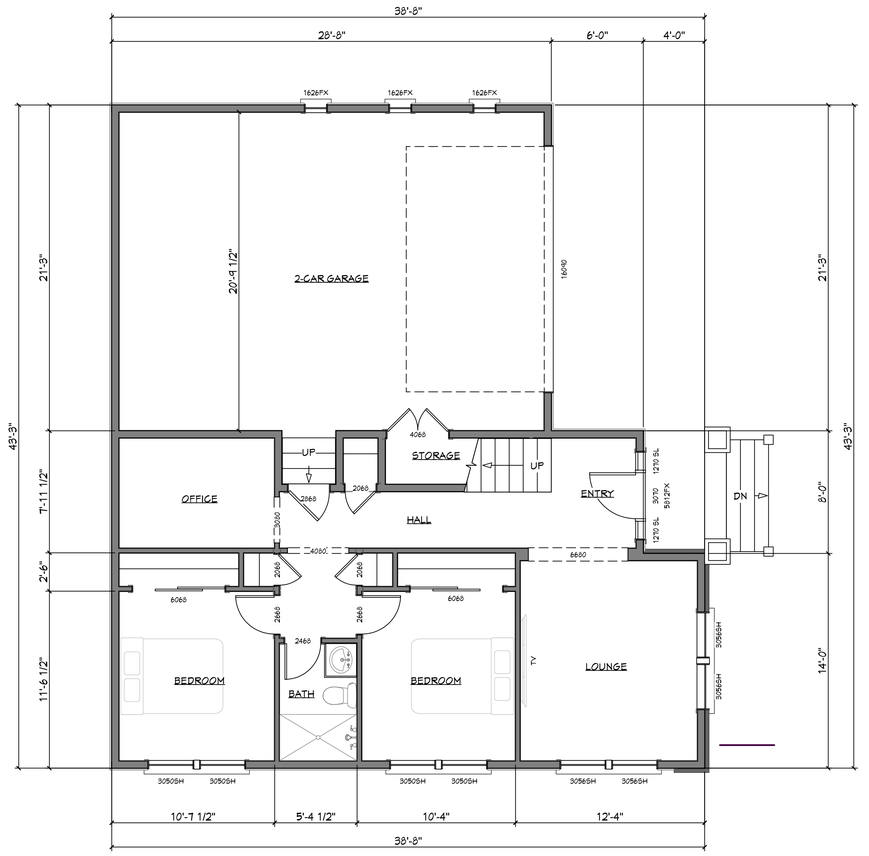
APPROX. PROPOSED BUILDING AREAS	
PROPOSED FIRST FLOOR LIVING AREA	806 S.F.
PROPOSED SECOND FLOOR LIVING AREA	1,944 S.F.
TOTAL PROPOSED LIVING AREA	2,750 S.F.
PROPOSED GARAGE AREA	622 S.F.
PROPOSED PATIO AREA	346 S.F.
PROPOSED BALCONY AREA	160 S.F.

REVISIONS	BY



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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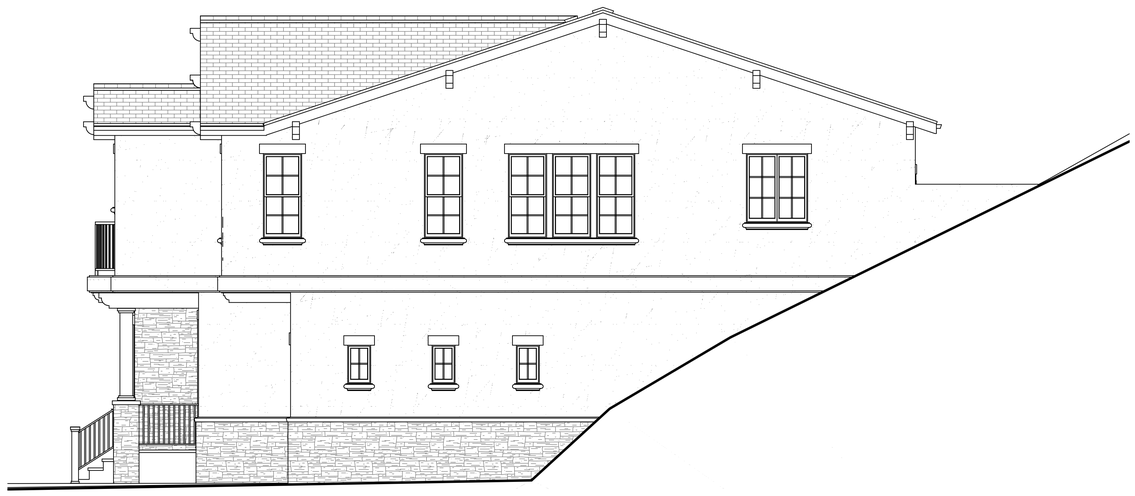
DESIND - LOT 2
6705 ROBBINS WAY, LOT 2

