



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 30, 2016 REPORT NO. PC-16-052  
HEARING DATE: July 7, 2016  
SUBJECT: PARKVIEW TERRACE PDP TM. Process Four Decision  
PROJECT NUMBER: [401680](#)

OWNER/APPLICANT: Parkview Terrace Investors LLC / Will Mack, Civil Engineer

### SUMMARY:

Issue: Should the Planning Commission approve a 39 lot subdivision and construction of 37 single dwelling unit residences on a vacant property west of Landscape Drive and north of Parkside Avenue within the Skyline-Paradise Hills Community Planning area?

### Staff Recommendation:

1. ADOPT Negative Declaration No. 401680; and
2. APPROVE Planned Development Permit No. 1406751 and Tentative Map No. 1406752;

Community Planning Group Recommendation: On April 14, 2015, the Skyline-Paradise Hills Planning Committee voted 8-0-1 to recommend approval of this project with no conditions.

Environmental Review: A Negative Declaration (Project No. 401680) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The proposed project will provide 37 new single dwelling unit homes. This project will be required to comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations at the time of building permit issuance.

## BACKGROUND

The 6.89-acre project site is vacant property, located west of Landscape Drive, south of Manos Drive and north of Parkside Avenue, and is surrounded by single dwelling unit residential development to the west, north and east with Parkside Neighborhood Park to the south (Attachments 1 and 2). The property is zoned RS-1-7 in the Skyline-Paradise Hills Community Plan and is designated for Park use. However, the San Diego Unified School District determined that the property was no longer needed as a school site and placed the property for sale in a bid process. The vacant site was never developed for a school use and the existing Lee Elementary School is approximately five blocks from this site. The school district first offers surplus sites to public agencies through its process. The City of San Diego did not bid on the site due to funding issues and the school district subsequently sold the site to the applicant. The developer will pay Development Impact Fees (DIF) to address their population-based park requirement. The Public Facilities element of the Skyline-Paradise Hills community plan recommends sites found to be unnecessary for park use or another public use, should be developed at the density of the underlying residential zone in a manner compatible with the surrounding neighborhood. The surrounding neighborhood is zoned RS-1-7.

## DISCUSSION

### Project Description:

The Parkview Terrace project proposes to subdivide the 6.89-acre site into 39 lots to accommodate the construction of 37 new single-family dwelling units and two non-buildable lots for an open storm water bioretention area and a pedestrian path connecting to the adjacent Parkside Park. The site is located in the RS-1-7 Zone of the Paradise Hills neighborhood of the Skyline-Paradise Hills Community Plan area. The project requires a Tentative Map to subdivide the property into 39 lots and a Planned Development Permit to deviate from development regulations of the RS-1-7 zone.

The majority of the site would be re-graded for the proposed project. The grading would include approximately 6,100 cubic yards of balanced cut and fill. The maximum height of the proposed manufactured slopes would be nine feet with a maximum five foot high retaining wall along the northern and western portions of the project site. The site has existing manufactured slopes along the northern and western portions of the property with a maximum slope height of approximately 35 feet and a maximum slope ratio of approximately 1.5 to 1. All existing and proposed manufactured slopes would be landscaped and maintained by a future Home Owner's Association for the development.

The proposed lot sizes would range from approximately 4,146 square feet to 17,739 square feet. The project proposes to construct, two-story, single dwelling unit homes ranging in size from approximately 2,415 square feet to 2,862 square feet. The proposed residences are similar to the predominately two-story single dwelling unit residences in the surrounding neighborhood. The proposed structures relate to the established neighborhood. The proposed two-story, pitched roof structures would utilize combinations of wood and stucco as finish materials and parking would be located in the front. The proposed design would articulate the building facades through the use of fenestration, vertical offsets, trellises, overhangs, upper level step backs and architectural reveals.

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 the development achieves the purpose and intent of the applicable land use plan and the project with deviations would be preferable to the project achieved by strict conformance with the regulations.

Due to the shape of the property, the limited public street frontage for vehicular access to the site, the pedestrian connection to the park, the need for the storm water bioretention area, and the existing manufactured steep slopes in portions of this project site, the standard development regulations are difficult to achieve. The project proposes five deviations to the development regulations: minimum lot size, minimum lot width, minimum street frontage, minimum lot depth and maximum floor area ratio. The proposed lot sizes range from approximately 4,146 square feet to 17,739 square feet. A total of 17 lots would be less than the required minimum of 5,000 square feet. A total of 19 lots are proposed to have less lot width and less street frontage than the required minimum of 50 feet. A majority of these lots (19) are 48-feet wide. A total of four lots are proposed with a lot depth less than the required minimum of 95-feet. The proposed Floor Area Ratios range is from 0.14 to 0.68, where the required minimum is either 0.59 or 0.60 depending on the specific lot. A total of 5 lots are proposed to exceed the maximum allowed Floor Area Ratio. These deviations would allow flexibility in achieving an RS-1-7 zone-equivalent project design that would be consistent with the intent of the RS-1-7 zone.

<b>SAN DIEGO MUNICIPAL CODE REGULATIONS</b>	<b>LOT SIZE</b>	<b>LOT WIDTH</b>	<b>LOT DEPTH</b>	<b>STREET FRONTAGE</b>	<b>FLOOR AREA RATIO</b>
<b>Required</b>	5,000-sq. ft. minimum	50 ft. minimum	95 ft. minimum	50 ft. minimum on public street	0.59 or 0.60. maximum
<b>Proposed</b>	4,146-17,739 sq. ft.	48 ft.	60 - 80 ft.	48 ft.	0.14 - 0.68.
<b>Lots Affected</b>	17 lots	19 lots	8 lots	19 lots	5 lots

Community Plan Analysis:

The City of San Diego General Plan and the Skyline-Paradise Hills Community Plan designate the site for Park Use. The Skyline/Paradise Hills Community Plan policy regarding alternative uses for school

sites indicates that for any school site that is declared surplus, first priority should be given to acquisition or lease of the sites for park use. If not acquired for park use or another public use, the site should be developed at the density of the underlying residential zone in a manner compatible with the surrounding neighborhood. As part of their property disposition process, the San Diego Unified School District offers surplus property to public agencies for possible acquisition, including the City of San Diego. The Parkview Terrace project site was evaluated by the City for acquisition as a park. The City of San Diego determined that the site was undesirable at that time. An approximate 4.2 acre park existed then as it exists today directly south of the project site. As the school district's process allows it to receive bids from private interests if bidding by public agencies yields no offers, the site was sold by the district to the applicant.

