



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: March 30, 2016 REPORT NO. PC-16-035

ATTENTION: Planning Commission, Agenda of April 7, 2016

SUBJECT: Woodman Court. Process Five.

PROJECT NUMBER: [435473](#)

OWNER/APPLICANT: Woodman Court LLC/Infill Development Company

### SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the development of twenty new single family residences at 345 Woodman Street in the Skyline-Paradise Hills community?

#### Staff Recommendations:

- 1) Recommend that the City Council APPROVE Tentative Map No.1531480 including Easement Vacations; and
- 2) Recommend that the City Council APPROVE Planned Development Permit No. 1523467.

Community Planning Group Recommendation: On October 13, 2015 the Skyline-Paradise Hills Planning Group voted unanimously 9-0-0 to approve the project (Attachment 13).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. This project was determined to be categorically exempt from the CEQA on March 11, 2016 and the opportunity to appeal that determination ended March 25, 2016.

Fiscal Impact Statement: None with this action. All cost associated with the processing of this project are paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The vacant 2.9-acre site is identified in the Skyline-Paradise Hills Community Plan as an area designated for single-family residential development at a low density (0-10 du/ac). The proposed project will provide 20 new single-family homes. The project is subject to the inclusionary affordable housing requirements (Attachment 5).

## BACKGROUND

The 2.9-acre project site is located at 345 Woodman Street on the east side of Woodman Street, south of Skyline Drive, and is surrounded by single-family residential development to the east, west and south, and is bounded to the north by Skyline Drive (Attachments 1 and 2). The property is zoned RS-1-7 and the Skyline-Paradise Hills Community Plan designates the site for single-family residential development at a low density of (0-10 du/ac). The 2.9-acre site could accommodate up to 29 dwelling units on the site, and the proposed 20 dwelling units is within the allowed density range (Attachment 3).

The project site was originally part of a larger property which was rezoned from R-1 (single-family) to R-2 (multi-family) in 1983 and approved for a 101-unit condominium development under Planned Residential Development Permit No. 20-259-0. However, that permit was never utilized and subsequently expired, and the project site was rezoned back to the R1-5000 single dwelling unit zone in 1988 (now known as the RS-1-7 zone). The undeveloped property is comprised of two parcels and was previously graded in 2004 (PTS No. 23421; Drawing No. 32864-D). Existing contours of the project site slope from the north to the south, with a high elevation of 374 feet Above Mean Sea Level (AMSL) in the northwest corner, and a low elevation of 315 feet AMSL in the southeast corner. In addition, the width of the site ranges from 73 linear feet at the narrowest point to 243 linear feet at its widest point.

The project site lies in close proximity to public transportation options. Directly east of the site across Woodman Street is a stop for the MTS Bus #961 service which operates along Woodman Street and provides direct access to the Encanto/62nd Street trolley station and the 24th Street Transit Center. From these transit stations transportation connections can be made to/from downtown and other areas of San Diego through the MTS bus and trolley system and to further regional destinations via options available through Amtrak and the Coaster train systems.

The project requires a Process 5 easement vacation to vacate two existing easements on the project site, including portions of an existing storm drain and sewer utility easement and a general utility easement. A Process 4 Planned Development Permit (PDP) is required to allow the project to deviate from the development regulations of the RS-1-7 Zone. In addition, the project requires a Tentative Map to subdivide the property into 24 lots (20 lots will accommodate new single-family homes and 4 lots will accommodate open space and the new private street). All approvals are consolidated under this application and are being processed concurrently. Subsequent to a recommendation from the Planning Commission, the decision to approve, conditionally approve, or deny the project will be made by the City Council.

## DISCUSSION

### Project Description:

The Woodman Court project proposes to subdivide a vacant 2.9-acre site into 24 lots to accommodate the construction of 20 new single-family dwelling units (and four non-buildable lots to be used for open space and the new private street), and the vacation of two existing easements on the project site (including portions of an existing storm drain and sewer utility easement, and a general utility easement). The site is located in the RS-1-7 Zone of the Bay Terraces neighborhood of the Skyline-Paradise Hills Community Plan area. The project includes a Tentative Map (TM),

Easement Vacation and a Planned Development Permit (PDP) for deviations to the development regulations of the RS-1-Zone.

The majority of the site will be re-graded by the proposed project. The maximum height of the manufactured slopes will be eight feet with an eleven foot retaining wall along the eastern portions of the project site. The project incorporates two new easements, including a 25 foot wide public drainage easement and a general utility, emergency vehicular access and private driveway easement. The project will relocate a portion of an existing storm drain on the east side of the property into the new private cul-de-sac known as Woodman Court, and will connect with existing storm drain facilities on the south portion of the site. New private water and sewer utilities will also be placed in Woodman Court.

The project will provide various amenities including a walking trail around the development, citrus trees, a community garden box, a free library to allow for exchanges of books, dog waste stations and natural climbing and sitting structures. Extensive landscaping has been added to the development to help screen the new development from existing residences. In addition, the project will provide street trees along Skyline Drive and Woodman Drive, as both streets were found to be deficient in street trees.

#### Deviations:

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. The purpose of the Planned Development Permit regulations is to establish a review process for development that allows an applicant to request deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The project incorporates eight deviations to the development regulations including minimum lot size, minimum lot width, minimum lot depth, minimum street frontage, minimum front and rear setbacks, driveway length and lots fronting on a public street. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the General Plan or the Skyline-Paradise Hills Community Plan and the deviations are allowed with approval of a Planned Development Permit.

In accordance with zoning requirements the lots should meet the minimum lot size of 5,000 square feet. The first deviation will allow for 18 of the proposed 24 lots to maintain lot sizes under the minimum lot size of 5,000 square feet, ranging in size from 2,961- 4,973 square feet. In addition, the project proposes seven other deviations to the development regulations from the RS-1-7 zone. The second deviation is a request to allow 16 of the proposed 24 lots to have less than the required lot width of 50 feet. The third deviation is a request to allow 14 of the proposed 24 lots to have less than the required minimum lot depth of 95 feet. The fourth deviation is to allow 6 of the proposed

24 lots to have less than the minimum street frontage of 50 feet. The fifth deviation would allow lot 20 to maintain a front yard setback of 15 feet. The sixth deviation would allow lots 16 & 20 to maintain rear yard setbacks of less than 13 feet. The seventh deviation would allow four lots to provide driveway lengths of 18 feet where 20 feet is required, and not to provide two additional parking spaces. Finally, an eighth deviation accommodates the proposed private cul-de-sac, allowing 10 of the 20 lots to vary from the requirement that lots need to have frontage on a public street that is open to and usable by vehicular traffic, and a minimum 15-foot-wide direct vehicular access to the street. The eight requested deviations are described in detail below:

<b>SAN DIEGO MUNICIPAL CODE REGULATIONS</b>	<b>LOT SIZE</b>	<b>LOT WIDTH</b>	<b>LOT DEPTH</b>	<b>STREET FRONTAGE</b>	<b>FRONT YARD SETBACK</b>	<b>REAR YARD SETBACK</b>	<b>DRIVEWAY LENGTH</b>	<b>PROPOSED SUBDIVISION LOTS NOT FRONTING ON A PUBLIC STREET</b>
<b>Required</b>	5,000-sq. ft. minimum	50 ft. minimum	95 ft. minimum	50 ft. minimum on public street	15 ft. minimum	13 ft. minimum	20 ft. minimum	All lots are required to front on a public street
<b>Proposed</b>	2,961-4,973 sq. ft.	42 ft.	60 - 80 ft.	1, 3 -19 are 42 ft.	10 ft.	10 & 12 ft.	18 ft.	10 lots have no public street frontage
<b>Lots Affected</b>	2-13, 15-20	3-14, 16-19	1-11,15, 19 & 20	12, 13, 16, 17, 18, 19	20	16 & 20	17,18,19 & 20	2-11

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The property is constrained due to a topographical change in elevation of 59 feet across the project site and because of its irregular shape.

Due to the unusual shape of the property and the existence of a storm drain across the project site, the standard development regulations are difficult to implement. The proposed deviations are supported by staff based upon the overall design of the project. If approved the project would provide market rate housing along with all necessary public improvements, including relocation of the existing sewer drain to provide better accessibility. When considered as a whole, the added housing units will provide opportunities for home ownership to moderate income families in quality housing, with adequate water/sewer facilities and improved streets. The project is providing increased private open space and the added benefit to the community of new housing, replacing a vacant site that has been used for dumping in previous years. In addition, the project incorporates front porches where neighborhood interaction will be encouraged.

#### Community Plan Analysis:

The City of San Diego General Plan and the Skyline-Paradise Hills Community Plan designate the site for single-family residential development at a low density of (0-10 du/ac). The 2.9-acre property could accommodate up to 29 dwelling units on the site and the proposed 20 dwelling units is within the allowed density range. The project will be compatible with the appearance of the existing

neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood.

The General Plan's Conservation Element includes a goal for San Diego to become a city that is an international model of sustainable development and conservation. Policy CE-A.5 recommends that the construction and operation of new development employ sustainable or "green" building techniques. This project will be Energy Star rated through the California Advanced Homes Program (CAHP). This program ensures that the homes utilize energy-efficient appliances, equipment and building materials. Homes that pass the CAHP inspection process exceed Title 24 Building Code standards for energy efficiency by at least 15 percent, resulting in lower utility bills and a healthier, energy-efficient home for new homebuyers as well as reducing environmental pollution and use of natural resources. Benefits include heating ventilation and air conditioners that are engineered for proper size and air distribution for lower utility bills, a quieter living environment due to tight construction, better windows and improved insulation.

The homes will be verified by a third-party inspection and testing process to ensure that they meet CAHP guidelines and homebuyers will receive a Certified Green Home Certificate. The certificate verifies the home was built to CAHP standards and may add value at time of resale. In addition to being Energy Star rated, the homes will be solar panel ready. Along with the in-home sustainable features, there will be sustainable features incorporated into the landscape and common areas. This includes bio-retention drainage control, permeable paving surfaces and shade trees. All landscape will be drought tolerant. In addition, the project provides a variety of sustainable features and meets the General Plan's Conservation Element by utilizing energy efficient equipment and lighting, low flow toilets and water fixtures.

The Skyline-Paradise Hills Community Plan contains a section on General Plan conformance and identifies goals for residential development. One goal emphasizes the maintenance and enhancement of existing stable residential neighborhoods, which is consistent with the General Plan objectives for older communities which stress the preservation of established communities, the conservation of the social-environmental characteristics of the community and the rehabilitation of deteriorating neighborhoods. The proposal would implement this guideline through a design that respects the existing two-story, pitched roof character of the surrounding community, which also utilizes a cul-de-sac development configuration. The project will not be in conflict with the General Plan and will be developed in accordance with the policies of the Skyline-Paradise Hills Community Plan.

#### Environmental Analysis:

An Exemption was prepared by Development Services staff in accordance with the State of California Environmental Quality act. No permanent impacts to the environment would occur as a result of this project. In addition, the project was reviewed by the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport for consistency a determination. The ALUC determined that the project was consistent and meets their requirements. A Stormwater Quality Management Plan and a Drainage Study were prepared for the proposed project and Best Management Practices (BMPs) necessary to minimize the impacts of surface water runoff are included in the project design.

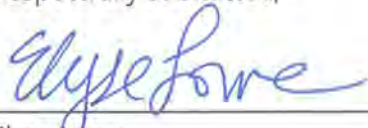
Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 4 & 6) and draft conditions of approval (Attachments 5 & 7). Staff recommends the Planning Commission recommend approval of the project to the City Council.