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	21
OF SHEETS	33



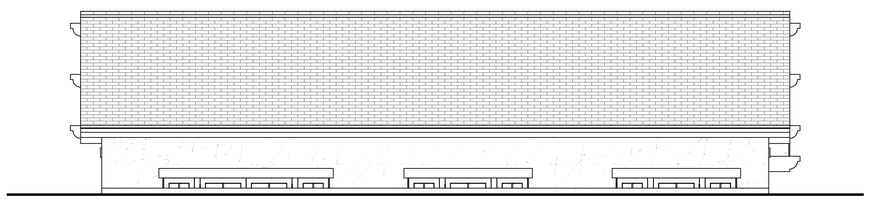
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



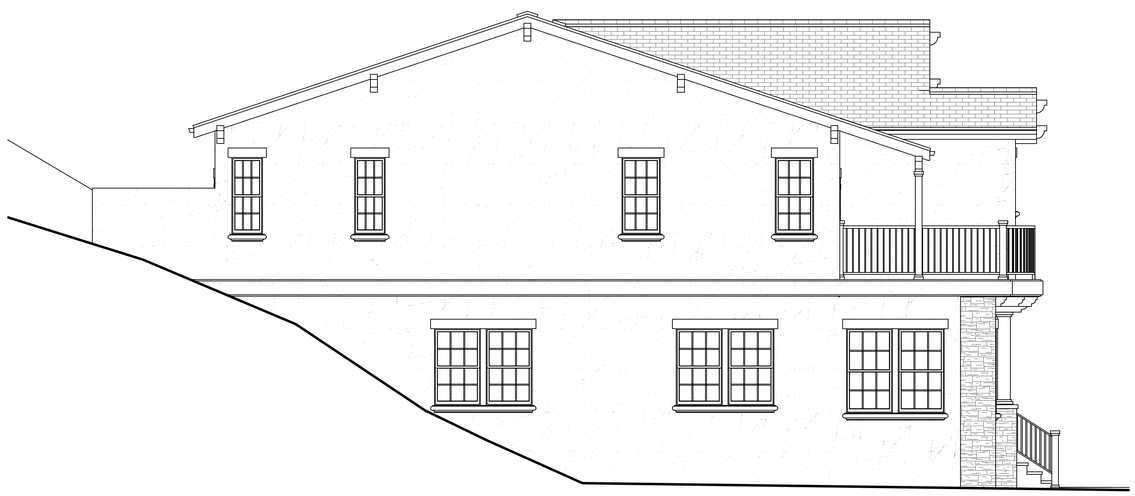
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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DESIND - LOT 2
6705 ROBBINS WAY, LOT 2

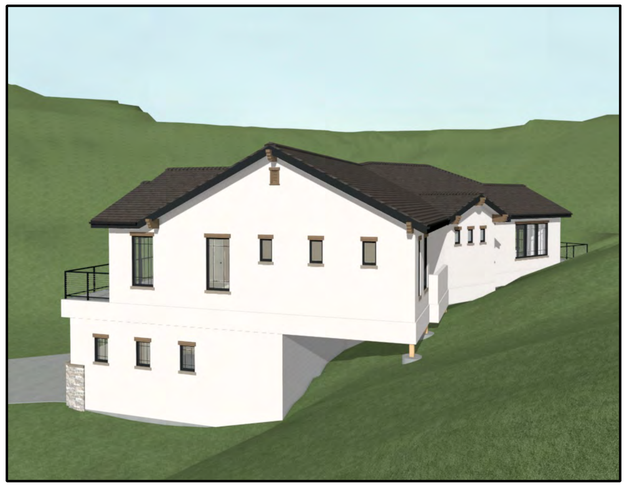
DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN
SHEET	**22**
OF	SHEETS **33**