All developer population-based park requirements will be met through payment of the Development Impact Fee (DIF). The Public Facilities element of the Skyline-Paradise Hills community plan has a recommended alternative use for the site, the site should be developed at the density of the underlying residential zone in a manner comparable with the surrounding neighborhood. The proposed development for residential use at a low density of 0-10 du/ac would implement the recommendations in both the Public Facilities and Residential Elements of the Skyline-Paradise Hills community plan by complying with the density of the underlying zone. This would, in turn, implement the primary residential goal to preserve the low-density, single-family character of the community. A density study was prepared which analyzed the density within a 500-foot radius of the project site. This study demonstrated that the proposed density of the project does not exceed the average density of the surrounding area. The proposed density of this project is 6.90 dwelling units per net acre (subtracting the area for the proposed public right-of-way) and the density within a 500-foot radius surrounding the project site is 7.17 dwelling units per net acre. The underlying zone for the subject site is RS-1-7, the same as for the surrounding neighborhood. The surrounding property is all designated Low Density Residential (0-10 dwelling units per net acre). 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 proposal would implement this guideline through a design that respects the existing two-story, pitched roof scale and character of the surrounding community, and the existing land form. The Urban Design element provides guidelines for residential parking, stating that off-street parking areas should be placed in unobtrusive locations and should be designed to minimize their visual impact on the site and surrounding neighborhood. The project's design features parking in the front yard of all the units with many of the garage parking bays being recessed, which is a desirable design feature. 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.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 5 & 7) and draft conditions of approval (Attachments 6 & 8). Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Planned Development Permit No. 1406751 and Tentative Map No. 1406752, with modifications.
2. Deny Planned Development Permit No. 1406751 and Tentative Map No. 1406752, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse Lowe  
Deputy Director  
Development Services Department



Glenn Gargas  
Development Project Manager  
Development Services Department

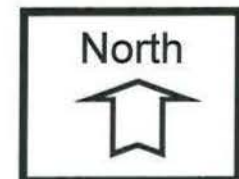
Attachments:

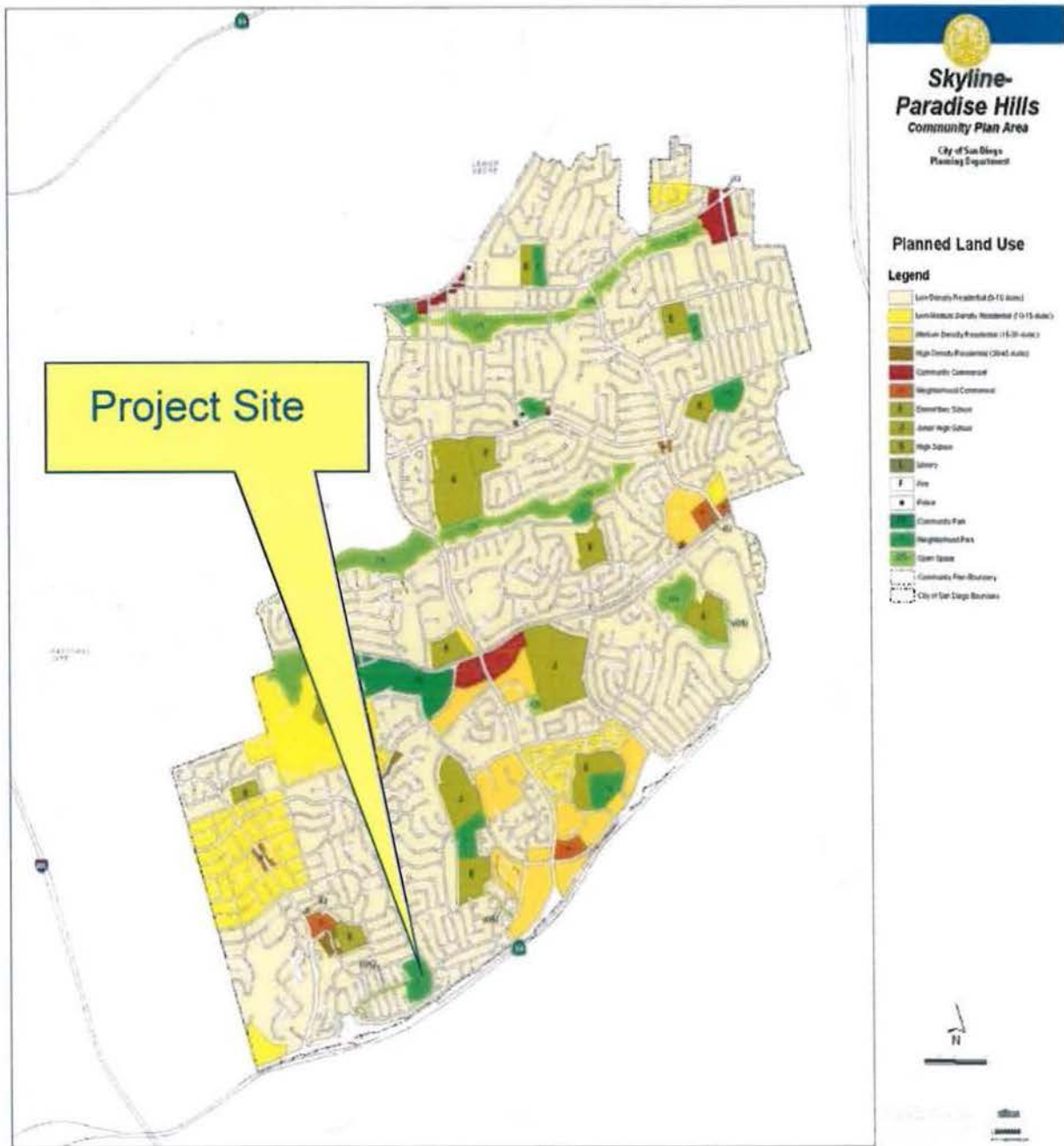
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Environmental Resolution
10. Project Site Plan
11. Map Exhibit-Tentative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



## Aerial Photo

**PARKVIEW TERRACE - PARKSIDE AVENUE & LANDSCAPE DRIVE  
PROJECT NO. 401680**





## Land Use Map

**PARKVIEW TERRACE PDP/TM - LANDSCAPE DRIVE & PARKSIDE AVENUE**

**PROJECT NO. 401680**





# Project Location Map

**PARKVIEW TERRACE - PARKSIDE AVENUE & LANDSCAPE DRIVE  
PROJECT NO. 401680**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Parkview Terrace TM – Project No. 401680	
<b>PROJECT DESCRIPTION:</b>	TM and PDP for an 39 lot subdivision, 37 lots for single family homes with 2 Home Owner Association lots on a 6.89-acre property.	
<b>COMMUNITY PLAN AREA:</b>	Skyline-Paradise Hills	
<b>DISCRETIONARY ACTIONS:</b>	Tentative Map and Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Park Use	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> RS-1-7 Zone</p> <p><b>HEIGHT LIMIT:</b> 30/24-Foot maximum height limit.</p> <p><b>LOT SIZE:</b> 5,000 square-foot minimum lot size – 4,146 to 17,739 sq. ft. proposed</p> <p><b>FLOOR AREA RATIO:</b> 0.59 and 0.60 maximum - 0.14 to 0.68 proposed</p> <p><b>FRONT SETBACK:</b> 15 feet minimum</p> <p><b>SIDE SETBACK:</b> 4 feet minimum</p> <p><b>STREETSIDE SETBACK:</b> 5.5 feet minimum</p> <p><b>REAR SETBACK:</b> 13 feet minimum</p> <p><b>PARKING:</b> 2 parking spaces minimum required per dwelling unit.</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>SOUTH:</b>	Park; OP-1-1 Zone	Public Park
<b>EAST:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>WEST:</b>	Low Density Residential; RS-1-7	Single Family Residence
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Lot area, lot width, lot depth, street frontage and floor area ratio.	

