

SKYLINE-PARADISE HILLS COMMUNITY PLANNING COMMITTEE

Meeting Location: Paradise Hills Recreation Center - 6610 Potomac Street, San Diego, CA 92139

PUBLIC NOTICE and AGENDA

March 10, 2015, 7:00-9:00 p.m.

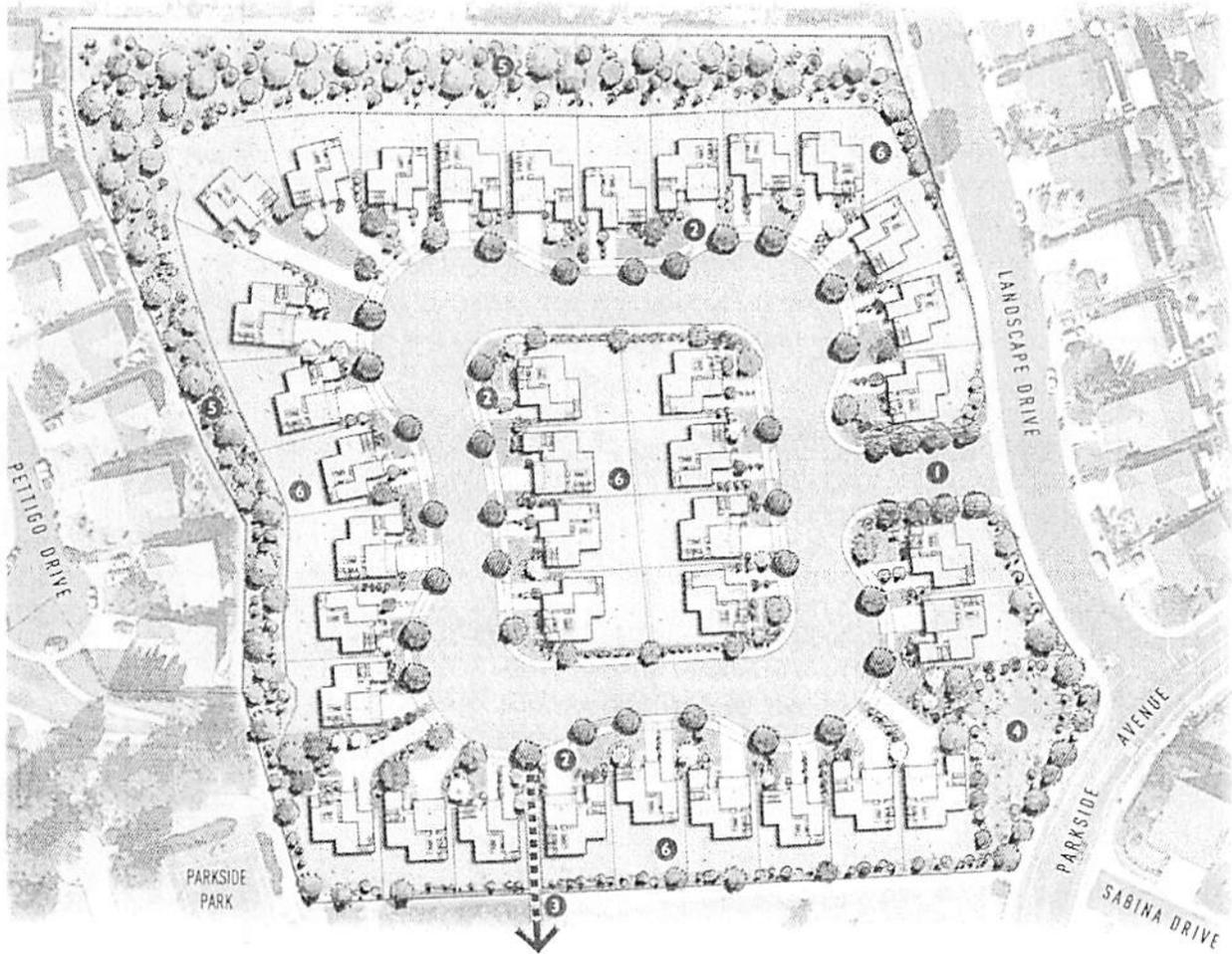
This Planning Group covers the neighborhoods of *Skyline Hills, Paradise Hills, South Bay Terraces, North Bay Terraces, Lomita and Jamacha.*