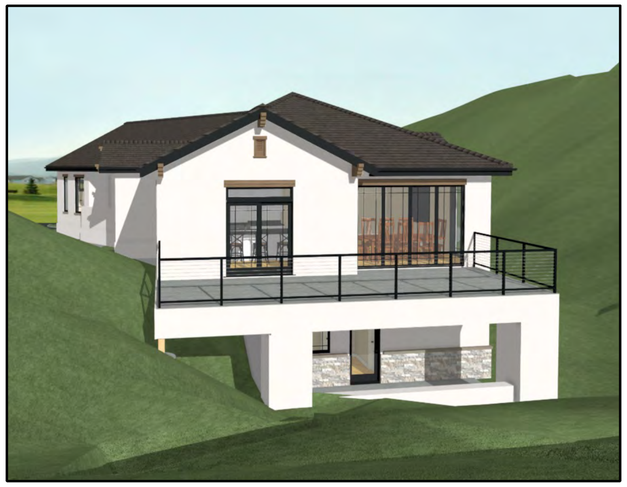
FRONT VIEW 3-D RENDERING



FRONT / SIDE VIEW 3-D RENDERING



SIDE / REAR VIEW 3-D RENDERING



SIDE / REAR VIEW 3-D RENDERING

DESIND CUSTOM HOME - LOT 3

OWNER

DESIND
6705 ROBBINS WAY, LOT 3
SAN DIEGO, CA

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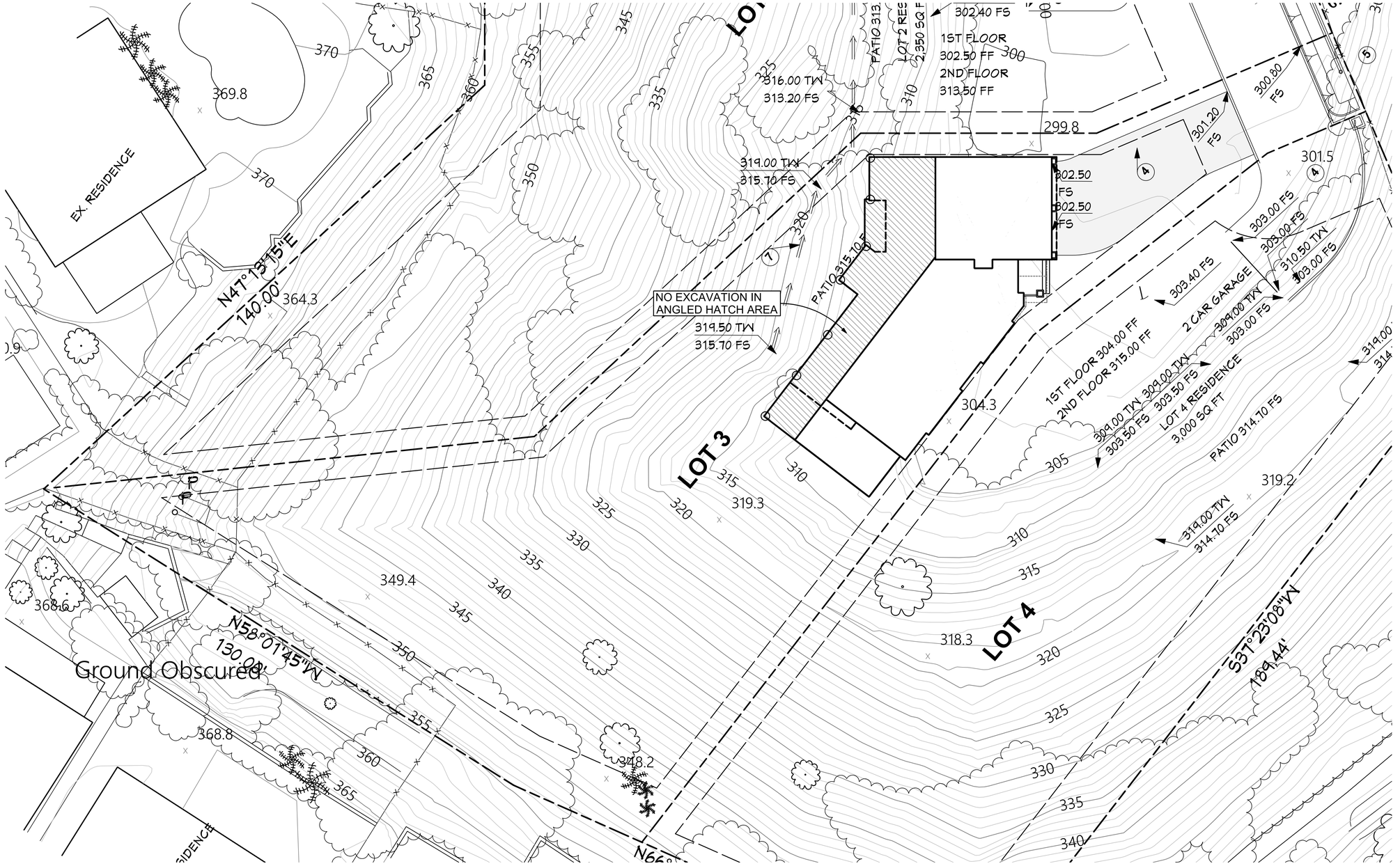
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DESIND - LOT 3
6705 ROBBINS WAY, LOT 3