**ATTACHMENT 4**

<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 14, 2015, the Skyline-Paradise Hills Planning Committee voted 8-0-1 to recommended approval the project.
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PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
 PLANNED DEVELOPMENT PERMIT NO. 1406751  
**PARKVIEW TERRACE - PROJECT NO. 401680**

WHEREAS, Parkview Terrace Investors, LLC, a Delaware limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct 37 single-family residential units and two Home Owner Association lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1406751), on portions of a 6.89-acre property;

WHEREAS, the project site is vacant land located on the west side of Landscape Drive, south of Manos Drive and north of Parkside Avenue, in the RS-1-7 Zone of the Skyline-Paradise Hills Community Plan area;

WHEREAS, the project site is legally described as Lot 485 of Bay Terraces Unit No. 3, in the City of San Diego, County of San Diego, according to Map No. 6624, filed in the office of the County Recorder of San Diego County on April 15, 1970, except that portion conveyed to the City of San Diego, by Deed Recorded April 27, 1979 as instrument No. 79-172906 of Official Records;

WHEREAS, on July 7, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1406751, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 7, 2016.

FINDINGS:

**Planned Development Permit - Section 126.0604**

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

The 6.89-acre project site is currently vacant land and previously graded. The development proposes to subdivide the site into 39 lots, two of which would be Home Owner Association Lots for drainage and access and the remaining 37 lots are for single family residential development. This proposed subdivision will not adversely affect the Skyline-Paradise Hills Community Plan, because the proposed development is consistent with the Plan's Parks land use designation. The San Diego Unified School District determined that the property was no longer needed as a school site and placed the property for sale in a bid process. The school district first offers surplus sites to public agencies through its process. The Parkview project site was evaluated by the City for acquisition as a park. The City of San Diego determined that the site was undesirable at that time. An approximate 4.2 acre park existed then as it exists today directly south of the project site. As a result the school district subsequently sold the site to the applicant. The Public Facilities and Residential elements of the Skyline-Paradise Hills community plan have recommendations stating that if a site is

found to be unnecessary or, undesirable for park use or another public use, the site should be developed at the density of the underlying residential zone in a manner comparable with the surrounding neighborhood. The proposed density of this project is 6.90 dwelling units per net acre and the density within a 500 foot radius surrounding the project site is 7.17 dwelling units per net acre. That same surrounding area is designated Low Density Residential (0-10 dwelling units per net acre). The underlying zone for the subject site and the surrounding neighborhood is RS-1-7. Due to these factors the proposed development will not adversely affect the City of San Diego adopted Skyline-Paradise Hills Community Plan.

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

The proposed project is an infill development within an urbanized portion of the City and 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 will be built to all current development standards and will not be detrimental to the public. The street improvements associated with this subdivision are required to comply with City Engineering and Fire Department Standards. In addition, conditions of approval require the review and approval of all construction plans by City 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. 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 6.89-acre project site is currently vacant land and previously graded. The development proposes to subdivide the site into 39 lots, two of which will be Home Owner Association Lots for drainage and access and the remaining 37 lots for single family residential development. Due to the shape of the property, the limited access point from Landscape Drive for vehicular access to the site, the pedestrian connection to the park, the need for the storm water bioretention area, and the existing manufactured steep slopes in portions of this project site, the standard development regulations are difficult to achieve. This project proposes deviations to allow for a reduced lot area, a reduced lot width, a reduced street frontage, a reduced lot depth and to exceed the maximum floor area ratio. Lot sizes range from 4,146-square-feet to 17,739-square-feet. A total of 17 lots will be less than the normally required minimum of 5,000-square-feet. A total of 19 lots are proposed to have less lot width

and less street frontage than the required minimum of 50 feet. A majority of these lots are 48-feet wide. A total of four lots are proposed with a lot depth less than the required minimum of 95-feet. The proposed Floor Area Ratios range is from 0.14 to 0.68, where the required minimum is either 0.59 or 0.60 depending on the specific lot. A total of 5 lots are proposed to exceed the maximum allowed Floor Area Ratio.

The deviations were analyzed 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 allow a request for 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. These deviations would allow flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the RS-1-7 zone. 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 requested deviations, in those five areas, 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 design flexibility allowed this development to include a direct internal pedestrian connection to the adjacent public park, a large separate storm water bio-retention lot, as oppose to each lot containing their own bio-retention area and allow a connected "looped" public street design that forms a connected streetscape and connected neighborhood as opposed to a two cul-de-sac street design, which would have been their only other design option under the circumstances. These are features that will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

<b>SAN DIEGO MUNICIPAL CODE REGULATIONS</b>	<b>LOT SIZE</b>	<b>LOT WIDTH</b>	<b>LOT DEPTH</b>	<b>STREET FRONTAGE</b>	<b>FLOOR AREA RATIO</b>
<b>Required</b>	5,000-sq. ft. minimum	50 ft. minimum	95 ft. minimum	50 ft. minimum on public street	0.59 or 0.60. maximum
<b>Proposed</b>	4,146-17,739 sq. ft.	48 ft.	60 - 80 ft.	48 ft.	0.14 - 0.68.
<b>Lots Affected</b>	17 lots	19 lots	8 lots	19 lots	5 lots

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1406751, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1406751, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: July 7, 2016

IO#: 24005430

3-3-16

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005430

PLANNED DEVELOPMENT PERMIT NO. 1406751  
**PARKVIEW TERRACE PDP TM - PROJECT NO. 401680**  
PLANNING COMMISSION

This Planned Development Permit is granted by the Planning Commission of the City of San Diego to Parkview Terrace Investors, LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0603. The 6.89-acre site is located on the west side of Landscape Drive, south of Manos Drive and north of Parkside Avenue, in the RS-1-7 Zone of the Skyline-Paradise Hills Community Plan area. The project site is legally described as: Lot 485 of Bay Terraces Unit No. 3, in the City of San Diego, County of San Diego, According to Map No. 6624, filed in the office of the County Recorder of San Diego County on April 15, 1970, except that portion conveyed to the City of San Diego, by Deed Recorded April 27, 1979 as instrument No. 79-172906 of Official Records;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 37 single family residences as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 7, 2016, on file in the Development Services Department.

The project shall include:

- a. Construction of 37, two-story, single family residences ranging in size from approximately 2,415-square-feet to 2,862-square-feet, each on a separate residential lot and two home owner association lots (one lot for storm water bio-retention and another lot for a pedestrian connection to the adjacent park) on a 6.89-acre property;
- b. The project design includes deviations to minimum lot area, minimum lot width, minimum street frontage, minimum lot depth and maximum allowed floor area ratio as shown on Exhibit "A";
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. Retaining walls, fences; and
- f. 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 July 21, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).



7. 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.

8. 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.

9. 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.

10. 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.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

13. The Planned Development Permit shall comply with the conditions of the Tentative Map No. 1406752.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the construction of curb ramps as shown on Exhibit "A", with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the installation of City Standard bus slab, adjacent to the site on Parkside Avenue, per standard Drawing SDG-102, satisfactory to the City Engineer.

16. All driveways and curb openings, as shown on Exhibit "A," shall comply with City Standard Drawings SDG-160 and SDG-164, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private storm drain system located within the City public easements or right-of-way, satisfactory to the City Engineer.

18. 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.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, satisfactory to the City Engineer.

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

21. 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 shall be implemented concurrently with the commencement of grading activities.

22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent with a valid Waste Discharge ID number 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, a revised Notice of Intent 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.