**ALTERNATIVES**

1. Recommend that the City Council APPROVE Tentative Map No.1531480 and Planned Development Permit No. 1523467, with modifications.
2. Recommend that the City Council DENY Tentative Map No.1531480 and Planned Development Permit No. 1523467, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse Lowe  
Deputy Director  
Development Services Department



Derrick Johnson (DJ)  
Development Project Manager  
Development Services Department

VACCHI/DNJ

Attachments:

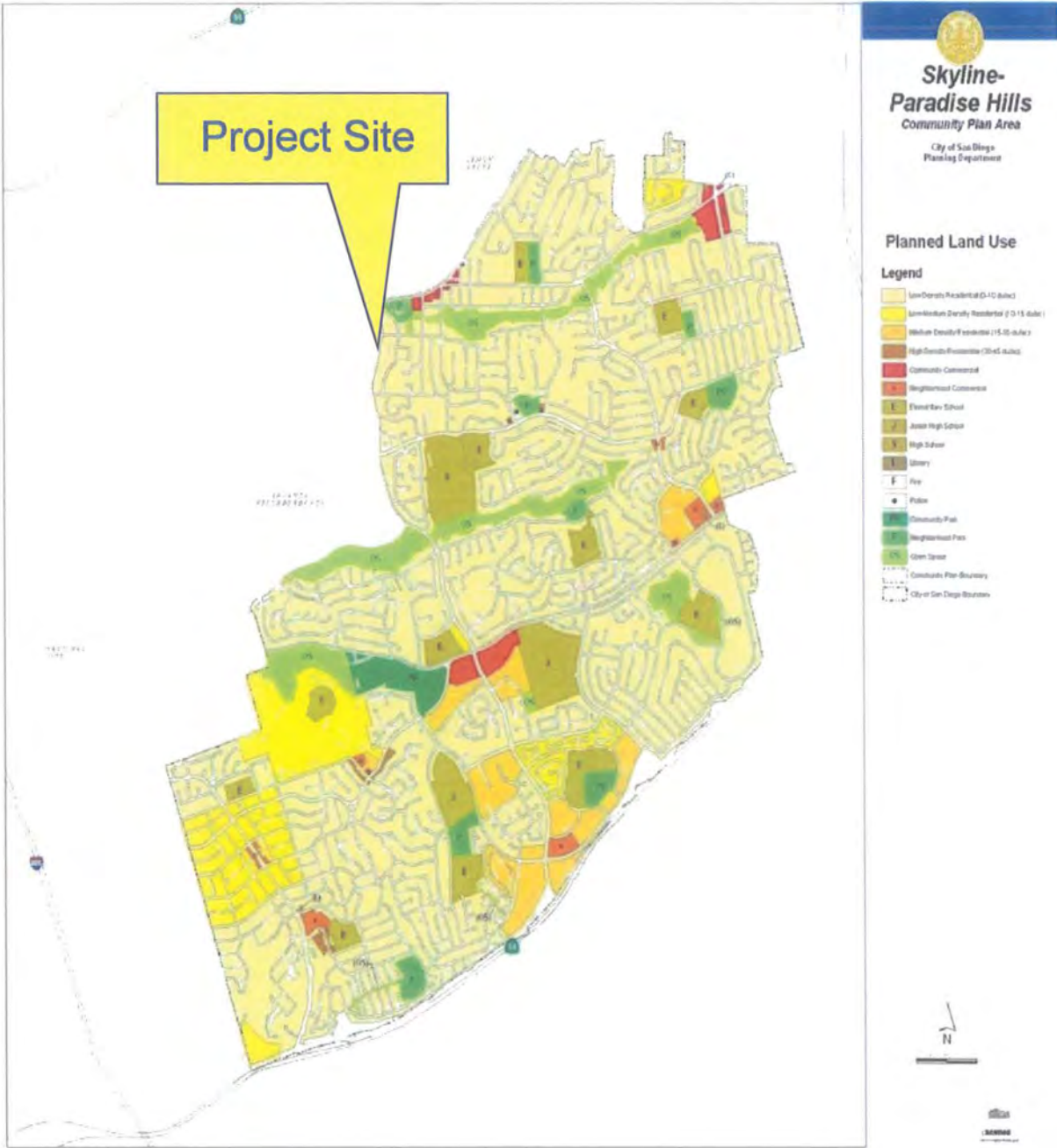
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. CEQA Environmental Exemption
9. Ownership Disclosure Statement
10. Community Planning Group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



## Location Aerial Photo

WOODMAN COURT TM/PDP – 345 WOODMAN STREET  
PROJECT NO. 435473

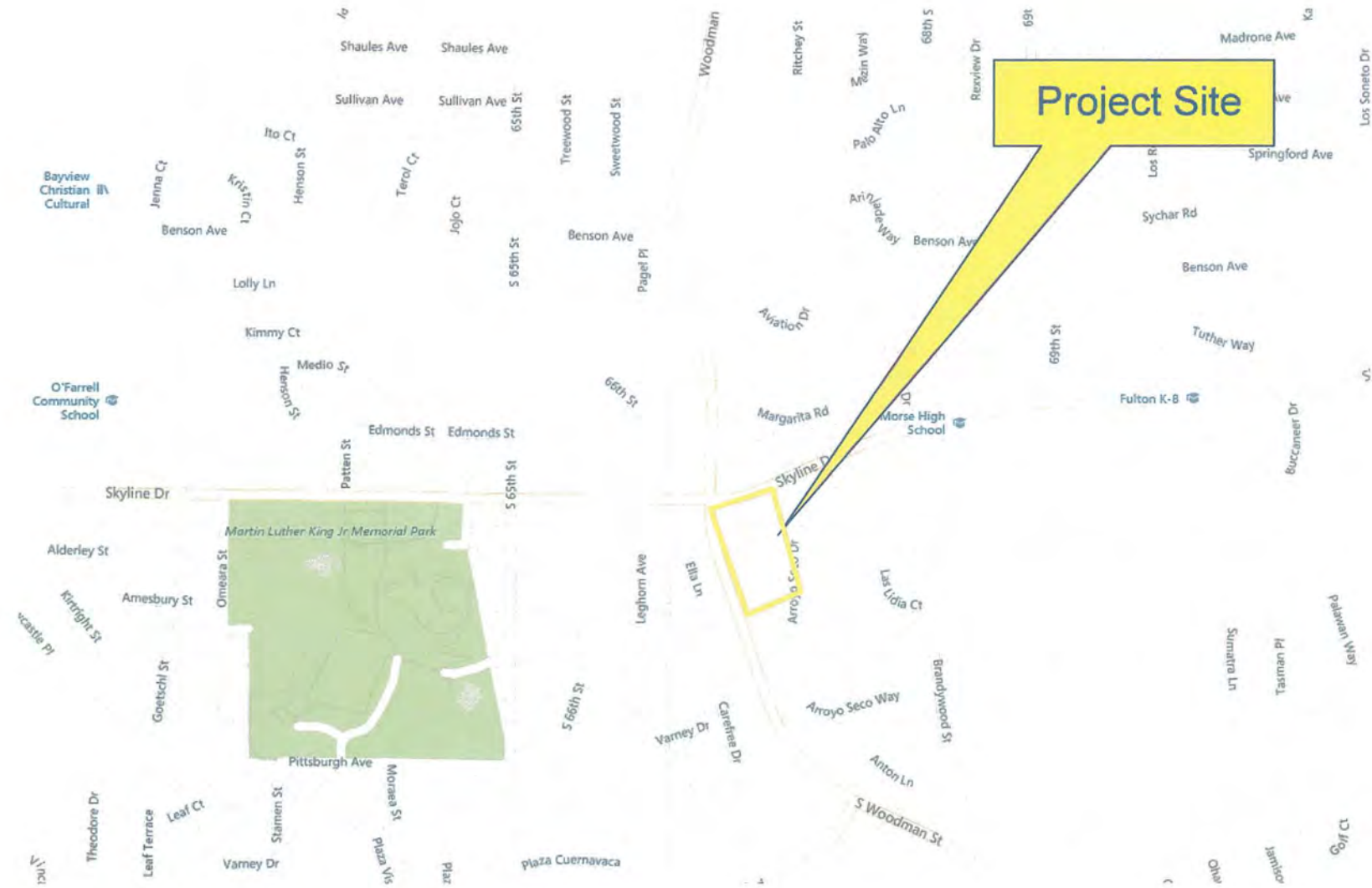




# Land Use Map

**WOODMAN COURT TM/PDP – 345 WOODMAN STREET**  
**PROJECT NO. 435473**





## Project Location Map

**WOODMAN COURT TM/PDP – 345 WOODMAN STREET**  
**PROJECT NO. 435473**



CITY COUNCIL RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

PLANNED DEVELOPMENT PERMIT NO. 1523467

**WOODMAN COURT - PROJECT NO. 435473**

WHEREAS, INFILL DEVELOPMENT, LLC, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit (PDP) for the subdivision and development of 20 single-family residential lots and four non-building lots (including eight deviations) on a vacant site located at 345 Woodman Street, on the east side of Woodman Street, south of Skyline Drive, and legally described as Lots 7 and 8 of Skyline Park, Map No 11304, San Diego County in the Skyline Paradise Hills Community Plan area, in the RS-1-7 Zone of the Skyline Paradise Hills Community Plan area; and

WHEREAS, on April 7, 2016, the Planning Commission of the City of San Diego considered PDP No. 1523467, and pursuant to Resolution No. \_\_\_\_\_-PC voted to recommend City Council approval of the action; and

WHEREAS, 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; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, 2016, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1523467:

**PLANNED DEVELOPMENT PERMIT (SDMC Section 126.0604)**

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

The City of San Diego General Plan and the Skyline/Paradise Hills Community Plan designate the site for single-family residential development at a low density of (0-10 du/ac). The project proposes the subdivision of a vacant 2.9-acre site to create 24 new lots (includes four non-buildable lots and the partial vacation of existing water and storm drain easements) for the construction of 20 new single-family homes. The proposed 20 dwelling units is consistent with the land use designation and density range for the site as recommended by the Skyline-Paradise Hills Community Plan. Single-family residential development is the primary existing land use of the immediate neighborhood. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood.

The project would be consistent with the General Plan Noise Element Table NE-3 Land Use – Noise Compatibility Guidelines which indicates residential projects should be conditionally consistent with exterior noise levels up to 70 decibels and would require indoor noise attenuation to achieve a 45-decibel interior noise level. Based on the lack of major noise sources in proximity to the project, the project would be compatible with the noise levels at the site and would be able to provide the required indoor noise attenuation using standard construction methods to meet the noise compatibility standards.

The General Plan's Conservation Element includes a goal for San Diego to become a city that is an international model of sustainable development and conservation. Policy CE-A.5 recommends that the construction and operation of new development employ sustainable or "green" building techniques. This project will be Energy Star rated through the California Advanced Homes Program (CAHP). This program ensures that the homes utilize energy-efficient appliances, equipment and building materials. Homes that pass the CAHP inspection process exceed Title 24 Building Code standards for energy efficiency by at least 15 percent, resulting in lower utility bills and a healthier, energy-efficient home for new homebuyers as well as reducing environmental pollution and use of natural resources. Benefits include heating ventilation and air conditioners that are engineered for proper size and air distribution for lower utility bills, a quieter living environment due to tight construction, better windows and improved insulation.

The homes will be verified by a third-party inspection and testing process to ensure that they meet the CAHP guidelines and homebuyers will receive a Certified Green Home Certificate. The certificate verifies the home was built to CAHP standards and may add value at time of resale. In addition to being Energy Star rated, the homes will be solar panel ready. Along with the in-home sustainable features, there will be sustainable features incorporated into the landscape and common areas. This includes bio-retention drainage control, permeable paving surfaces and shade trees. All landscape will be drought tolerant. In addition, the project provides a variety of sustainable features and will

support the General Plan's Conservation Element by utilizing energy efficient equipment and lighting, low flow toilets and water fixtures.

The Skyline/Paradise Hills Community Plan contains a section on General Plan conformance and identifies goals for residential development. One goal emphasizes the maintenance and enhancement of existing stable residential neighborhoods, which is consistent with the General Plan objectives for older communities which stresses the preservation of established communities, the conservation of the social-environmental characteristics of the community and the rehabilitation of deteriorating neighborhoods. The proposal will implement this guideline through a design that respects the existing two-story, pitched roof character of the surrounding community, which also utilizes a cul-de-sac development configuration. The project will not be in conflict with the General Plan and will not adversely affect the Skyline Paradise Hills Community Plan.