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN



SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS	BY

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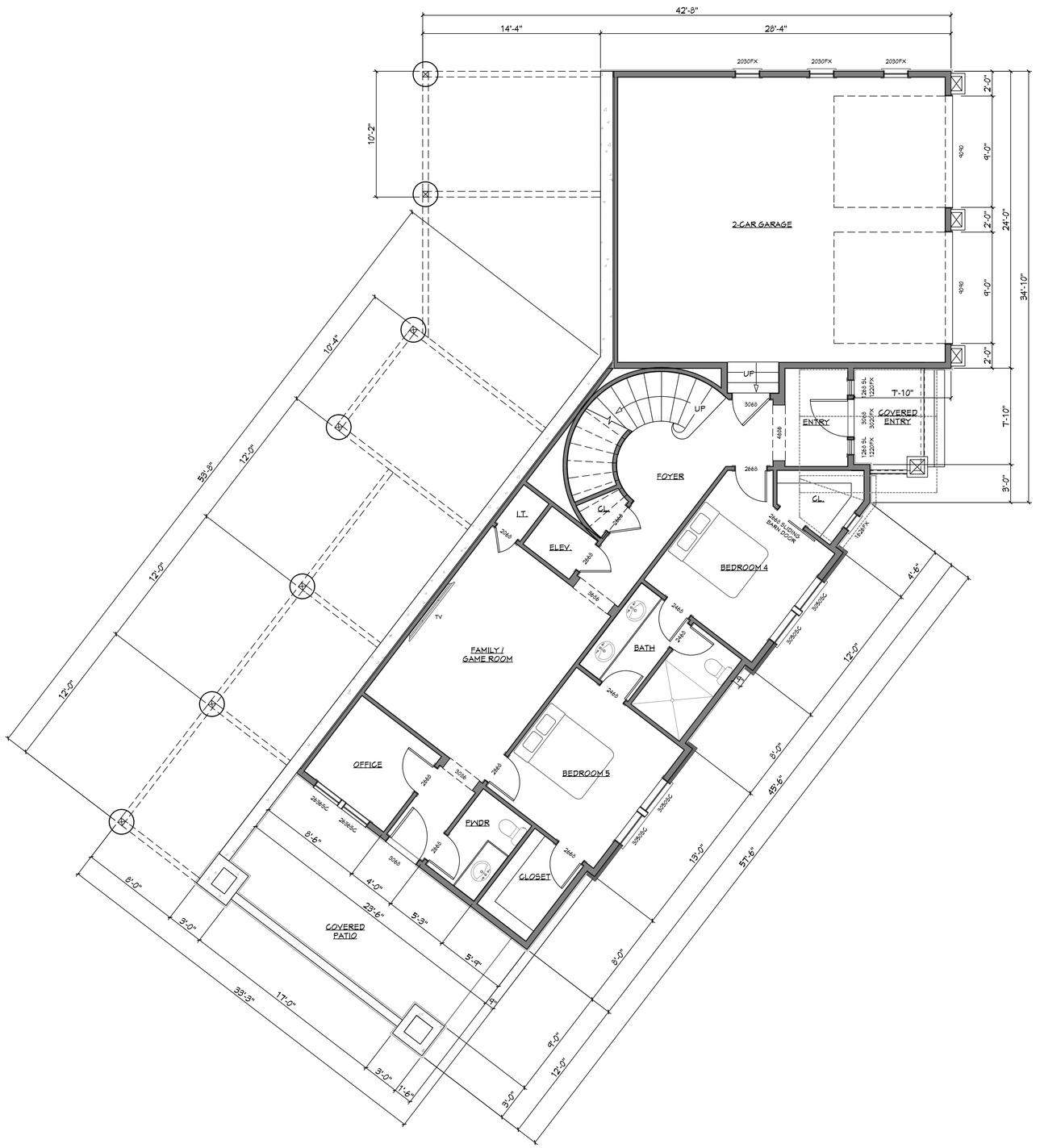
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DESIND - LOT 3
6705 ROBBINS WAY, LOT 3