23. The project proposes to export no material from the project site. Any excavated material that is exported, 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.

24. The drainage system for this project was approved in concept form only, the ministerial construction design for the drainage system will be subject to approval by the City Engineer.

25. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way to the water quality basin.

26. 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.

**LANDSCAPE REQUIREMENTS:**

27. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

28. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account 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.

29. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

30. Prior to building permit issuance, the Owner/Permittee shall record a private landscape and drainage maintenance easement on the subject property as illustrated on Exhibit A. This private landscape and drainage maintenance easement shall be granted to the Home Owner's Association for the purposes of maintaining rear yard slope areas, landscaping, and drainage systems as shown on the approved Exhibit 'A' drawings to the satisfaction of the Development Services Department.

31. Prior to occupancy of any residence, a Home Owner's Association (HOA) shall be established and shall accept responsibility for ongoing maintenance of all slope areas, landscaping, irrigation, and drainage improvements located within the HOA maintenance easements identified on the Final Map. It shall be the responsibility of the HOA to establish Covenants, Conditions and Restrictions to ensure that an appropriate maintenance program be implemented for these areas. At a minimum, maintenance responsibilities shall include the following:

- a) Establishment and long-term maintenance of drought tolerant, variable root-depth plant material within slope areas to limit the potential for soil creep and sloughing. Plant material shall be inspected annually and shall be trimmed and replaced as necessary to maintain groundcover equivalent to what is identified on the approved Landscape and Irrigation plans.
- b) Abatement of burrowing animals.
- c) Annual inspections and as-needed maintenance of irrigation systems to ensure proper functioning in accordance with the approved Landscape plans and the City's Land Development Manual - Landscape Standards.
- d) Annual inspections and as-needed maintenance of brow ditches and drainage inlets to remove debris and sediment that would inhibit proper function of the drainage system.

32. 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.

33. 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined by the Development Services Department, during construction, that there may be a

conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

36. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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

#### **TRANSPORTATION REQUIREMENTS**

38. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on each lot at all times in the approximate locations shown on the approved 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 appropriate City decision maker in accordance with the SDMC.

#### **PARKS AND RECREATION REQUIREMENTS**

39. The Owner/Permittee shall ensure the boundary wall and fence adjacent to the City Public Park remains clean of graffiti, All graffiti shall be removed within 48 hours of occurrence.

40. Prior to building permit issuance, this project's construction documents illustrating the connecting pedestrian path improvements within the adjacent public park shall be reviewed and approved by the Park and Recreation Department.

#### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

41. Prior to the issuance of any building permit, the Owner/Permittee shall comply with the City of San Diego's Cross Connection Control requirements by obtaining one of the following two permits: a Residential Fire Sprinkler System Permit utilizing passive purge design; or, a Miscellaneous Plumbing Permit for a backflow preventer per SDW-155.

42. Prior to the issuance of any building permits, the Owner/Permittee shall apply for and obtain 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. Back flow prevention devices 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 back flow prevention devices to be located below grade or within the structure.

43. 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.

44. 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.

45. 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.

46. 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.

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

48. All public water and sewer facilities are to be in accordance with Water and Sewer Studies approved by the Public Utilities Department.

**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 Planning Commission of the City of San Diego on July 7, 2016, by Resolution No.

\_\_\_\_\_ .

Permit Type/PTS Approval No.: PDP No. 1406751  
Date of Approval: July 7, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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**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.

Parkview Terrace Investors  
Owner/Permittee

By \_\_\_\_\_  
Tammy Harpster  
Manager

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

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1406752, PARKVIEW TERRACE - PROJECT NO.  
401680.

WHEREAS, Parkview Terrace LLC, Subdivider, and William G. Mack, Engineer, submitted an application to the City of San Diego for a tentative map Tentative Map No. 1406752) for the 39-lot subdivision ( 37 single residential dwelling unit lots and two Home Owner Association lots), known as Parkview Terrace. The project site is located on the west side of Landscape Drive, north of Parkside Avenue and south of Manos Drive. The property is legally described as Lot 485 of Bay Terraces Unit No. 3, in the City of San Diego, County of San Diego, According to Map No. 6624, filed in the office of the County Recorder of San Diego County on April 15, 1970, except that portion conveyed to the City of San Diego, by Deed Recorded April 27, 1979 as instrument No. 79-172906 of Official Records; and

WHEREAS, the Map proposes the Subdivision of a 6.89-site into 37 residential lots and two Home Owner Association lots; 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 July 7, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1406752, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,



BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1406752:

**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 6.89-acre project site is currently vacant land and previously graded. The development proposes to subdivide the site into 39 lots, two of which will be Home Owner Association Lots and the remaining 37 lots will be for single residential dwelling unit development. This proposed subdivision is consistent with policies, goals objectives of the Skyline-Paradise Hills Community Plan, because the proposed development's density relationship to the surrounding area was analyzed by staff has been found consistent with the Plan's Park land use designation. This site was sold by San Diego Unified School District after having been declared as surplus. The Park and Recreation element of the Skyline-Paradise Hills community plan has a recommendation stating that if a site is found to be unnecessary or, undesirable for park use or another public use, the site should be developed at the density of the underlying residential zone in a manner comparable with the surrounding neighborhood. The proposed density of this project is 6.90 dwelling units per net acre (subtracting the area of the proposed public right-of-way) and the density within a 500 foot radius surrounding the project site is 7.17 dwelling units per net acre. That same surrounding area is designated Low Density Residential (0-10 dwelling units per net acre). The underlying zone for the subject site is RS-1-7, the same as for the surrounding neighborhood. Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The 6.89-acre project site is currently vacant land and previously graded. The development proposes to subdivide the site into thirty nine lots, two of which will be Home Owner Association Lots and the remaining 37 lots for single family residential development. Due to the shape of the property, the limited public street frontage for vehicular access to the site, the pedestrian connection to the park, the need for the storm water bio-retention area and the existing manufactured steep slopes in portions of this project site, the standard development regulations are difficult to implement. This project proposes deviations to allow for a reduced lot area, a reduced lot width, a reduced street frontage, a reduced lot depth and to exceed the maximum floor area ratio. Lot sizes range from 4,146-square-feet to 17,739-square-feet. A total of 17 lots will be less than the normally required minimum of 5,000-square-feet. A total of 21 lots are proposed to have less lot width and less street frontage than the required minimum of 50 feet. A majority of these lots are 48-feet wide. A total of four lots are proposed with a lot depth less than the required minimum of 95-feet. The proposed Floor Area Ratios range is from 0.14 to 0.68, where the required minimum is

either 0.59 or 0.60 depending on the specific lot. A total of 5 lots are proposed to exceed the maximum allowed Floor Area Ratio.

The deviations were analyzed 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. These deviations would allow flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the RS-1-7 zone. 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 five 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.