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

The project will have adequate levels of essential public services available, including police, fire, and emergency medical services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. The project is located in a developed single-family neighborhood and the addition of 20 additional dwelling units will not be detrimental to the public. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations.

The project was reviewed by the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport for a consistency determination. The ALUC determined that the project was consistent and meets their requirements. In addition, an Exemption was prepared by Development Services staff in accordance the State of California Environmental Quality Act. No permanent impacts to the environment would occur as a result of this project. In these ways the project will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the project will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unusual shape of the property and the existence of a storm drain across the project site, the standard development regulations are difficult to

implement. The project incorporates eight deviations to the development regulations including minimum lot size, minimum lot width, minimum lot depth, minimum street frontage, minimum front and rear setbacks, driveway length and lots fronting on a public street. The eight requested deviations are described in detail below:

SAN DIEGO MUNICIPAL CODE REGULATIONS	LOT SIZE	LOT WIDTH	LOT DEPTH	STREET FRONTAGE	FRONT YARD SETBACK	REAR YARD SETBACK	DRIVEWAY LENGTH	PROPOSED SUBDIVISION LOTS NOT FRONTING ON A PUBLIC STREET
<b>Required</b>	5,000-sq. ft. minimum	50 ft. minimum	95 ft. minimum	50 ft. minimum on public street	15 ft. minimum	13 ft. minimum	20 ft. minimum	All lots are required to front on a public street
<b>Proposed</b>	2,961-4,973 sq. ft.	42 ft.	60 - 80 ft.	1, 3 -19 are 42 ft.	10 ft.	10 & 12 ft.	18 ft.	10 lots have no public street frontage
<b>Lots Affected</b>	2 -13, 15 -20	3 -14, 16 -19	1-11,15, 19 & 20	12, 13, 16, 17, 18, 19	20	16 & 20	17,18,19 & 20	2-11

In accordance with zoning requirements the lots should meet the minimum lot size of 5,000 square feet. The first deviation will allow for 20 of the proposed 24 lots to maintain lot sizes under the minimum lot size of 5,000 square feet, ranging in size from 2,961- 4,973 square feet. In addition, the project proposes seven other deviations to the development regulations from the RS-1-7 zone. The second deviation is a request to allow 16 of the proposed 24 lots to have less than the required lot width of 50 feet. The third deviation is a request to allow 19 of the proposed 24 lots to have less than the required minimum lot depth of 95 feet. The fourth deviation is to allow 18 of the proposed 24 lots to have less than the minimum street frontage of 50 feet. The fifth deviation would allow lot 20 to maintain a front yard setback of 15 feet. The sixth deviation would allow lots 16 & 20 to maintain rear yard setbacks of less than 13 feet. The seventh deviation would allow four lots to provide driveway lengths of 18 feet where 20 feet is required, and not to provide two additional parking spaces. Finally, an eighth deviation accommodates the proposed private cul-de-sac, allowing 10 of the 20 lots to vary from the requirement that lots need to have frontage on a public street that is open to and usable by vehicular traffic, and a minimum 15-foot-wide direct vehicular access to the street.

The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The purpose of the Planned Development Permit is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. The proposed development is consistent with the design standards of the Planned Development Permit ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan.

The Land Development Code allows the applicant to request deviations through a Planned Development Permit, and other than the eight requested deviations, the project as proposed complies with all applicable regulations of the Land Development Code and will not adversely affect the Progress Guide and General Plan, the Skyline-Paradise Hills Community Plan.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1523467 is granted to INFILL DEVELOPMENT, LLC, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By  
NAME  
Deputy City Attorney

ATTY/SEC. INITIALS  
DATE  
Or.Dept:Clerk  
R-INSERT  
Form=permitr.frm(61203wct)

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
INTERNAL ORDER NUMBER: 24006077

PLANNED DEVELOPMENT PERMIT No. 1523467  
**WOODMAN COURT - PROJECT NO. 435473**  
**CITY COUNCIL**

This Planned Development Permit is granted by the City Council of the City of San Diego to INFILL DEVELOPMENT LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0204. The 2.9-acre site is located on the east side of Woodman Street, south of Skyline Drive in the RS-1-7 Zone of the Skyline-Paradise Hills Community Plan. The project site is legally described as: described as Lots 7 and 8 of Skyline Park, Map No 11304, San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a vacant 2.9-acre site and construct 20 single-family dwelling units, four non-buildable lots and to vacate portions of existing water and storm drain easements. The project will also create 24 new lots from two (2) existing lots; as, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated \_\_\_\_\_, 2016, on file in the Development Services Department.

The project shall include:

- a. The construction of 20 single-family dwelling units (ranging in size from 2,082 to 1,919 square-feet);
- b. Deviations as follows:
  - (1) Minimum lot size: deviation to allow 18 of the proposed 24 lots to vary from the minimum lot size of 5,000 square feet;
  - (2) Minimum lot width: deviation to allow 16 of the proposed 24 lots to vary from the minimum lot width of 50 feet;
  - (3) Minimum lot depth: deviation to allow 14 of the proposed 24 lots to vary from the lot depth of 95 feet;
  - (4) Minimum lot frontage: deviation to allow 6 of the proposed 24 lots to vary from the minimum lot frontage of 50 feet;
  - (5) Minimum front yard setback: deviation to allow Lot 20 to vary from the minimum front setback of 15 feet;

- (6) Minimum rear yard setback: deviation to allow Lots 16 and 20 to vary from the minimum rear setback of 13 feet;
  - (7) Reduced driveway length: deviation to allow Lots 17, 18, 19 and 20 to maintain driveway lengths less than the minimum of 20 feet;
  - (8) Lots without public street frontage: deviation to SDMC Section 144.0211 to allow 10 of the 20 lots to vary from the requirement that lots need to have frontage on a public street that is open to and usable by vehicular traffic, and a minimum 15-foot-wide direct vehicular access to the street.
- b. Public improvements consistent with TM No. 1531480 including raised medians along Woodman Street;
  - c. Vacation of two existing easements (including portions of an existing storm drain and sewer utility easement, and a general utility easement) and dedication of new easements consistent with TM No. 1531480;
  - d. Landscaping (planting, irrigation and landscape related improvements);
  - e. Off-street parking;
  - f. Retaining walls, fences, signs, lighting, recreations facilities ;and
  - g. 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 \_\_\_\_\_.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. 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.).

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

7. 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.

8. 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" condition(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.

9. 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.

**AFFORDABLE HOUSING REQUIREMENTS:**

10. Prior to receiving the first residential building permit or recordation of the final map, whichever shall first occur, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by performing one of the following, at the Owner's/Permittee's sole election:

- a. Payment to the City of San Diego of the full Inclusionary Affordable Housing Fee as set forth in the Inclusionary Affordable Housing Regulations; or
- b. Enter into an agreement with the San Diego Housing Commission, secured by a performance deed of trust, to provide at least 10% of the total units at the project as affordable to households earning at or below 100% of area median income in compliance with the Inclusionary Affordable Housing Regulations. The agreement shall provide that the affordable units must be offered for sale within 1 month from the date the project received a certificate of occupancy and that the Owner/Permittee shall diligently pursue the sale of such affordable units until all affordable units have been sold. If the affordable units are not offered for sale and/or sale is not diligently pursued by the Owner/Permittee, Owner/Permittee shall pay the Inclusionary Affordable Housing Fee for the entire project to the San Diego Housing Commission, upon notice, based upon the rate in effect at the time the first building permit was issued, plus interest at the legal rate to the date of payment. The agreement, secured by a performance deed of trust, shall be executed before the issuance of the first residential building permit or the recordation of the final map, whichever shall first occur, in a form as approved by the San Diego Housing Commission and its General Counsel, and the Agreement shall provide that time is of the essence in marketing the affordable units; or
- c. Enter into agreements satisfactory to the President & Chief Executive Officer, or designee, of the San Diego Housing Commission, that ensures that the inclusionary exemption conditions of San Diego Municipal Code Section 142.1303(b) are complied with in the sale of each exempted unit within the development. If the Owner/Permittee is unable to fulfill the requirements of this Section, the Inclusionary Regulations will be applied to the units that would have been exempted and the Owner/Permittee shall pay the then current and full Inclusionary Affordable Housing Fee as set forth in the Inclusionary Housing Regulations, or make an election to provide 10% of the total units in the development as For-Sale Affordable Housing Units as set forth in paragraph b, above.

**ENGINEERING REQUIREMENTS:**

11. The Planned Development Permit shall comply with the conditions of the Tentative Map No. 1531480.

12. If any excavated material is exported from the project site, it shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25 ft wide driveway, adjacent to the site on Woodman Street, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private storm drain systems, sewer and water facilities located within the City public easements or right-of-way, satisfactory to the City Engineer.
15. Prior to issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
19. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
20. The drainage system for this project will be subject to approval by the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

22. Prior to issuance of any construction permit, the Owner/Permittee shall assure, by permit, bond and As-built completion, the removal of portions of the existing Public Storm Drain system and construction of a current City Standard Public Storm Drain system per approved Exhibit 'A', in the City of San Diego Storm Drain Easement, satisfactory to the City Engineer.

**LANDSCAPING REQUIRMENTS:**

23. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit 'A,' (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

24. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

25. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

26. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 sq-ft 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

28. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

29. The Owner/Permittee shall maintain no fewer than 40 off-street parking spaces on the property at all times in the approximate locations shown on the Exhibit "A". Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

30. All outdoor lighting shall be shaded and adjusted to fall on the developed portion of the premises where such lights are located and in accordance with the applicable regulations of the SDMC.

31. The owner/permittee shall maintain Lots A, C and D as common open space. The open space lots shall not be reduced in size nor shall the amenities shown on Exhibit "A" be eliminated unless an amendment to this Planned Development Permit is approved. Amenities may be substituted for other like amenities if determined to be in substantial conformance by Development Services.

**TRANSPORTATION REQUIREMENTS:**

32. Prior to the issuance of the first construction permit, the owner/permittee shall assure by permit and bond construction of center raised median (2 to 14 feet wide) on Woodman Street, and re-striping Woodman Street along its entire frontage with any needed transition to the south as shown on Exhibit "A", satisfactory to the City Engineer.

33. Prior to the issuance of the first construction permit, the owner/permittee shall assure by permit and bond construction of internal 24 feet wide two-way private drive with a 35 feet bulb radius at its north end with 5.5 foot sidewalk around it, and on the south side of the drive as shown on Exhibit "A", satisfactory to the City Engineer.

34. The owner/permittee shall assure provision and maintenance of adequate sight distance visibility for entering and exiting vehicles at the project driveway on Woodman Street as shown on the sight distance analysis of Exhibit "A" with no barrier, embankment, or vegetation (except light/sign poles) higher than 3.5 feet within it.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

35. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way.

36. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance and Removal Agreement (EMRA) for the proposed 8-inch private sewer lateral located in Woodman Court.

37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices, on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

39. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

40. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

41. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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\_\_\_\_\_, 2016 and Resolution Number \_\_\_\_.

Permit Type/PTS Approval No.: Planned Development Permit No. 1523467

Date of Approval: \_\_\_\_\_

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Derrick Johnson (DJ)  
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.