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

24

APPROX. PROPOSED BUILDING AREAS	
PROPOSED FIRST FLOOR LIVING AREA	1,129 S.F.
PROPOSED SECOND FLOOR LIVING AREA	2,335 S.F.
TOTAL PROPOSED LIVING AREA	3,464 S.F.
PROPOSED GARAGE AREA	663 S.F.
PROPOSED COVERED ENTRY AREA	48 S.F.
PROPOSED COVERED PATIO AREA	262 S.F.
PROPOSED BALCONY AREA	569 S.F.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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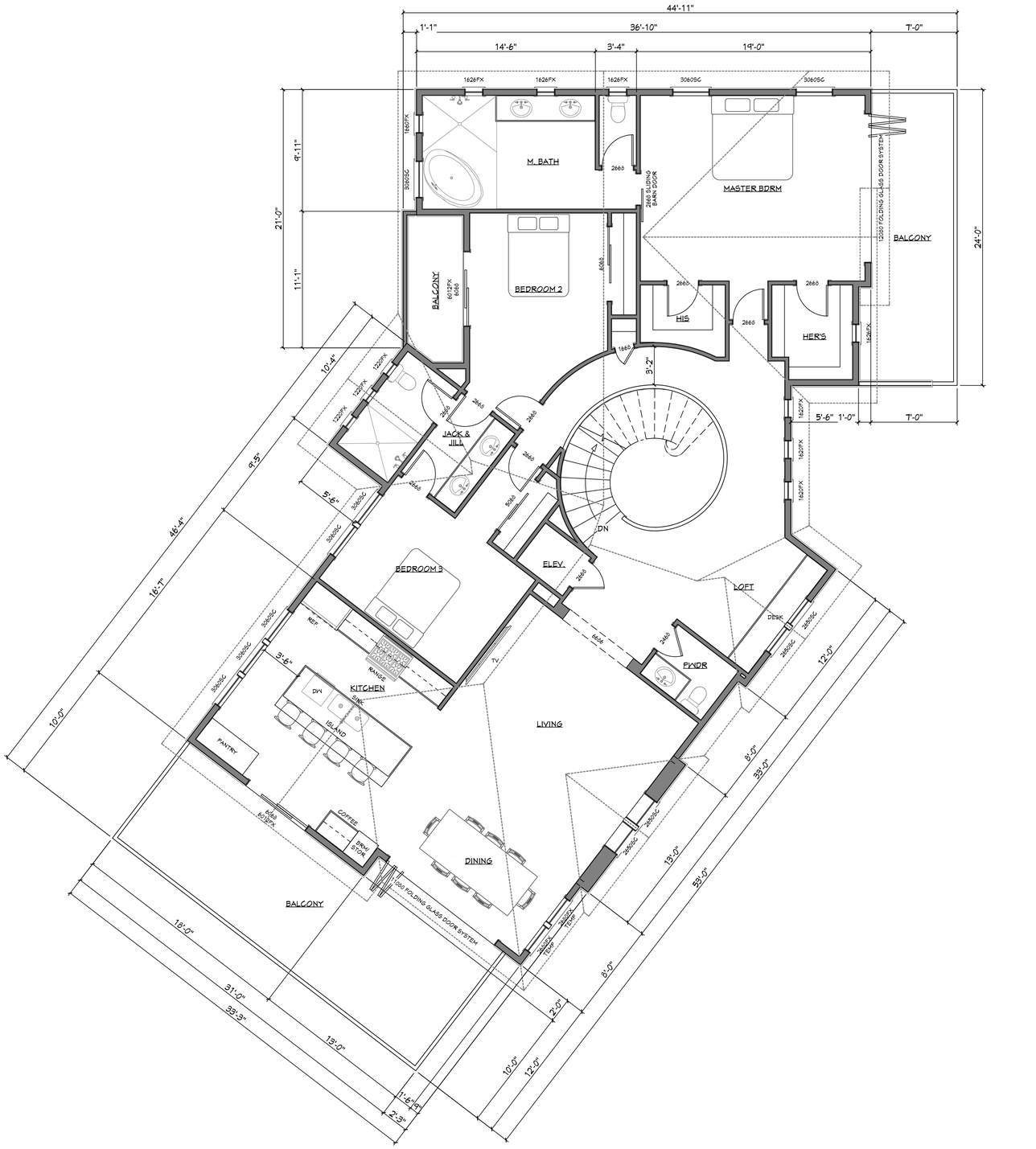
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DESIND - LOT 3
6705 ROBBINS WAY, LOT 3

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

25



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DESIND - LOT 3
6705 ROBBINS WAY, LOT 3

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

26



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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DESIND - LOT 3
6705 ROBBINS WAY, LOT 3

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

27



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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DESIND - LOT 3
6705 ROBBINS WAY, LOT 3