<b>SAN DIEGO MUNICIPAL CODE REGULATIONS</b>	<b>LOT SIZE</b>	<b>LOT WIDTH</b>	<b>LOT DEPTH</b>	<b>STREET FRONTAGE</b>	<b>FLOOR AREA RATIO</b>
<b>Required</b>	5,000-sq. ft. minimum	50 ft. minimum	95 ft. minimum	50 ft. minimum on public street	0.59 or 0.60. maximum
<b>Proposed</b>	4,146-17,739 sq. ft.	48 ft.	60 - 80 ft.	48 ft.	0.14 – 0.68.
<b>Lots Affected</b>	17 lots	19 lots	8 lots	19 lots	5 lots

**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 park use. This site was sold by San Diego Unified School District after having been declared as surplus. The Public Facilities element of the Skyline-Paradise Hills community plan has a recommendation stating that if a site is found to be unnecessary for park use or another public use, the site should be developed at the density of the underlying residential zone in a manner comparable with the surrounding neighborhood. The proposed density of this project is 6.90 dwelling units per net acre (subtracting the area of the proposed public right-of-way) and the

density within a 500 foot radius surrounding the project site is 7.17 dwelling units per net acre. That same surround area is designated Low Density Residential (0-10 dwelling units per net acre). The underlying zone for the subject site is RS-1-7, the same as for the surrounding neighborhood. The 6.89 acre site could accommodate 68 dwelling units on the site, so, at 37 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 6.89-acre property was previously graded.

A 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 39 lots (37 lots will accommodate new single-family homes and 2 lots will accommodate an open storm water bioretention area and a pedestrian path connecting the development to the adjacent park). The proposed 39-lot development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed development.

**4. The design of the subdivision or the proposed improvements is 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 15061 (b) (3) (Review for Exemption). 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 Preliminary Water Quality Report and a Preliminary 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. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

**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)).**

This 37 single-family residential home project with the two Home Owner Association Lots is an infill development within an urbanized portion of the City and 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 to be built to all current development standards and will not be detrimental to the public. The street improvements associated with this subdivision will comply with City Engineering and Fire Department Standards. 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. 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 not contain any public easements within the project boundaries as shown on the Tentative Map No. 1406752. The project site has lot frontage along both Landscape Drive, a local collector street, and Parkside Avenue consistent with the classification of streets by the Skyline-Paradise Hills Community Plan. The subdivision design does propose dedication of all the proposed internal public streets. As the proposed subdivision would improve the public rights-of-ways and maintain proposed general utility easements therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (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 minimizing 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 Parkview Terrace TM project proposes to subdivide a vacant 6.89-acre site and construct thirty-seven new single-family homes. The site is located in the RS-1-7 zone of the Paradise Hills neighborhood of the Skyline-Paradise Hills Community Plan area. The 6.89-acre site is identified in the Skyline-Paradise Hills Community Plan as an area designated for park use. The Public Facilities element of the Skyline-Paradise Hills community plan has a recommendation stating that if a site is found to be unnecessary for park use or another public use, the site should be developed at the density of the underlying residential zone in a manner comparable with the surrounding neighborhood. The proposed density of this project is 6.90 dwelling units per net acre (subtracting the area of the proposed public right-of-way) and the density within a 500 foot radius surrounding the project site is 7.17 dwelling units per net acre. The surrounding area is designated Low Density Residential (0-10 dwelling units per net acre). The underlying zone for the subject site is RS-1-7, the same as for the surrounding neighborhood. 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. This project is directly adjacent to a public park, transit service is available in the vicinity, existing neighborhood shopping is available nearby to support the added housing. 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.

The above 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 Planning Commission, Tentative Map No. 1406752, hereby granted to Parkview Terrace LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
 Glenn R. Gargas  
 Development Project Manager  
 Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005430

PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 1406752, PARKVIEW TERRACE PDP TM - PROJECT NO. 401680

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON July 7, 2016

**GENERAL**

1. This Tentative Map will expire on July 21, 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 Final Map shall conform to the provisions of Planned Development Permit No. 1406751.
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.

**ENGINEERING**

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
7. The Tentative Map shall comply with the conditions of the Planned Development Permit No. 1406751.
8. The Subdivider shall dedicate and assure by permit and bond construction of Street "B" as a two lane cul-de-sac with 34 feet of pavement, curb, gutter and a 5-foot sidewalk within a 10-foot parkway on both sides of the street, within a 54 feet right of way as shown on Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

9. The Subdivider shall dedicate and assure by permit and bond construction of Street "A" as a two lane local residential street with 28 feet of pavement, curb, gutter and a 5-foot sidewalk within a 10-foot parkway on both sides of the street, within a 48 feet right of way as shown on Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.
10. The Subdivider shall underground proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
11. The Subdivider shall ensure that all 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.
12. 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.
13. 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.
14. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
15. 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**

16. "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].
17. "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."
18. The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
19. Prior to the expiration of the Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
  20. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
  21. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

### **WASTEWATER AND WATER**

22. All sewer laterals shall be private. The Subdivider shall process encroachment maintenance and removal agreements (EMRA), for all private sewer laterals encroaching into the public sewer main in the public right-of-way.
23. The Subdivider shall process encroachment maintenance and removal agreements (EMRA), for all acceptable encroachments into the public right-of-way, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
24. The Subdivider shall provide a 10-foot minimum (edge to edge) separation between the water and sewer mains, and provide a 5-foot minimum separation between the water main and face of curb, per the Water and Sewer Design Guide.
25. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Marshal, the Public Utilities Director and the City Engineer.
26. Prior to the recording of the Final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.



**GEOLOGY**

27. 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.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24005430

RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON July 7, 2016

WHEREAS, on February 11, 2015, Daryl Sequeira submitted an application to Development Services Department for a Planned Development Permit (PDP) and Tentative Map (TM) for the Parkview Terrace Project; and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on July 7, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Negative Declaration No. 401680 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Development Project Manager

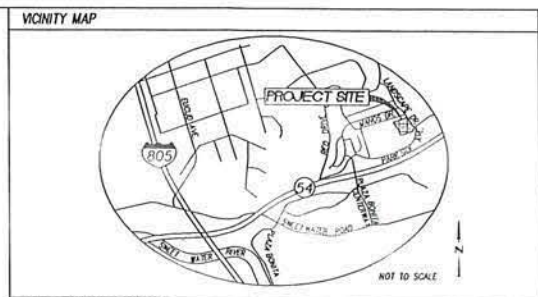
By: \_\_\_\_\_  
Glenn Gargas, Development Project Manager