**Infill Development LLC**

Owner/Permittee

By \_\_\_\_\_

David Wieland

Vice President

**Infill Development LLC**

Owner/Permittee

By \_\_\_\_\_

Lorraine Wieland

President



CITY COUNCIL RESOLUTION NUMBER R-\_\_\_\_\_

**TENTATIVE MAP NO. 1531480 - WOODMAN COURT**  
PROJECT NO. 435473

WHEREAS, INFILL DEVELOPMENT LLC., Subdivider, and POLARIS ENGINEERING, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1531480 for the construction of twenty single-family dwelling units, four non-buildable lots and the vacation of two existing easements on the project site (including portions of an existing storm drain and sewer utility easement, and a general utility easement). The 2.9-acre site is located at 345 Woodman Street, on the east side of Woodman Street, south of Skyline Drive in the RS-1-7 Zone of the Skyline-Paradise Hills Community Plan. The project site is legally described as Lots 7 and 8 of Skyline Park, Map No 11304, San Diego County; and

WHEREAS, the Map proposes the Subdivision of a 2.9-acre site from two lots into 24 lots; and

WHEREAS, on March 11, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on April 7, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1531480 and pursuant to Resolution No. \_\_\_\_\_, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, 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; and

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Tentative Map No. 1531480 and an Easement Vacation pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

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. 1531480:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).**

The City of San Diego General Plan and the Skyline-Paradise Hills Community Plan designate the site for very low density residential development with regulations for minimum lot size and dimensional criteria. The project proposes the subdivision of a vacant 2.9-acre site to create 24 new lots (includes four non-buildable lots) and the vacation of two existing public easements on the project site (including portions of an existing storm drain and sewer utility easement, and a general utility easement) for the construction of 20 new single-family homes. Single-family residential development is the primary existing land use of the immediate neighborhood. The project will be compatible with the appearance of the existing

neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood. The Skyline-Paradise Hills Community Plan contains a section on General Plan conformance and identifies goals for residential development. One goal emphasizes the maintenance and enhancement of existing stable residential neighborhoods, which is consistent with the General Plan objectives for older communities which stress the preservation of established communities, the conservation of the social-environmental characteristics of the community and the rehabilitation of deteriorating neighborhoods. The infill development project would implement this guideline through a design that respects the existing two-story, pitched roof character of the surrounding community, which also utilizes a cul-de-sac development configuration. The project will not be in conflict with the General Plan and the project will be developed in accordance with the policies of the Skyline-Paradise Hills Community Plan.

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

The project incorporates eight deviations to the development regulations including minimum lot size, minimum lot width, minimum lot depth, minimum street frontage, minimum front and rear setbacks, driveway length and lots fronting on a public street. The eight requested deviations are described in detail below:

SAN DIEGO MUNICIPAL CODE REGULATIONS	LOT SIZE	LOT WIDTH	LOT DEPTH	STREET FRONTAGE	FRONT YARD SETBACK	REAR YARD SETBACK	DRIVEWAY LENGTH	PROPOSED SUBDIVISION LOTS NOT FRONTING ON A PUBLIC STREET
<b>Required</b>	5,000-sq. ft. minimum	50 ft. minimum	95 ft. minimum	50 ft. minimum on public street	15 ft. minimum	13 ft. minimum	20 ft. minimum	All lots are required to front on a public street
<b>Proposed</b>	2,961-4,973 sq. ft.	42 ft.	60 - 80 ft.	1, 3 -19 are 42 ft.	10 ft.	10 & 12 ft.	18 ft.	10 lots have no public street frontage
<b>Lots Affected</b>	2 -13, 15 -20	3 -14, 16 -19	1-11,15, 19 & 20	12, 13, 16, 17, 18, 19	20	16 & 20	17,18,19 & 20	2-11

Due to the unusual shape of the property and the existence of a storm drain across the project site, the standard development regulations are difficult to implement. The purpose of the Planned Development Permit is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the City of San Diego General Plan or the Skyline-Paradise Hills Community Plan and the deviations are allowed with approval of a Planned Development Permit.

**3. The site is physically suitable for the type and density of development. (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).**

The site is physically suitable for the type and density of development. The Skyline-Paradise Hills Community Plan identifies the project site as an area designated for single-family residential development at a low density of (0-10 du/ac). The 2.90 acre site could accommodate 29 dwelling units on the site, so, at 20 dwelling units, the proposal is within the allowed density range and the site is suitable for the proposed project. The project site will be served by existing utilities and fronts on a developed public right-of-way. Currently undeveloped, the 2.9-acre property is comprised of two parcels and was previously graded in 2004 (PTS No. 23421; Drawing No. 32864-D).

The project requires a Process 5 easement vacation to vacate two existing easements on the project site, including portions of an existing storm drain and sewer utility easement and a general utility easement. A Process 4 Planned Development Permit (PDP) is required to allow the project to deviate from the development regulations of the RS-1-7 Zone. In addition, the project requires a Tentative Map to subdivide the property into 24 lots (20 lots will accommodate new single-family homes and 4 lots will accommodate open space and the new private street).

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).**

The City of San Diego, as Lead Agency, through the Development Services Department, conducted an environmental review of this site in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The project was determined to be exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). This project will not result in new significant impacts or substantial changed circumstances to the environment. The proposed development occurs within city limits and is substantially surrounded by similar development. The project site has no value as habitat for endangered, rare or threatened species. The site does not contain and is not adjacent to the MHPA, environmentally sensitive lands or other areas that would support fish or wildlife since there is no habitat present. A Stormwater Quality Management Plan and a Drainage Study were prepared for the proposed project and Best Management Practices (BMPs) necessary to minimize the impacts of surface water runoff are included in the project design.

- 5. The design of the subdivision or the type of improvement will not detrimental to the public health, safety, and welfare. (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).**

The approval for this project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for this subdivision and improvements. Such conditions have been determined by the decision maker as necessary to avoid adverse impacts upon the public health, safety and welfare. Further, the applicant is required to abide by all relevant Federal, State and Local regulations, including building regulations. Therefore, the design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare.

- 6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).**

The project site does contain public easements within the project boundaries as shown on Tentative Map No. 1531480. The project is requesting the vacation of two existing public easements (including portions of an existing storm drain and sewer utility easement, and a general utility easement) and will incorporate two new easements on the project site (a new private general utility, emergency vehicular access and private driveway easement, and a 25 foot wide public drainage easement). The project will relocate a portion of an existing storm drain pipe from the east side of the property into the new private cul-de-sac known as Woodman Court and the relocation will allow City crews better access for any possible break or breaches. As such, no conflict will occur with the recording of the subdivision and therefore no conflict would negatively affect any easements acquired by the public at large.

- 7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).**

The proposed project will not impede or inhibit any future passive or natural heating and cooling opportunities. During the construction of the proposed single-family dwelling units caution will be taken to ensure the best use of the land, by minimized grading and by providing for natural light to permeate through the windows of the residences. In addition, the potential and opportunity exists to incorporate sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a portion of the project energy needs. Each dwelling unit has the opportunity to perform remodels through the building permit process, which would include building materials, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

**environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).**

Served by existing utilities, and fronting on developed public right-of-way, the Woodman Court project proposes to subdivide a vacant 2.9-acre site and construct twenty new single-family homes. The site is located in the RS-1-7 zone of the Bay Terraces neighborhood of the Skyline-Paradise Hills Community Plan area. The 2.9-acre site is identified in the Skyline-Paradise Hills Community Plan as an area designated for single-family residential development at a low density (0-10 du/ac). The San Diego Housing Commission has reviewed the project and the project is conditioned to comply with the Inclusionary Housing Ordinance at the time of building permit issuance or prior to the filing of the final map. Balanced needs for public facilities were taken into consideration with the development of the Skyline-Paradise Hills Community Plan and the project is consistent with the density in the community plan. Therefore, approval of the tentative map will not impact the housing needs within the region, and those needs are balanced against the needs for public services and available fiscal and environmental resources.

- 9. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a)).**

The project proposes to vacate two existing public easements on the project site (including portions of an existing storm drain and sewer utility easement, and a general utility easement). The project incorporates two new easements, including a private general utility, emergency vehicular access and private driveway easement, and a 25 foot wide public drainage easement. The project will relocate a portion of an existing storm drain on the east side of the property into the new private cul-de-sac known as Woodman Court, and will connect with existing storm drain facilities on the south portion of the site. New private water and sewer utilities will also be placed in Woodman Court. The existing public easements to be vacated were acquired for the purposes of maintaining a public drainage system to serve the needs of the neighborhood and for providing the site with general utilities, and these existing easements to be vacated are no longer necessary. The proposed project will provide new replacement easements to accommodate the relocated public storm drain, and appropriate general utilities, emergency vehicle and private driveway access for the development.

- 10. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment. (San Diego Municipal Code § 125.1040(b)).**

The 2.9-acre project site is presently limited by the existence of the public easements in that the property may not develop or place new buildings over the area of the existing easements. Without vacation of the existing easements, the area of land available for the new development is constrained. With the construction of new facilities to lie within new easements, the land areas of the present easements have no public benefit. The public will benefit from the vacations by allowing the property owner to further improve their private

property as a residential development in the community, reducing the area of public easement on private property, and thus reducing City liability.

**11. The abandonment is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c)).**

The City of San Diego Progress Guide and General Plan and Skyline-Paradise Hills Community Plan designate the site for very low density residential land use. The Woodman Court project proposes to subdivide a vacant 2.9-acre site into 24 lots to accommodate the construction of 20 new single-family dwelling units (and four non-buildable lots to be used for open space and the new private street) and the vacation of two existing public easements on the project site (including portions of an existing storm drain and sewer utility easement, and a general utility easement). The proposed easement vacations will accommodate development of the project and do not conflict with the policies of the City of San Diego General Plan or the Skyline-Paradise Hills Community Plan.

**12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d)).**

The two existing public easements to be vacated (including portions of an existing storm drain and sewer utility easement, and a general utility easement) are justified because they are part of an easement relocation plan that will allow for the reasonable development of the project while maintaining and improving the drainage system for the surrounding neighborhood, and for accommodating appropriate general utilities, emergency vehicle and private driveway access for the new residential development. The public facility for which the easements were originally acquired will not be detrimentally affected by the easement vacations. The location of the new drainage easement will improve the level of access and service to the public drainage system which is the purpose for which the easement was originally acquired. Providing reasonable public storm water drainage in the Skyline-Paradise Hills Community Planning Area will continue under the proposed project.

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

BE IT FURTHER RESOLVED, that portions of an existing storm drain and sewer utility easement and a general utility easement located within the project boundaries as shown in Tentative Map No. 1531480 shall be vacated, 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:

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 1531480 is hereby granted to INFILL DEVELOPMENT LLC. subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

RV/DNJ  
04/07/2016  
Development Services Department

By \_\_\_\_\_  
Derrick Johnson (DJ)  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006077

CITY COUNCIL  
CONDITIONS FOR TENTATIVE MAP NO. 1531480  
**WOODMAN COURT PROJECT NO. 435473**

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire \_\_\_\_\_, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the conditions of Planned Development Permit No. 1523467.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AFFORDABLE HOUSING**

6. Prior to receiving the first residential building permit or recordation of the final map, whichever shall first occur, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by performing one of the following, at the Owner's/Permittee's sole election:

- a. Payment to the City of San Diego of the full Inclusionary Affordable Housing Fee as set forth in the Inclusionary Affordable Housing Regulations; or
- b. Enter into an agreement with the San Diego Housing Commission, secured by a performance deed of trust, to provide at least 10% of the total units at the project as affordable to households earning at or below 100% of area median income in compliance with the Inclusionary Affordable Housing Regulations. The agreement shall provide that the affordable units must be offered for sale within 1 month from the date the project received a certificate of occupancy and that the Owner/Permittee shall diligently pursue the sale of such affordable units until all affordable units have been sold. If the affordable units are not offered for sale and/or sale is not diligently pursued by the Owner/Permittee, Owner/Permittee shall pay the Inclusionary Affordable Housing Fee for the entire project to the San Diego Housing Commission, upon notice, based upon the rate in effect at the time the first building permit was issued, plus interest at the legal rate to the date of payment. The agreement, secured by a performance deed of trust, shall be executed before the issuance of the first residential building permit or the recordation of the final map, whichever shall first occur, in a form as approved by the San Diego Housing Commission and its General Counsel, and the Agreement shall provide that time is of the essence in marketing the affordable units; or
- c. Enter into agreements satisfactory to the President & Chief Executive Officer, or designee, of the San Diego Housing Commission, that ensures that the inclusionary exemption conditions of San Diego Municipal Code Section 142.1303(b) are complied with in the sale of each exempted unit within the development. If the Owner/Permittee is unable to fulfill the requirements of this Section, the Inclusionary Regulations will be applied to the units that would have been exempted and the Owner/Permittee shall pay the then current and full Inclusionary Affordable Housing Fee as set forth in the Inclusionary Housing Regulations, or make an election to provide 10% of the total units in the development as For-Sale Affordable Housing Units as set forth in paragraph b, above.