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

28

DESIND CUSTOM HOME - LOT 4

OWNER

DESIND
6705 ROBBINS WAY, LOT 4
SAN DIEGO, CA

AFFORDABLE DESIGN AND DRAFTING

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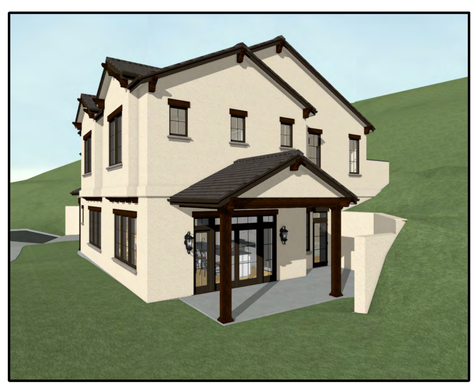
FRONT VIEW 3-D RENDERING



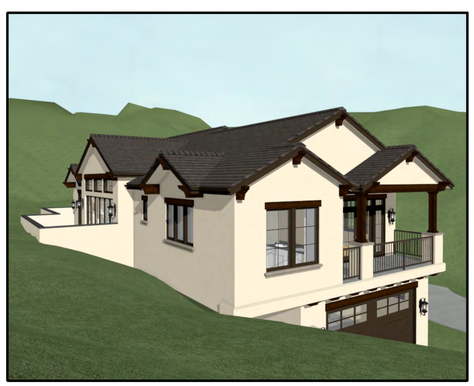
SIDE/ REAR VIEW 3-D RENDERING



SIDE VIEW 3-D RENDERING



REAR VIEW 3-D RENDERING



SIDE / FRONT VIEW 3-D RENDERING

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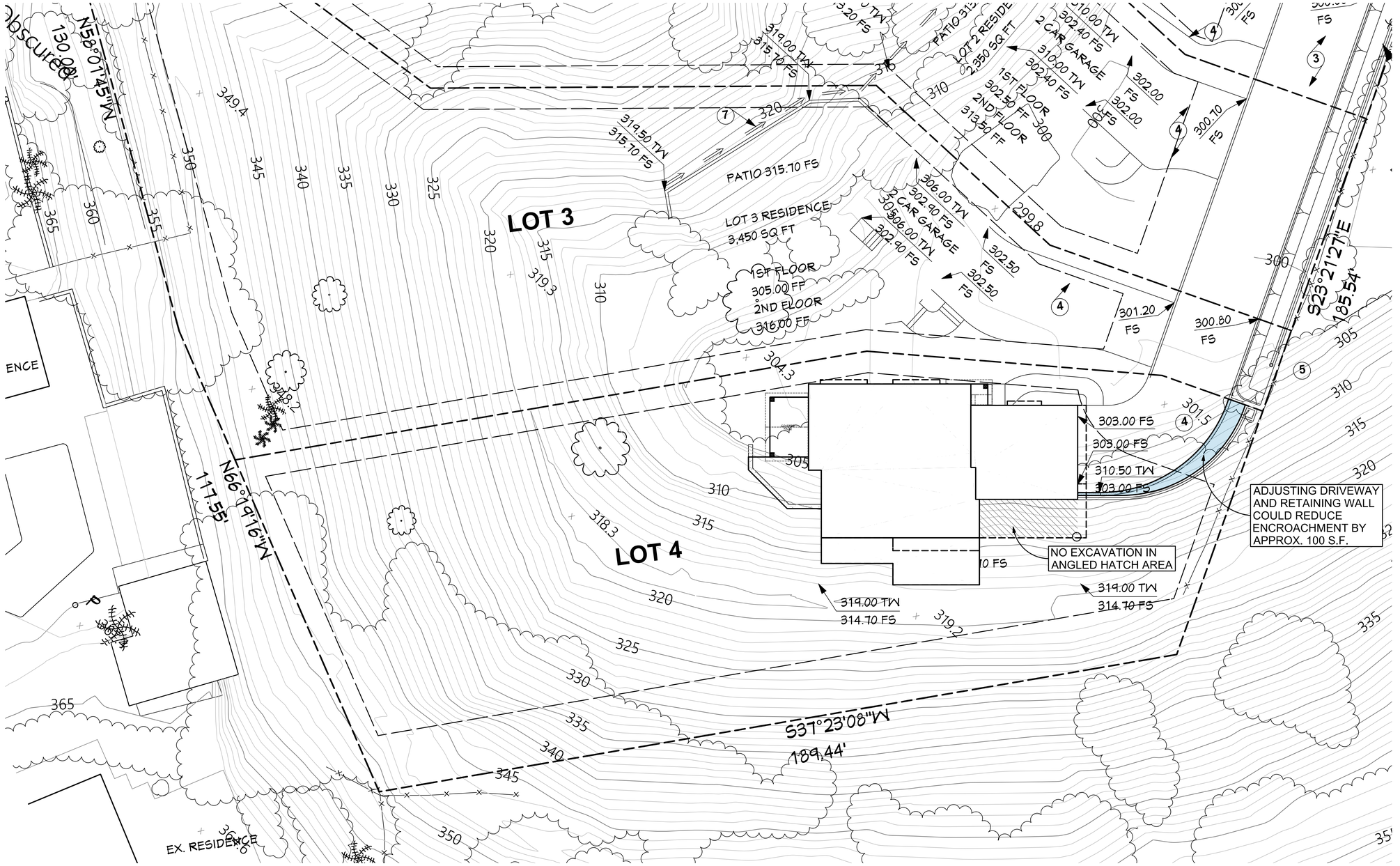
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DESIND - LOT 4
6705 ROBBINS WAY, LOT 4