**SITE PLAN**  
 TENTATIVE MAP NO. 1406152 / PLANNED DEVELOPMENT PERMIT NO. 1406751  
 PARKVIEW TERRACE



**LOT DATA TABLE**

LOT #	AREA (SQ. FT.)	AREA (AC)	PLAN #	PLAN SQ. FT.	F.A.R.	P.A.U. MAX.	TYPE	OWNER/STATUS
LOT 1	3191.81	0.12	PLAN 2	2,878	0.49	0.59	RESIDENTIAL	PRIVATE
LOT 2	5289.87	0.12	PLAN 3	2,862	0.54	0.59	RESIDENTIAL	PRIVATE
LOT 3	5668.42	0.13	PLAN 3	2,862	0.50	0.59	RESIDENTIAL	PRIVATE
LOT 4	4725.10	0.11	PLAN 3	2,862	0.61	0.60	RESIDENTIAL	PRIVATE
LOT 5	4504.81	0.10	PLAN 1	2,415	0.54	0.60	RESIDENTIAL	PRIVATE
LOT 6	4976.56	0.11	PLAN 3	2,862	0.58	0.60	RESIDENTIAL	PRIVATE
LOT 7	4996.11	0.11	PLAN 1	2,415	0.48	0.60	RESIDENTIAL	PRIVATE
LOT 8	4596.15	0.11	PLAN 2	2,862	0.62	0.60	RESIDENTIAL	PRIVATE
LOT 9	4367.02	0.10	PLAN 1	2,415	0.55	0.60	RESIDENTIAL	PRIVATE
LOT 10	4790.95	0.11	PLAN 3	2,862	0.60	0.60	RESIDENTIAL	PRIVATE
LOT 11	7379.67	0.17	PLAN 2	2,878	0.36	0.57	RESIDENTIAL	PRIVATE
LOT 12	5410.15	0.12	PLAN 3	2,862	0.53	0.59	RESIDENTIAL	PRIVATE
LOT 13	5623.24	0.13	PLAN 1	2,415	0.42	0.59	RESIDENTIAL	PRIVATE
LOT 14	5689.04	0.14	PLAN 3	2,862	0.49	0.59	RESIDENTIAL	PRIVATE
LOT 15	6155.54	0.14	PLAN 1	2,415	0.39	0.58	RESIDENTIAL	PRIVATE
LOT 16	7038.17	0.16	PLAN 3	2,862	0.41	0.58	RESIDENTIAL	PRIVATE
LOT 17	10061.54	0.25	PLAN 3	2,862	0.26	0.54	RESIDENTIAL	PRIVATE
LOT 18	17739.96	0.41	PLAN 1	2,415	0.14	0.47	RESIDENTIAL	PRIVATE
LOT 19	8055.94	0.20	PLAN 1	2,415	0.22	0.54	RESIDENTIAL	PRIVATE
LOT 20	6762.05	0.15	PLAN 1	2,415	0.36	0.58	RESIDENTIAL	PRIVATE
LOT 21	6676.70	0.15	PLAN 3	2,862	0.43	0.58	RESIDENTIAL	PRIVATE
LOT 22	7097.60	0.16	PLAN 3	2,862	0.40	0.58	RESIDENTIAL	PRIVATE
LOT 23	7087.87	0.16	PLAN 1	2,415	0.34	0.58	RESIDENTIAL	PRIVATE
LOT 24	6916.88	0.16	PLAN 3	2,862	0.42	0.58	RESIDENTIAL	PRIVATE
LOT 25	6212.24	0.14	PLAN 1	2,415	0.35	0.59	RESIDENTIAL	PRIVATE
LOT 26	5461.08	0.12	PLAN 2	2,878	0.28	0.55	RESIDENTIAL	PRIVATE
LOT 27	4482.39	0.10	PLAN 1	2,415	0.54	0.60	RESIDENTIAL	PRIVATE
LOT 28	4318.80	0.10	PLAN 1	2,415	0.56	0.60	RESIDENTIAL	PRIVATE
LOT 29	4887.43	0.11	PLAN 2	2,878	0.54	0.60	RESIDENTIAL	PRIVATE
LOT 30	4351.90	0.10	PLAN 2	2,878	0.62	0.60	RESIDENTIAL	PRIVATE
LOT 31	4155.33	0.10	PLAN 1	2,415	0.56	0.60	RESIDENTIAL	PRIVATE
LOT 32	4213.08	0.10	PLAN 3	2,862	0.68	0.60	RESIDENTIAL	PRIVATE
LOT 33	4558.20	0.11	PLAN 2	2,878	0.50	0.60	RESIDENTIAL	PRIVATE
LOT 34	4530.01	0.10	PLAN 2	2,878	0.59	0.60	RESIDENTIAL	PRIVATE
LOT 35	4146.60	0.10	PLAN 1	2,415	0.58	0.60	RESIDENTIAL	PRIVATE
LOT 36	4217.07	0.10	PLAN 3	2,862	0.68	0.60	RESIDENTIAL	PRIVATE
LOT 37	5001.67	0.11	PLAN 2	2,878	0.54	0.59	RESIDENTIAL	PRIVATE
LOT A	12032.23	0.28	N/A	N/A	N/A	N/A	STORMWATER	HOA
LOT B	1091.96	0.03	N/A	N/A	N/A	N/A	ACCESS	HOA



**DEVELOPMENT SUMMARY**

THE PROPOSED PROJECT IS A 37-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF SAN DIEGO, CALIFORNIA. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF PUBLIC STREETS, PUBLIC WATER AND SEWER SYSTEMS, 37 SINGLE-FAMILY RESIDENTIAL HOMES, READING MILLS, A PUBLIC ACCESS EASEMENT TO PARKVIEW PARK, AN HOA MAINTAINED STORMWATER TREATMENT BASIN, AND ASSOCIATED IMPROVEMENTS TO THE PROPOSED PROJECT. REQUESTED DECISIONS: MINIMUM LOT AREA, MINIMUM LOT WIDTH/DEPTH, AND FLOOR AREA RATIO.

**SITE DESCRIPTION**

APR. 501-530-61-00 SITE AREA: 6.89 ACRES

**LEGAL DESCRIPTION**

LOT 485 OF MAP 6624 (PART NO. 1) IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 6624, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 15TH 1970 EXCEPT THAT PORTION CONVEYED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 27TH 1979 AS INSTRUMENT NO. 79-172796 OF OFFICIAL RECORDS.

**BASES OF BEARINGS**

THE BASES OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COAST AND GEODETIC SYSTEM, ZONE 6, EPOCH 1982.15, AND IS DETERMINED BY C.P.S. MEASUREMENTS TAKEN ON OCTOBER 20TH 2014 AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED FROM C.P.S. STATION 'MELTON' (POINT 2045) AND C.P.S. STATION 'TULSA' (POINT 2046) PER RECORD OF SURVEY NO. 1487, THE BEARING FROM POINT 'A' TO POINT 'B' IS N 89° 51' 51" E. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE CORNER GRID FACTOR AT POINT 'A' IS 1.000009. GRID DISTANCE = GROUND DISTANCE X CORNER GRID FACTOR. ELEVATION FROM POINT 'A' IS 146.0' (VDL PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK).

**SURVEY NOTES**

- ALL TITLE WORK, INCLUDING RECORDS DESCRIPTION AND EXISTING DOCUMENTS, WERE PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, PER PRELIMINARY REPORT DATED FEBRUARY 2ND 2015, ORDER NO. 005-218233-B-CAL.
- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCELS, SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJACENT PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM EDUCATIONAL SIGN SYSTEMS. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- THERE ARE NO CORNER COPIES OF DEEDS OR INSTRUMENTS TO THE PROPERTY FROM PARKVIEW AVENUE OR LANDSCAPE DRIVE. EVIDENCE OF VEHICULAR ACCESS TO THE SITE ACROSS THE FIRE-FIGHT CURB IN LANDSCAPE DRIVE WAS OBSERVED AT THE LOCATION SHOWN HEREON.