**ENGINEERING**

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing and proposed 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.

9. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
10. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
11. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
12. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### **MAPPING**

14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
16. The Tentative Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment

of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**WASTEWATER/WATER**

17. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
18. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
19. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**GEOLOGY**

20. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.
21. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
22. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**LANDSCAPE/BRUSH MANAGEMENT**

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other

approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

24. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 sq-ft 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.
25. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.
26. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

**TRANSPORTATION**

27. Prior to the issuance of the first construction permit, the owner/permittee shall assure by permit and bond construction of center raised median (2 to 14 feet wide) on Woodman Street, and re-striping Woodman Street along its entire frontage with any needed transition to the south as shown on Exhibit "A", satisfactory to the City Engineer.
28. Prior to the issuance of the first construction permit, the owner/permittee shall assure by permit and bond construction of internal 24 feet wide two-way private drive with a 35 feet bulb radius at its north end with 5.5 foot sidewalk around it, and on the south side of the drive as shown on Exhibit "A", satisfactory to the City Engineer.
29. The owner/permittee shall assure provision and maintenance of adequate sight distance visibility for entering and exiting vehicles at the project driveway on Woodman Street as shown on the sight distance analysis of Exhibit "A" with no barrier, embankment, or vegetation (except light/sign poles) higher than 3.5 feet within it.

**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. 24006077

**NOTICE OF EXEMPTION**

(Check one or both)

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

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

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

**Project No.: 435473****Project Title: Woodman Court TM/PDP**

**Project Location-Specific:** Located at 345 Woodman Street on the east side of Woodman Street and south of Skyline Drive, San Diego, CA 92139

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

**Description of nature and purpose of the Project:** TENTATIVE MAP (TM), EASEMENT VACATIONS, and PLANNED DEVELOPMENT PERMIT (PDP) to subdivide a vacant 2.9 acre site into 24 lots to accommodate the construction of 20 new single-family dwelling units, and four non-buildable lots to be used for open space and a new right-of-way, including partial vacation of portions of an existing water and storm drain easements.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Lorraine Weiland (Applicant), Infill Development (Firm)  
 771 Jamacha Road, Unit 516, El Cajon, CA 92019, (619) 334-5200

**Exempt Status: (CHECK ONE)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Section 15332 (In-Fill Development Projects)
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for a subdivision and development of 20 single family residential lots and four non-buildable lots for open space would be consistent with the existing land use designation (Single Family Residential), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project has no value as habitat for endangered, rare, or threatened species. The project would not result in any significant effects related to air quality, noise, traffic, or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

**Lead Agency Contact Person:** Rhonda Benally

**Telephone:** (619) 446-5468

**If filed by applicant:**

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

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

Amal. McMurrian  
Signature/Title                      Senior Planner

March 11, 2016  
Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

# Ownership Disclosure Statement

**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**

**Project No. For City Use Only**

Woodman Court

435 413

**Project Address:**

Woodman Street and Skyline Drive

APN # 549-450-10-00 & 549-450-11-00

## Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

**Additional pages attached** ☐ Yes ☒ No

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

Project Title:

Woodman Court

Project No. (For City Use Only)

## Part II - To be completed when property is held by a corporation or partnership

## Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached ☐ Yes ☒ No

Corporate/Partnership Name (type or print):

Woodman Court, LLC

☒ Owner ☐ Tenant/Lessee

Street Address:

771 Jamacha Road #516

City/State/Zip:

El Cajon, Ca 92019

Phone No:

619-334-5200

Fax No:

619-334-5800

Name of Corporate Officer/Partner (type or print):

David Weiland

Title (type or print):

Manager/Vice President

Signature:

Date:

7/6/15

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

Infill Development Company

☒ Owner ☐ Tenant/Lessee

Street Address:

771 Jamacha Road #516

City/State/Zip:

El Cajon, Ca 92019

Phone No:

619-334-5200

Fax No:

619-334-5800

Name of Corporate Officer/Partner (type or print):

Lorraine Weiland

Title (type or print):

President

Signature:

Date:

7/6/15

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

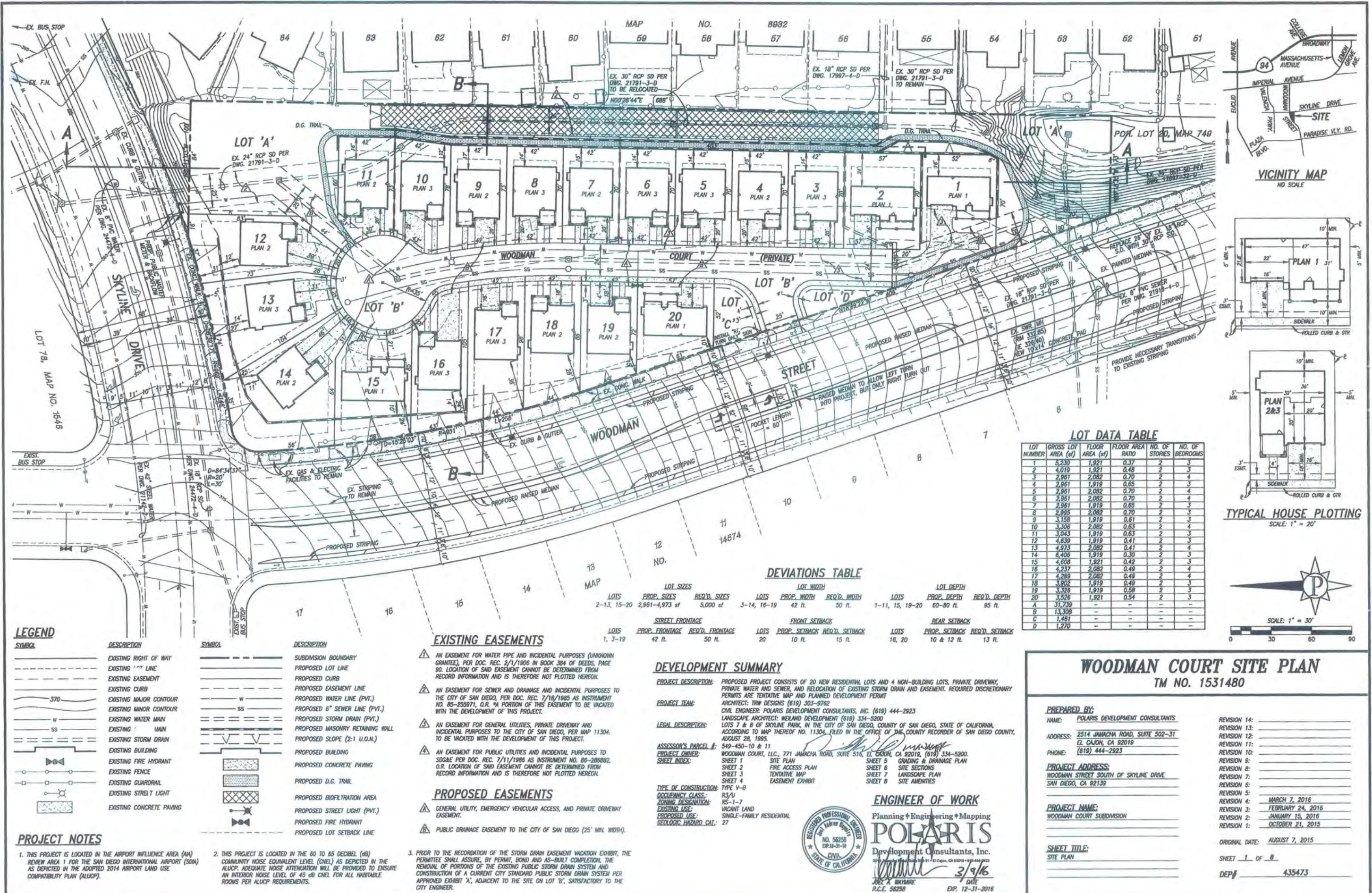
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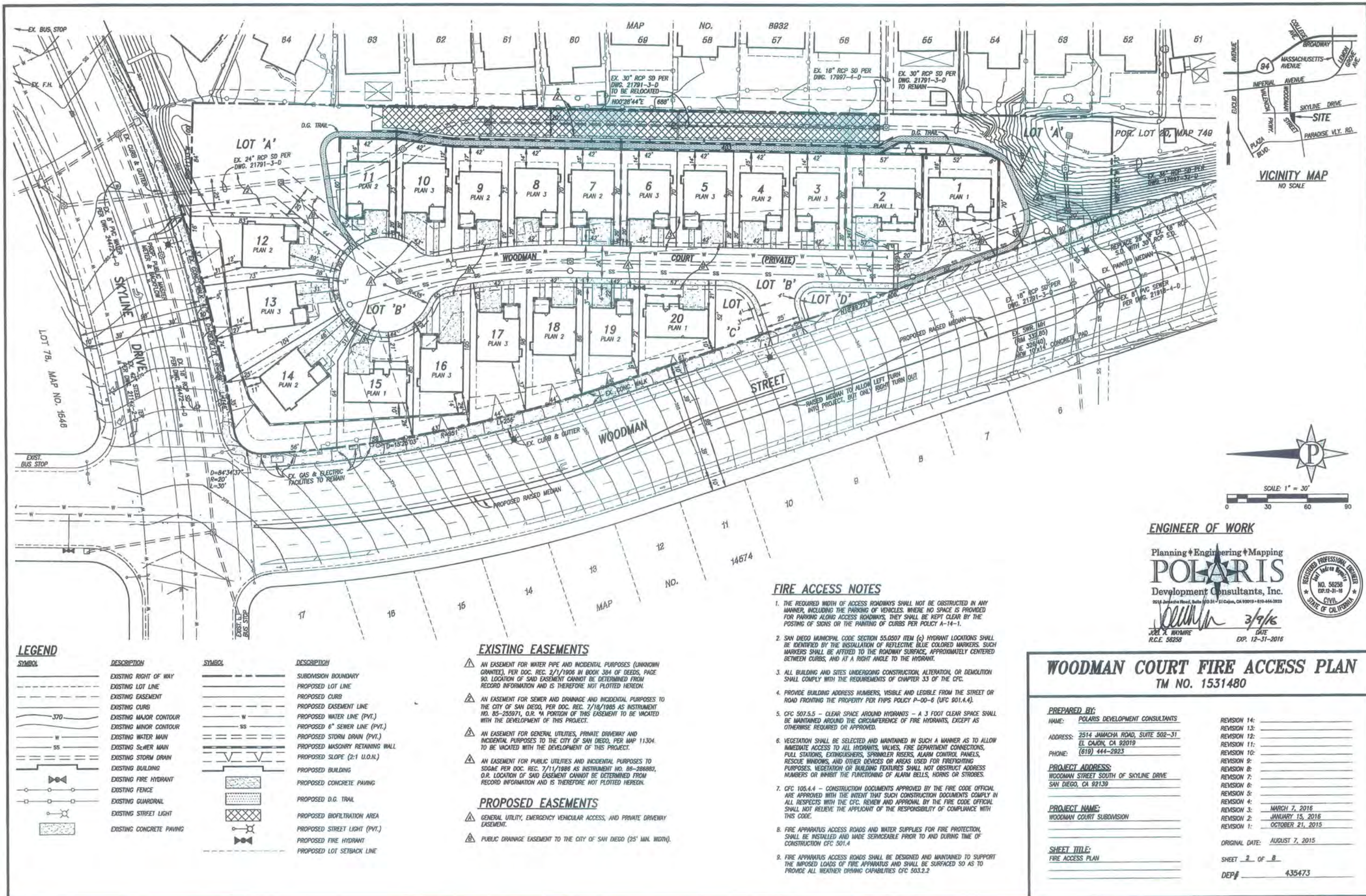