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN



SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS	BY

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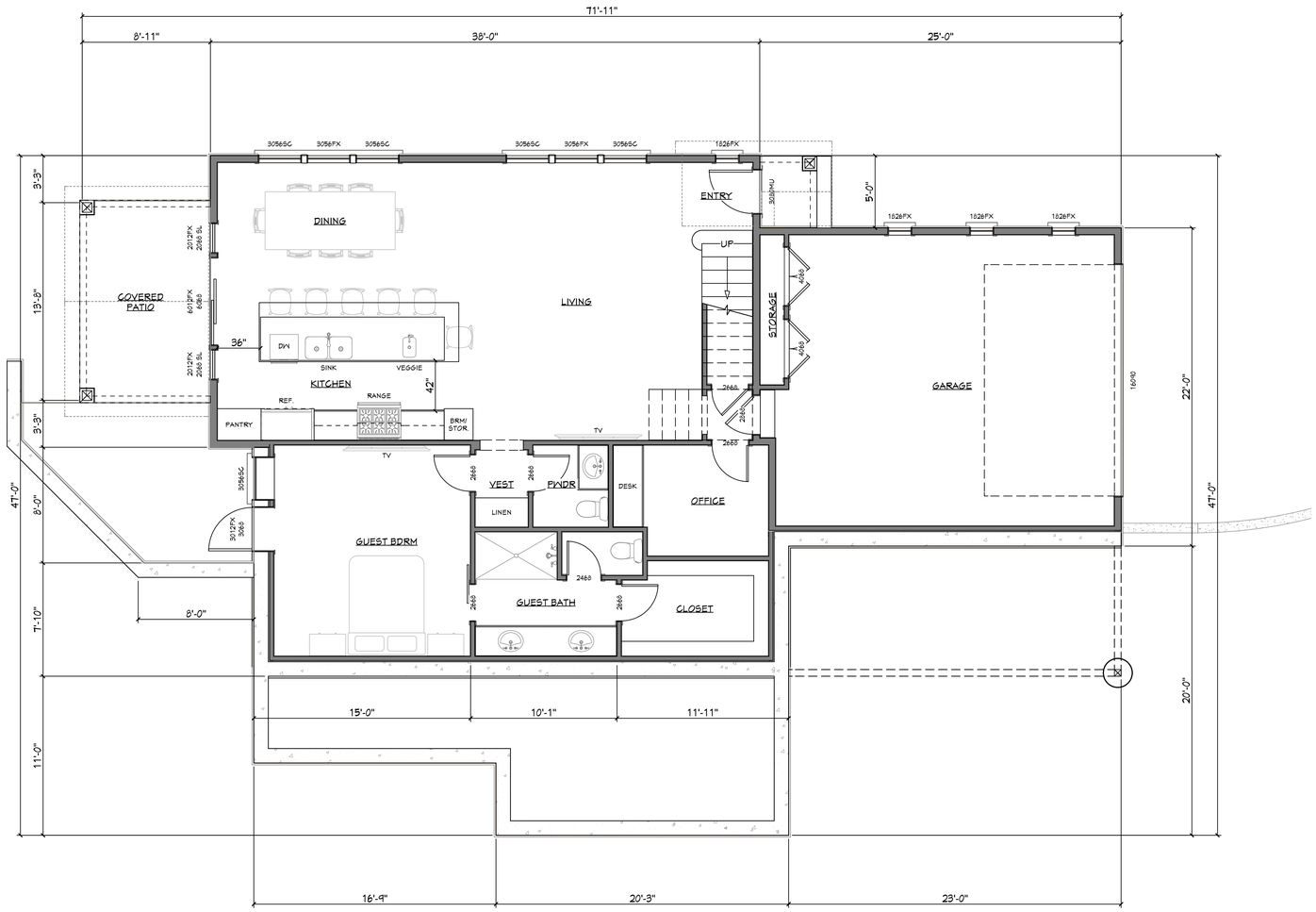
DESIND - LOT 4
6705 ROBBINS WAY, LOT 4

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

30

APPROX. PROPOSED BUILDING AREAS	
PROPOSED FIRST FLOOR LIVING AREA	1,347 S.F.
PROPOSED SECOND FLOOR LIVING AREA	2,072 S.F.
TOTAL PROPOSED LIVING AREA	3,419 S.F.
PROPOSED GARAGE AREA	542 S.F.
PROPOSED COVERED ENTRY AREA	20 S.F.
PROPOSED COVERED PATIO AREA	127 S.F.
PROPOSED BALCONY AREA	411 S.F.