UNIVERSAL COORDINATES: 182-1153  
 UTM COORDINATES: 182U-5311

**PROJECT INFORMATION**

TOTAL PROJECT DIMENSION: 8.89 ACRES  
 TOTAL GRADED AREA: 5.83 ACRES  
 PERCENT OF SITE TO BE GRADED: 65%

**EXISTING USE: VACANT LAND**  
 PROPOSED USE: 37 SINGLE-FAMILY RESIDENTIAL HOMES  
 EXISTING LOTS: 1  
 PROPOSED LOTS: 36

**EXISTING AND PROPOSED ZONE: PD-1-7**  
 COMMUNITY PLAN: SINGLE-FAMILY RESIDENTIAL  
 OCCUPANCY TYPE: SINGLE-FAMILY RESIDENTIAL  
 CONSTRUCTION TYPE: RESIDENTIAL  
 SEISMOLOGICAL HAZARD CATEGORY: 33

THIS IS A MAP OF A SINGLE-FAMILY RESIDENTIAL PROJECT AS DEFINED IN SECTION 8700-8704 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

MINIMUM FRONT YARD SETBACK: 15'  
 MINIMUM SIDE YARD SETBACK: 0.06 X LOT WIDTH  
 MINIMUM REAR YARD SETBACK: 0.10 X LOT WIDTH

**LANDSCAPE (L)**

LANDSCAPE PLAN

**PUBLIC SERVICES**

GAS AND ELECTRIC: SDG&E  
 TELEPHONE: AT&T  
 CABLE TELEVISION: COMCAST  
 SEWER AND WATER: CITY OF SAN DIEGO  
 DRAINAGE SYSTEM: CITY OF SAN DIEGO  
 FIRE DEPARTMENT: CITY OF SAN DIEGO  
 SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT

**PROJECT TEAM**

OWNER/DEVELOPER: PARKVIEW TERRACE INVESTMENTS, L.L.C.  
 1800 COUNTRY PARK EAST, SUITE 600  
 LOS ANGELES, CALIFORNIA 90067  
 P: (818) 552-0065 FAX: (818) 552-0075

ARCHITECT: RICH GROUP, INC. - ARCHITECTURE AND PLANNING  
 17922 FISH  
 IRVINE, CALIFORNIA 92614  
 P: (949) 851-2133 FAX: (949) 851-2156

CIVIL ENGINEER: PASCO LARET SUITER & ASSOCIATES  
 555 N. HART RD., SUITE A  
 SAN ANTONIO, TEXAS 78205  
 P: (858) 259-8212 FAX: (858) 259-4812

LANDSCAPE ARCHITECT: MVS DESIGN GROUP  
 507 30TH STREET  
 NEWPORT BEACH, CALIFORNIA 92663  
 P: (949) 675-9924 FAX: (949) 675-9974

**PREPARED BY:**

**PASCO LARET SUITER & ASSOCIATES**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 555 North Highway 101, Box A, Solana Beach, CA 92075  
 P: 858.259.8212 | F: 858.259.4812 | plasing@pasco.com

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 73620  
 Exp. 12/31/16

MELAN DRUG MACH. R.C.E. 73620  
 EXPIRATION: 12/31/2016

**PROJECT NAME:** PARKVIEW TERRACE TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT  
**PROJECT ADDRESS:** INTERSECTION OF LANDSCAPE DRIVE & PARKSIDE AVENUE, IN THE CITY OF SAN DIEGO, CALIFORNIA  
**PROJECT TRACKING SYSTEM NUMBER:** 401680  
**INTERNAL ORDER NUMBER:** 24005430  
**SHEET TITLE:** SITE PLAN  
**SHEET NUMBER:** C.10 of 15

**DATE:**  
**DRAWN BY:** C. JACKSON  
**CHECKED BY:** R. WALK  
**ORIGINAL DATE:** 02-02-2015  
 REVISION 1: 02-09-2015  
 REVISION 2: 11-02-2015  
 REVISION 3: 12-28-2015  
 REVISION 4: 01-27-2016  
 REVISION 5:  
 REVISION 6:  
 REVISION 7:

PRELIMINARY GRADING AND UTILITY PLAN  
TENTATIVE MAP NO. 1406152 / PLANNED DEVELOPMENT PERMIT NO. 1406751  
PARKVIEW TERRACE



LEGEND

EXISTING IMPROVEMENTS	
BOUNDARY LINE	---
EXISTING CONTOURS	.....
EXISTING CLAD AND OUTER	---
EXISTING STREET CENTERLINE	---
EXISTING 12\"/>	---
EXISTING STORM DRAIN MAIN	---
EXISTING CLAD INLET	---
EXISTING WATER MAIN	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING 4\"/>	---
EXISTING STREET LIGHT	---
EXISTING STRUCTURE	---
EXISTING VEGETATION	---
PROPOSED IMPROVEMENTS	
RIGHT OF WAY	---
LOT LINE	---
PUBLIC STREET CENTERLINE	---
CUT/FILL LINE	---
FOOT OF WORK LINE	---
CLAD AND GUTTER	---
AC PAVEMENT	---
P.C.C. PAVEMENT	---
RESIDENTIAL DRIVEWAY (WITH MARKS)	---
ADA ACCESSIBLE RAMP	---
PROPOSED CONTOURS	.....
PROPOSED SPOT ELEVATION	---
RETAINING WALL	---
TYPE "B" DRAIN DITCH	---
LOT DRAINAGE FLOW LINE	---
DRIVEWAY DRAIN	---
STORM DRAIN HEADWALL	---
18\"/>	---
STORM DRAIN CLEANOUT	---
CLAD INLET	---
CLAD OUTLET	---
8\"/>	---
PUBLIC STREET MAIN (MINIMUM PER PLAN)	---
PUBLIC STREET MANHOLE	---
SEWER SERVICE	---
SEWER CONCRETE ENGAGEMENT	---
WATER SERVICE	---
8\"/>	---
GATE VALVE	---
FIRE HYDRANT	---
12\"/>	---
18\"/>	---
4\"/>	---
FLORIDA STORMWATER TREATMENT SYSTEM	---
P.C.C. CROSS OUTLET	---

QUIRY BUILDING NOTE  
PUBLIC ST. A SHALL HAVE RED CURB  
NO PARKING AREAS ADJACENT

BENCHMARK:  
SETP AT PARKSIDE AVENUE & SABINA DRIVE  
ELEVATION: 132.729  
DATE: 12/21/2016  
PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

GRADING QUANTITIES

AMOUNT OF CUT:	8100 CUBIC YARDS
MAXIMUM DEPTH OF CUT:	7 FEET
AMOUNT OF FILL:	8500 CUBIC YARDS
MAXIMUM DEPTH OF FILL:	7 FEET
NOTE:	MAXIMUM HEIGHTS OF FILL SLOPES:
	3 FEET
	2:1 HORIZONTAL TO VERTICAL
	3 FEET
	2:1 HORIZONTAL TO VERTICAL

NOTE: EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR WATER AND SEWER LATERALS.

RETAINING WALLS  
TOTAL LENGTH OF WALLS: 2100 LF  
MAXIMUM HEIGHT: 3 FEET

NOTE: THIS EARTHWORK WAS PREPARED USING DISTORTED TOPOGRAPHY RECEIVED FROM AERIAL PHOTOGRAPHS AND PROPOSED CONTOURS DESIGNED BY PLSA. THIS EARTHWORK DOES NOT TAKE INTO ACCOUNT SHRINK OR SWELL FACTORS, STREET UNRAVELMENT AND SORE EROSION BASED SECTION HAVE BEEN EXCLUDED FROM FILL QUANTITIES.

SEWER UTILITY NOTE:  
A 10-FOOT MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN THE EDGE OF THE SEWER MAIN AND THE WATER MAIN.  
WHERE SEWER DEPTH IS LESS THAN 3', A CONCRETE ENCASUREMENT SHALL BE REQUIRED PER SDG&D 1308-B-0.