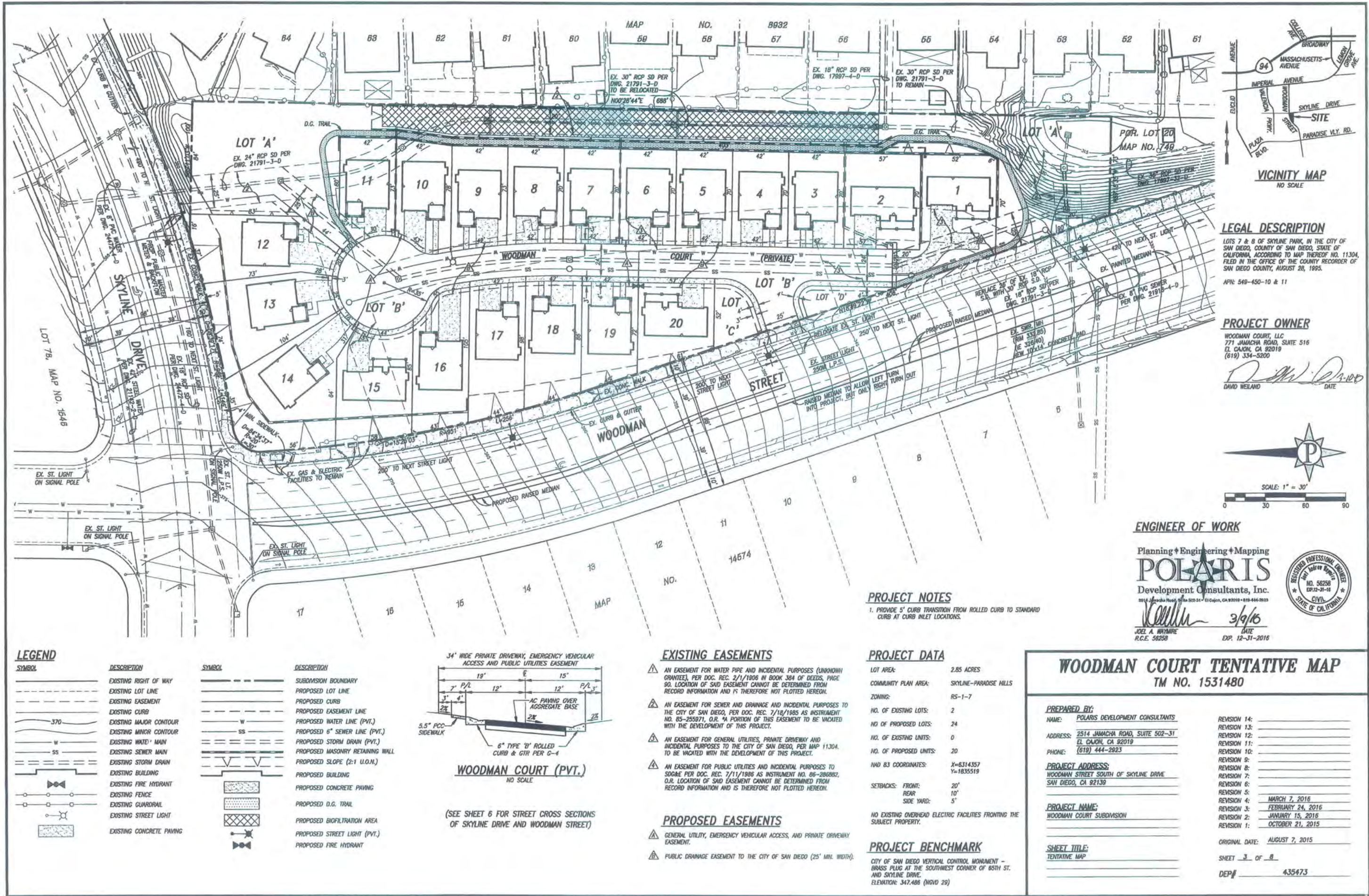
City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Woodman Court TM/PDP		<b>Project Number:</b> 435473	<b>Distribution Date:</b> 8/14/2015
<b>Project Scope/Location:</b> SKYLINE-PARADISE HILLS (Process 5) Tentative Map, Easement Vacations and Planned Development Permit for the subdivision and development of 20 single family residential lots and one common lot, with deviations to the minimum lot size, on an existing vacant site located on the east side of Woodman St. south of Skyline Dr. The 2.9 acre site is in the RS-1-7 zone of the Skyline Paradise Hills Community Plan Area. Council District 4.			
<b>Applicant Name:</b> Lorraine Weiland		<b>Applicant Phone Number:</b> (619) 834-5200	
<b>Project Manager:</b> Derrick Johnson	<b>Phone Number:</b> (619) 446-5477	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> DJJohnson@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 12	<b>Members No</b>	<b>Members Abstain</b> 1
<input type="checkbox"/> <b>Vote to Approve</b> With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve</b> With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action</b> (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> John Mooney		<b>TITLE:</b> Chair	
<b>SIGNATURE:</b>		<b>DATE:</b> October 13, 2015	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			







VICINITY MAP  
NO SCALE

LEGAL DESCRIPTION

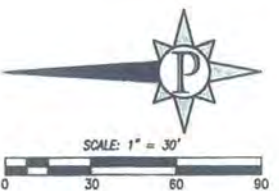
LOTS 7 & 8 OF SKYLINE PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11304, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 28, 1995.

APR: 548-450-10 & 11

PROJECT OWNER

WOODMAN COURT, LLC  
771 JAMACHA ROAD, SUITE 516  
EL CAJON, CA 92019  
(619) 334-5200

DAVID WEILAND  
DATE: 3-10-16



ENGINEER OF WORK

Planning + Engineering + Mapping  
**POLARIS**  
Development Consultants, Inc.  
2514 Jamacha Road, Suite 502-31, El Cajon, CA 92019 • 619-444-2923



JOE A. RAYMURE  
R.C.E. 56258  
DATE: 3/9/16  
EXP. 12-31-2016

PROJECT NOTES

- 1. PROVIDE 5' CURB TRANSITION FROM ROLLED CURB TO STANDARD CURB AT CURB INLET LOCATIONS.

EXISTING EASEMENTS

- AN EASEMENT FOR WATER PIPE AND INCIDENTAL PURPOSES (UNKNOWN GRANTEE), PER DOC. REC. 2/1/1906 IN BOOK 384 OF DEEDS, PAGE 90. LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS THEREFORE NOT PLOTTED HEREON.
- AN EASEMENT FOR SEWER AND DRAINAGE AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, PER DOC. REC. 7/18/1985 AS INSTRUMENT NO. 85-255971, O.R. "A" PORTION OF THIS EASEMENT TO BE VACATED WITH THE DEVELOPMENT OF THIS PROJECT.
- AN EASEMENT FOR GENERAL UTILITIES, PRIVATE DRIVEWAY AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, PER MAP 11304, TO BE VACATED WITH THE DEVELOPMENT OF THIS PROJECT.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SDG&E PER DOC. REC. 7/11/1986 AS INSTRUMENT NO. 86-286882, O.R. LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS THEREFORE NOT PLOTTED HEREON.

PROPOSED EASEMENTS

- GENERAL UTILITY, EMERGENCY VEHICULAR ACCESS, AND PRIVATE DRIVEWAY EASEMENT.
- PUBLIC DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO (25' MIN. WIDTH).

PROJECT DATA

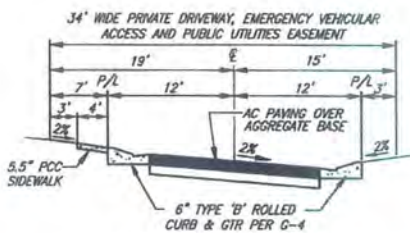
LOT AREA: 2.85 ACRES  
COMMUNITY PLAN AREA: SKYLINE-PARADISE HILLS  
ZONING: RS-1-7  
NO. OF EXISTING LOTS: 2  
NO. OF PROPOSED LOTS: 24  
NO. OF EXISTING UNITS: 0  
NO. OF PROPOSED UNITS: 20  
NAD 83 COORDINATES: X=6314357 Y=1835519  
SETBACKS: FRONT: 20' REAR: 10' SIDE YARD: 5'  
NO EXISTING OVERHEAD ELECTRIC FACILITIES FRONTING THE SUBJECT PROPERTY.

PROJECT BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT - BRASS PLUG AT THE SOUTHWEST CORNER OF 65TH ST. AND SKYLINE DRIVE.  
ELEVATION: 347.488 (NGVD 29)