REVISIONS	BY



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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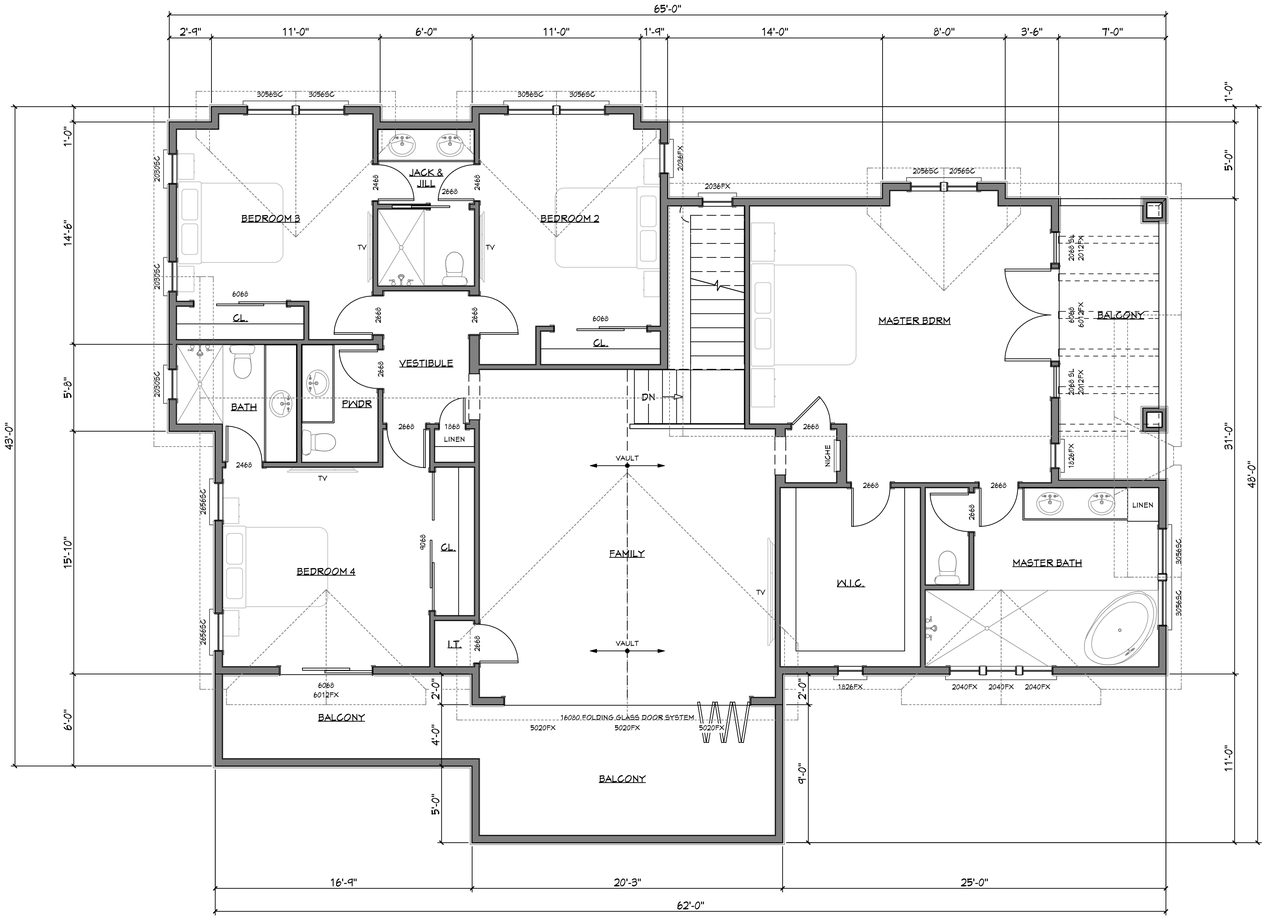
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DESIND - LOT 4
6705 ROBBINS WAY, LOT 4

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

31



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DESIND - LOT 4
6705 ROBBINS WAY, LOT 4

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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DESIND - LOT 4
6705 ROBBINS WAY, LOT 4

DRAWN:	
CHECKED:	
DATE:	
SCALE:	SHOWN

33