	TIME	DESCRIPTION
		<i>Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.</i>
	6:30	Pre-meeting correspondence review
1.	7:00	Call to Order / Introductions
2.		Non-agenda Public Comment - 2 minutes per issue
3.		Modifications to the Agenda
4.	7:10	Approval of the Minutes of February 10, 2015
5.		Treasurer's Report: \$336.01 on account
6.	7:15	Reports to the Committee a. Fire/Police b. City/County/State c. Community Planners Committee
7.	7:30	INFORMATION ITEMS a. Project No. 401680 Parkview Terrace Development - 37 single family homes at Landscape Dr. & Parkside Ave.
8.	8:05	ACTION ITEMS a. Committee bylaws update. b. Request for bike lanes and/or improved striping on Woodman Ave. south of Paradise Valley Rd.
9.	9:00 p.m.	Adjourn to next regular meeting, April 14, 2015.

"We are fighting for things that make these homes worthwhile; a yard big enough to raise a garden; a paved street in front; sidewalks to walk on; sewers that don't stop up; garbage cans emptied weekly; decent playgrounds for the children; a tax bill we can afford to Pay." - Harley Knox

Parkview Terrace

San Diego, CA



Summary – The proposed project is for a single family residential subdivision located in the RS-1-7 zone within the Community of Skyline Paradise Hills. The site is approximately 6.89 acres and is located near the intersection of Parkside Avenue and Landscape Drive. The site has been previously graded per City Drawing 13968-D and is 100% disturbed. The site is surrounded by single family residences to the north, east and west and Parkside Park to the south. The project proposes 37 detached residential units with an interior public road, a storm water treatment facility and a pedestrian path connecting the development to the adjacent Parkside Park.

Proposed Development – The project is being submitted to the City of San Diego with the request for a Planned Development Permit and Tentative Map. The project proposes 37 detached residential units each with 4 off street parking spaces (2 garage and 2 uncovered). Additionally, the public road is proposed with a width of 34' curb to curb to allow for additional on-street parking and 10' parkways to allow for a public sidewalk and curbside planted parkway. Additionally, the road has been designed to meet all applicable road design standards.

Public utility connections will be made into existing facilities within the Landscape Drive right-of-way. Storm water treatment will be addressed with a numerically sized Bioretention basin located in the southeast corner of the site. A 12' landscaped pedestrian pathway is proposed along the south boundary of the site which will directly connect the development to the adjacent Parkside Park.

Pursuant to SDMC 143.0140, minor deviations to the RS-1-7 *minimum lot area, minimum lot width/depth and Floor Area Ratio* development regulations are being requested on a portion of the lots in order to facilitate the development of a zone equivalent project. Subtracting the area of the proposed public road, the maximum density for the project is 45 dwelling units which is less than the 37 units that are proposed.

As shown on the development plans for the project, the proposed project is harmonious with the surrounding community both in terms of density and bulk and scale. Among other project features, varied setbacks have been integrated into the project to enhance the visual appearance of the development and avoid a repetitious subdivision design.

The project proposes open space, both usable and unusable, in excess of the areas required by SDMC 143.0420. These areas are tabulated and shown on the development plans. Additionally, a 500' radius density analysis has been prepared for the project and included as part of the development plans. As depicted graphically and numerically, the density of the proposed project does not exceed the average density of the surrounding area.



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 26, 2015

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process 4, Planned Development Permit (PDP) and Tentative Map (TM) for the subdivision and development of 37 single family residential lots with a deviation to minimum lot area and floor area ratio on an existing 6.89 acre vacant lot (APN 591-330-61) located directly west of the intersection of Landscape Drive and Parkside Avenue, and south of Manos Drive. The site is in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan Area, and within Council District 4.

PROJECT NUMBER: 401680
PROJECT NAME: PARKVIEW TERRACE PDP TM
APPLICANT: CAMI JACKSON
COMMUNITY PLAN AREA: SKYLINE-PARADISE HILLS

CITY PROJECT MANAGER: Glenn Gargas
MANAGER PHONE NUMBER/E-MAIL: (619) 446-5142/ GGargas@sandiego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. In addition, this item will be discussed by the Community Planning Group for the area in which the project is located. They will make an advisory recommendation to the City of San Diego.

You may contact John Mooney, Chair of the Skyline-Paradise Hills Planning Committee at (619) 365-4662 to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions regarding this application after reviewing this information, you may contact the City of San Diego Project Manager listed above.

This information will be made available in alternative formats upon request.

Internal Order No.: 24005430
HMD 12-10-14