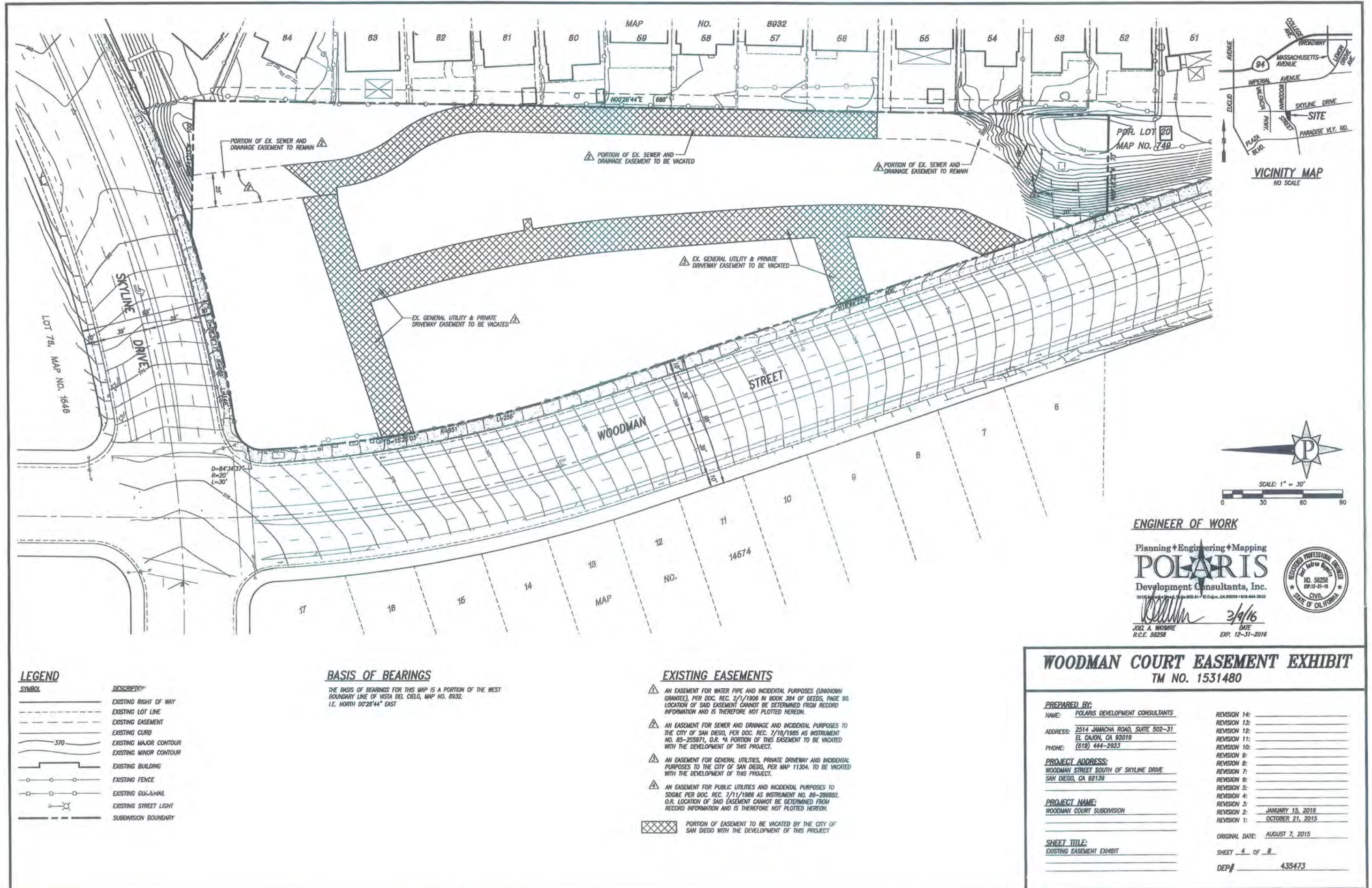
LEGEND

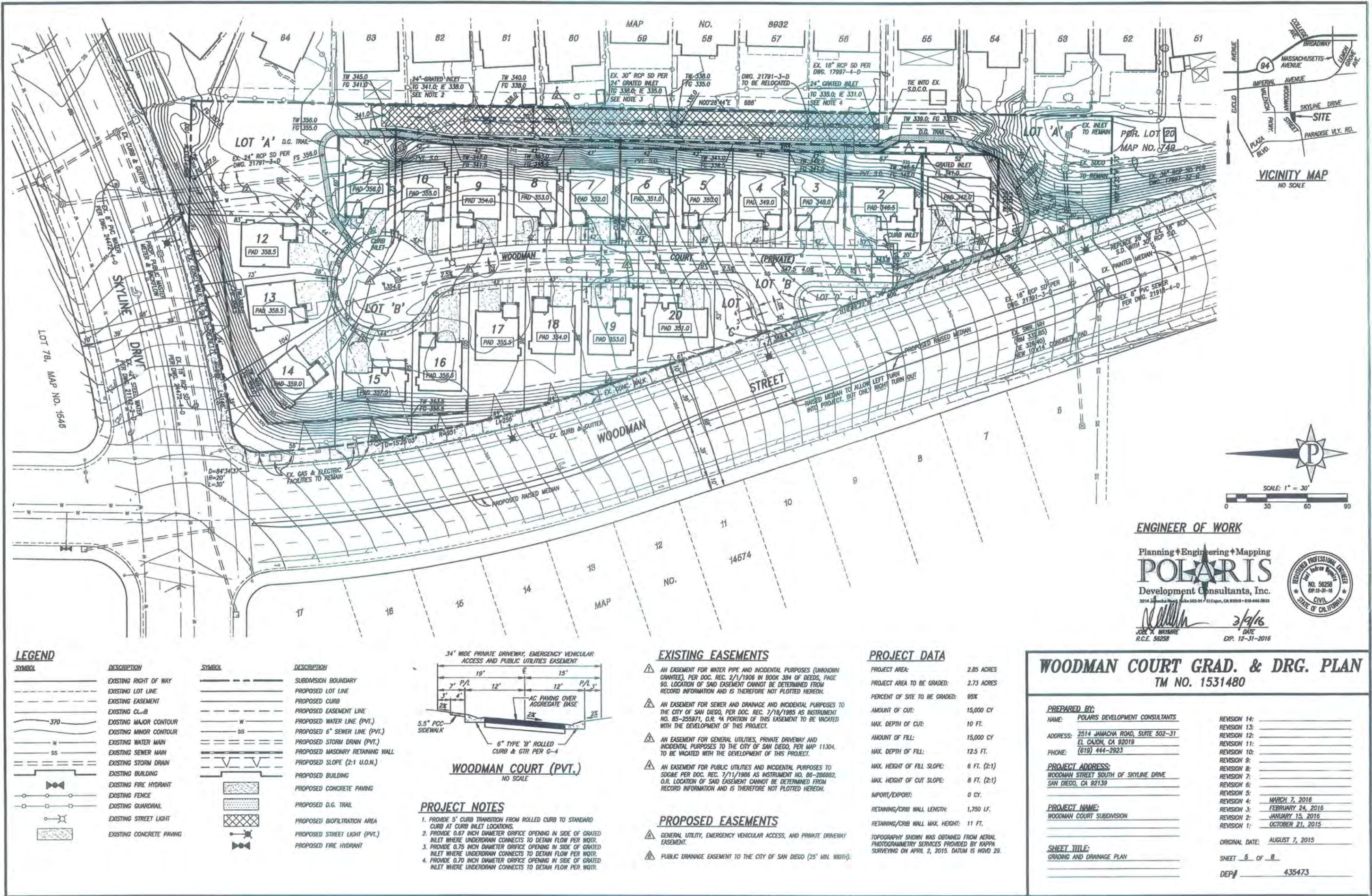
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING RIGHT OF WAY	---	SUBDIVISION BOUNDARY
---	EXISTING LOT LINE	---	PROPOSED LOT LINE
---	EXISTING EASEMENT	---	PROPOSED CURB
---	EXISTING CURB	---	PROPOSED EASEMENT LINE
---	EXISTING MAJOR CONTOUR	---	PROPOSED WATER LINE (PVT.)
---	EXISTING MINOR CONTOUR	---	PROPOSED 6" SEWER LINE (PVT.)
---	EXISTING WATER MAIN	---	PROPOSED STORM DRAIN (PVT.)
---	EXISTING SEWER MAIN	---	PROPOSED MASONRY RETAINING WALL
---	EXISTING STORM DRAIN	---	PROPOSED SLOPE (2:1 U.O.N.)
---	EXISTING BUILDING	---	PROPOSED BUILDING
---	EXISTING FIRE HYDRANT	---	PROPOSED CONCRETE PAVING
---	EXISTING FENCE	---	PROPOSED D.G. TRAIL
---	EXISTING GUARDRAIL	---	PROPOSED BIOFILTRATION AREA
---	EXISTING STREET LIGHT	---	PROPOSED STREET LIGHT (PVT.)
---	EXISTING CONCRETE PAVING	---	PROPOSED FIRE HYDRANT



WOODMAN COURT (PVT.)  
NO SCALE

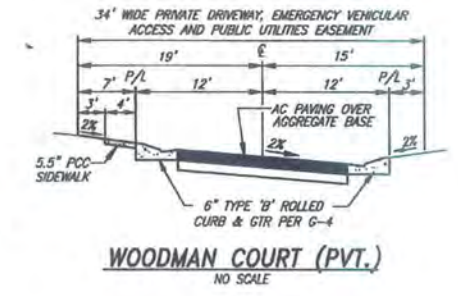
(SEE SHEET 6 FOR STREET CROSS SECTIONS OF SKYLINE DRIVE AND WOODMAN STREET)





**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING RIGHT OF WAY	---	SUBDIVISION BOUNDARY
---	EXISTING LOT LINE	---	PROPOSED LOT LINE
---	EXISTING EASEMENT	---	PROPOSED CURB
---	EXISTING CL-8	---	PROPOSED EASEMENT LINE
---	EXISTING MAJOR CONTOUR	---	PROPOSED WATER LINE (PVT.)
---	EXISTING MINOR CONTOUR	---	PROPOSED 6" SEWER LINE (PVT.)
---	EXISTING WATER MAIN	---	PROPOSED STORM DRAIN (PVT.)
---	EXISTING SEWER MAIN	---	PROPOSED MASONRY RETAINING WALL
---	EXISTING STORM DRAIN	---	PROPOSED SLOPE (2:1 U.O.N.)
---	EXISTING BUILDING	---	PROPOSED BUILDING
---	EXISTING FIRE HYDRANT	---	PROPOSED CONCRETE PAVING
---	EXISTING FENCE	---	PROPOSED D.G. TRAIL
---	EXISTING GUARDRAIL	---	PROPOSED BIOFILTRATION AREA
---	EXISTING STREET LIGHT	---	PROPOSED STREET LIGHT (PVT.)
---	EXISTING CONCRETE PAVING	---	PROPOSED FIRE HYDRANT



- PROJECT NOTES**
1. PROVIDE 5" CURB TRANSITION FROM ROLLED CURB TO STANDARD CURB AT CURB INLET LOCATIONS.
  2. PROVIDE 0.67 INCH DIAMETER ORIFICE OPENING IN SIDE OF GRATED INLET WHERE UNDERDRAIN CONNECTS TO DETAIN FLOW PER WOTR.
  3. PROVIDE 0.75 INCH DIAMETER ORIFICE OPENING IN SIDE OF GRATED INLET WHERE UNDERDRAIN CONNECTS TO DETAIN FLOW PER WOTR.
  4. PROVIDE 0.70 INCH DIAMETER ORIFICE OPENING IN SIDE OF GRATED INLET WHERE UNDERDRAIN CONNECTS TO DETAIN FLOW PER WOTR.

- EXISTING EASEMENTS**
- AN EASEMENT FOR WATER PIPE AND INCIDENTAL PURPOSES (UNKNOWN GRANTEE), PER DOC. REC. 2/1/1906 IN BOOK 384 OF DEEDS, PAGE 90. LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS THEREFORE NOT PLOTTED HEREON.
  - AN EASEMENT FOR SEWER AND DRAINAGE AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, PER DOC. REC. 7/18/1985 AS INSTRUMENT NO. 85-255971, O.R. A PORTION OF THIS EASEMENT TO BE VACATED WITH THE DEVELOPMENT OF THIS PROJECT.
  - AN EASEMENT FOR GENERAL UTILITIES, PRIVATE DRIVEWAY AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, PER MAP 11304, TO BE VACATED WITH THE DEVELOPMENT OF THIS PROJECT.
  - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SDG&E PER DOC. REC. 7/11/1986 AS INSTRUMENT NO. 86-266882, O.R. LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS THEREFORE NOT PLOTTED HEREON.
- PROPOSED EASEMENTS**
- GENERAL UTILITY, EMERGENCY VEHICULAR ACCESS, AND PRIVATE DRIVEWAY EASEMENT.
  - PUBLIC DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO (25' MIN. WIDTH).

**PROJECT DATA**

PROJECT AREA:	2.85 ACRES
PROJECT AREA TO BE GRADED:	2.73 ACRES
PERCENT OF SITE TO BE GRADED:	95%
AMOUNT OF CUT:	15,000 CY
MAX. DEPTH OF CUT:	10 FT.
AMOUNT OF FILL:	15,000 CY
MAX. DEPTH OF FILL:	12.5 FT.
MAX. HEIGHT OF FILL SLOPE:	6 FT. (2:1)
MAX. HEIGHT OF CUT SLOPE:	8 FT. (2:1)
IMPORT/EXPORT:	0 CY.
RETAINING/CURB WALL LENGTH:	1,750 LF.
RETAINING/CURB WALL MAX. HEIGHT:	11 FT.

TOPOGRAPHY SHOWN WAS OBTAINED FROM AERIAL PHOTOGRAMMETRY SERVICES PROVIDED BY KAPPA SURVEYING ON APRIL 2, 2015. DATUM IS NAD83.

**ENGINEER OF WORK**

Planning + Engineering + Mapping  
**POLARIS**  
Development Consultants, Inc.

3014 Jambula Road, Suite 502-51 • El Cajon, CA 92020 • 619-444-2823

JOE R. MAYNOR  
R.C.E. 56258

3/4/16  
DATE  
EXP. 12-31-2016

**WOODMAN COURT GRAD. & DRG. PLAN**  
TM NO. 1531480

**PREPARED BY:**  
NAME: POLARIS DEVELOPMENT CONSULTANTS  
ADDRESS: 2514 JAMACHA ROAD, SUITE 502-51  
EL CAJON, CA 92019  
PHONE: (619) 444-2923

**PROJECT ADDRESS:**  
WOODMAN STREET SOUTH OF SKYLINE DRIVE  
SAN DIEGO, CA 92139

**PROJECT NAME:**  
WOODMAN COURT SUBDIVISION

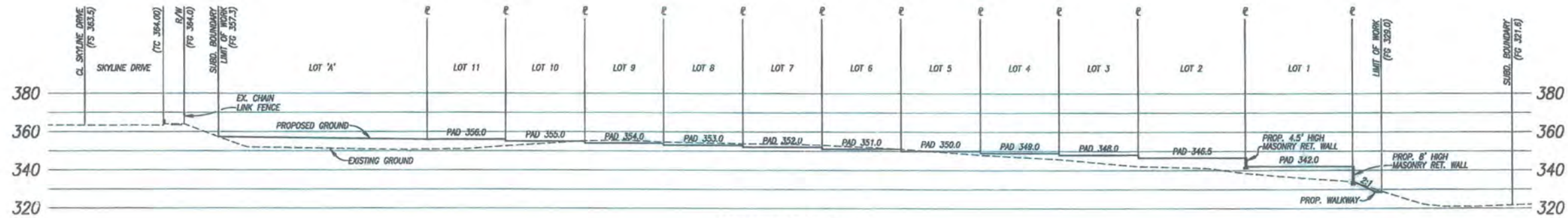
**SHEET TITLE:**  
GRADING AND DRAINAGE PLAN

REVISION 14: \_\_\_\_\_  
REVISION 13: \_\_\_\_\_  
REVISION 12: \_\_\_\_\_  
REVISION 11: \_\_\_\_\_  
REVISION 10: \_\_\_\_\_  
REVISION 9: \_\_\_\_\_  
REVISION 8: \_\_\_\_\_  
REVISION 7: \_\_\_\_\_  
REVISION 6: \_\_\_\_\_  
REVISION 5: \_\_\_\_\_  
REVISION 4: MARCH 7, 2016  
REVISION 3: FEBRUARY 24, 2016  
REVISION 2: JANUARY 15, 2016  
REVISION 1: OCTOBER 21, 2015

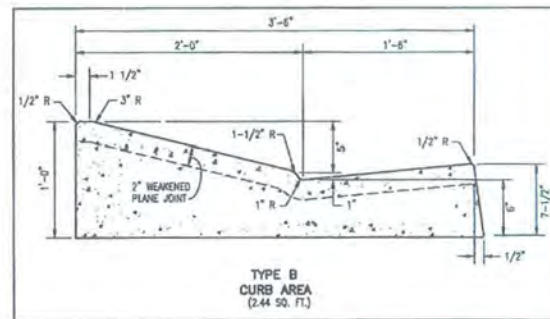
ORIGINAL DATE: AUGUST 7, 2015

SHEET 5 OF 8

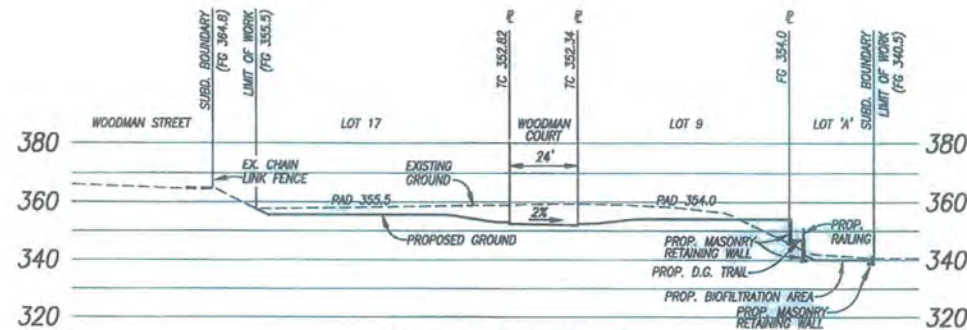
DEP# 435473



**SECTION A-A**  
SCALE: 1" = 30'



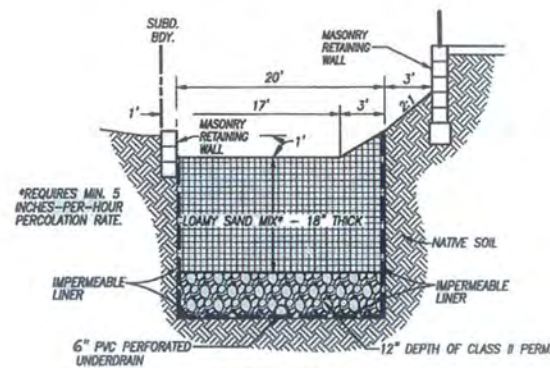
**6" PCC ROLLED CURB**  
NO SCALE



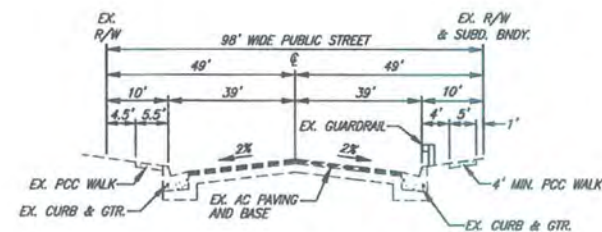
**SECTION B-B**  
SCALE: 1" = 30'

**ENGINEER OF WORK**

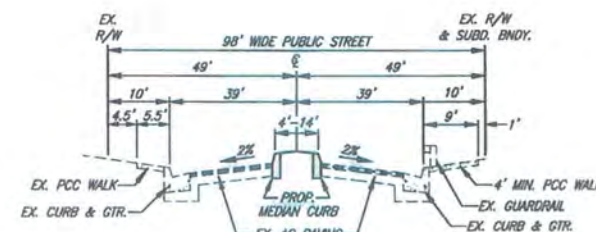
Planning + Engineering + Mapping  
**POLARIS**  
Development Consultants, Inc.  
2514 Jamacha Road, Suite 502-31 • El Cajon, CA 92019 • 619-444-2923  
JOEL A. WAYMIRE  
R.C.E. 56258  
DATE: 3/9/16  
EXP. 12-31-2016



**SECTION C-C: BIOFILTRATION AREA**  
NO SCALE



**SKYLINE DRIVE (PUBLIC)**  
NO SCALE



**WOODMAN STREET (PUBLIC)**  
NO SCALE

**WOODMAN COURT SITE CROSS SECTIONS**  
TM NO. 1531480

**PREPARED BY:**

NAME: POLARIS DEVELOPMENT CONSULTANTS

ADDRESS: 2514 JAMACHA ROAD, SUITE 502-31

EL CAJON, CA 92019

PHONE: (619) 444-2923

**PROJECT ADDRESS:**

WOODMAN STREET SOUTH OF SKYLINE DRIVE

SAN DIEGO, CA 92139

**PROJECT NAME:**

WOODMAN COURT SUBDIVISION

**SHEET TITLE:**

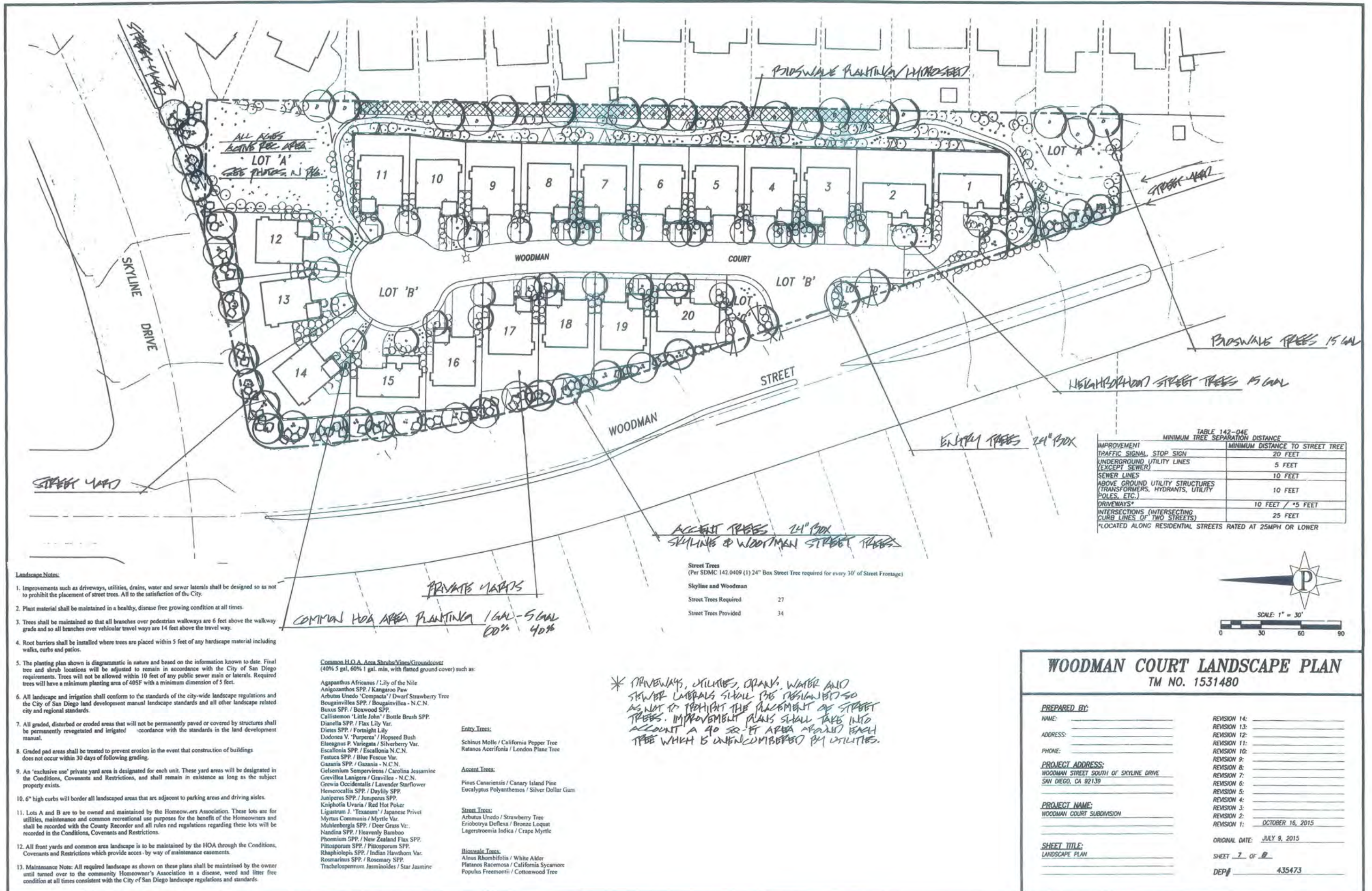
SITE CROSS SECTIONS

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	MARCH 7, 2016
REVISION 3:	JANUARY 15, 2016
REVISION 2:	OCTOBER 21, 2015
REVISION 1:	

ORIGINAL DATE: AUGUST 7, 2015

SHEET 8 OF 8

DEP# 435473





Product Type and Street Scene



Little Library



Exterior Lighting



Dog Waste Station



Citrus Trees



Natural Climbing and Sitting Structures



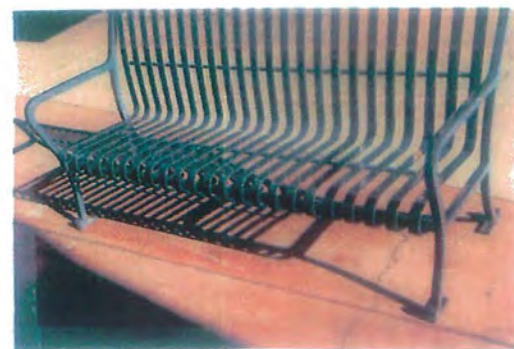
Street Lighting



Cedar Sandwich Fencing at Lots



Site Retaining Walls



Site Benches



Community Garden Box

## WOODMAN COURT SITE AMENITIES

TM NO. 1531480

**PREPARED BY:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

**PROJECT ADDRESS:**

WOODMAN STREET SOUTH OF SKYLINE DRIVE  
SAN DIEGO, CA 92130

**PROJECT NAME:**

WOODMAN COURT SUBDIVISION

**SHEET TITLE:**

SITE AMENITIES

REVISION 14: \_\_\_\_\_

REVISION 13: \_\_\_\_\_

REVISION 12: \_\_\_\_\_

REVISION 11: \_\_\_\_\_

REVISION 10: \_\_\_\_\_

REVISION 9: \_\_\_\_\_

REVISION 8: \_\_\_\_\_

REVISION 7: \_\_\_\_\_

REVISION 6: \_\_\_\_\_

REVISION 5: \_\_\_\_\_

REVISION 4: \_\_\_\_\_

REVISION 3: \_\_\_\_\_

REVISION 2: \_\_\_\_\_

REVISION 1: \_\_\_\_\_

ORIGINAL DATE: \_\_\_\_\_

SHEET 8 OF 8

DEP#

435473