WATER UTILITY NOTE:  
ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REMAIN PRIVATE. ABOVE GROUND BACKFLOW PREVENTION DEVICES BACKFLOW PREVENTION DEVICES SHALL BE LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE POINT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BACKFLOW PREVENTION DEVICES TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.

LANDSCAPING NOTE:  
NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIRE FEET OF ANY WATER FACILITIES.  
NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY FIRE HYDRANTS.

PREPARED BY:  
**PASCO LARET SUITER & ASSOCIATES**  
CIVIL ENGINEERING & LAND PLANNING & LAND SURVEYING  
333 North Highway 101, Box A, Bolinas Beach, CA 94923  
Tel: 415.839.8112 | Fax: 415.839.6113 | planning@pasco.com

DATE: 12/21/2016

PROJECT NAME:  
PARKVIEW TERRACE TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT

PROJECT ADDRESS:  
INTERSECTION OF LANDSCAPE DRIVE & PARKSIDE AVENUE, IN THE CITY OF SAN DIEGO, CALIFORNIA

PROJECT TRACKING SYSTEM NUMBER:  
421880

INTERNAL ORDER NUMBER:  
24004151

SHEET TITLE:  
PRELIMINARY GRADING AND UTILITY PLAN

SHEET NUMBER:  
C 20 of 15

DRAWN BY: C. JACKSON  
CHECKED BY: W. MACK

ORIGINAL DATE: 07-02-2015  
REVISION 1: 07-02-2015  
REVISION 2: 07-02-2015  
REVISION 3: 12-29-2015  
REVISION 4: 01-27-2016  
REVISION 5:  
REVISION 6:



Plan 2

Plan 3

Plan 1

Plan 2

± 26'-0"

### PARKVIEW TERRACE

LaTerra Development  
1880 Century Park East, Suite 714  
Los Angeles, CA 90067  
310.552.0065

### SITE PERSPECTIVE & ELEVATION

SAN DIEGO, CA

K101 # 2014-0704

01.21.2014

KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com





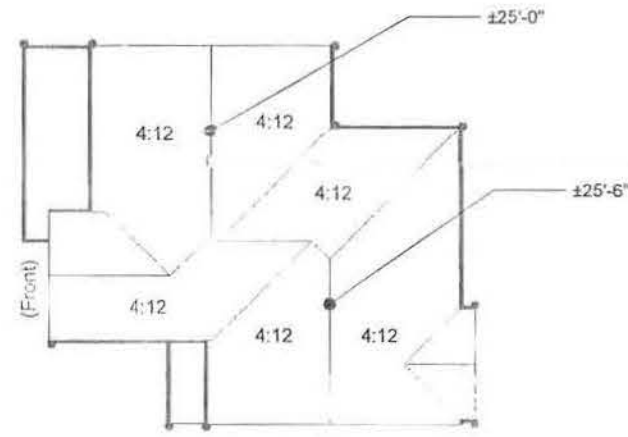
Left Elevation



Front Elevation

Material Legend

#	Material
1	Composite Roof Shingles
2	Stucco
3	Fiber Cement Siding
4	Fiber Cement Shingles
5	Fiber Cement Trim
6	Vinyl Window
7	Sectional Garage Doors
8	Entry Door
9	Decorative Light Fixture
10	Decorative Shelf
11	Masonry Veneer



Roof Plan



Right Elevation



Rear Elevation

Color Legend

#	Manufacturer	Color
A	ICI Dulux Paint	A1816 - Tawny Birch
B	Eagle Roofing	4602 Concord Blend
C	ICI Dulux Paint	A1881 - Khaki Green
D	ICI Dulux Paint	A1819 - Beacon Hill
E	Milgard	Tan
F	ICI Dulux Paint	A1686 - Grapevine Wreath
G	ICI Dulux Paint	A1848 - Olive Brown
H	ICI Dulux Paint	A0129 - Wine & Dine

PARKVIEW TERRACE

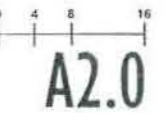
LaTerra Development  
 1880 Century Park East, Suite 714  
 Los Angeles, CA 90067  
 310.552.0065

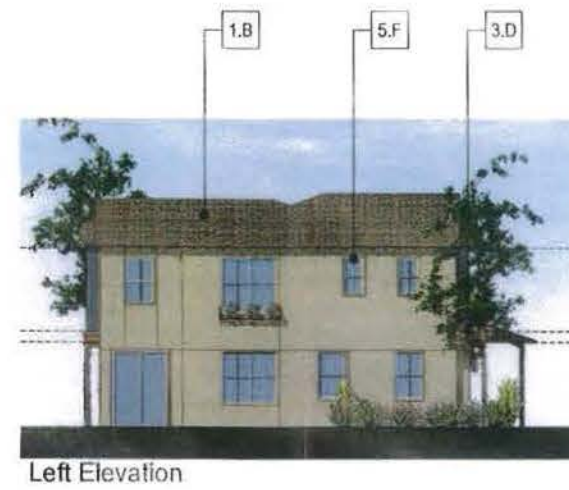
ELEVATIONS - PLAN I

SAN DIEGO, CA  
 EIR # 2014-0706

01.31.2016

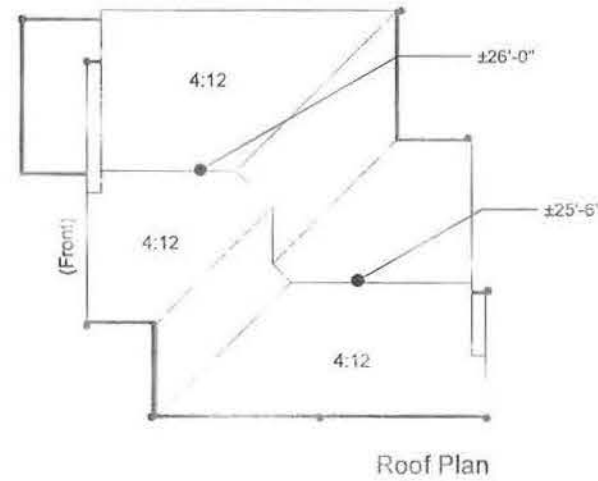
KTGY Group, Inc.  
 Architecture+Planning  
 17911 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com





Material Legend

#	Material
1	Composite Roof Shingles
2	Stucco
3	Fiber Cement Siding
4	Fiber Cement Shingles
5	Fiber Cement Trim
6	Vinyl Window
7	Sectional Garage Doors
8	Entry Door
9	Decorative Light Fixture
10	Decorative Shelf
11	Masonry Veneer



Color Legend

#	Manufacturer	Color
A	ICI Dulux Paint	A1824 - Camel Tan
B	Eagle Roofing	4671 Village Blend
C	ICI Dulux Paint	A1952 - Mystery Sound
D	ICI Dulux Paint	A1824 - Camel Tan
E	Milgard	Tan
F	ICI Dulux Paint	A1805 - Canvasback
G	ICI Dulux Paint	A1693 - Tobacco Brown
H	ICI Dulux Paint	A1806 - Tall Trees

PARKVIEW TERRACE

LaTerra Development  
 1880 Century Park East, Suite 714  
 Los Angeles, CA 90067  
 310.552.0065

ELEVATIONS - PLAN 2

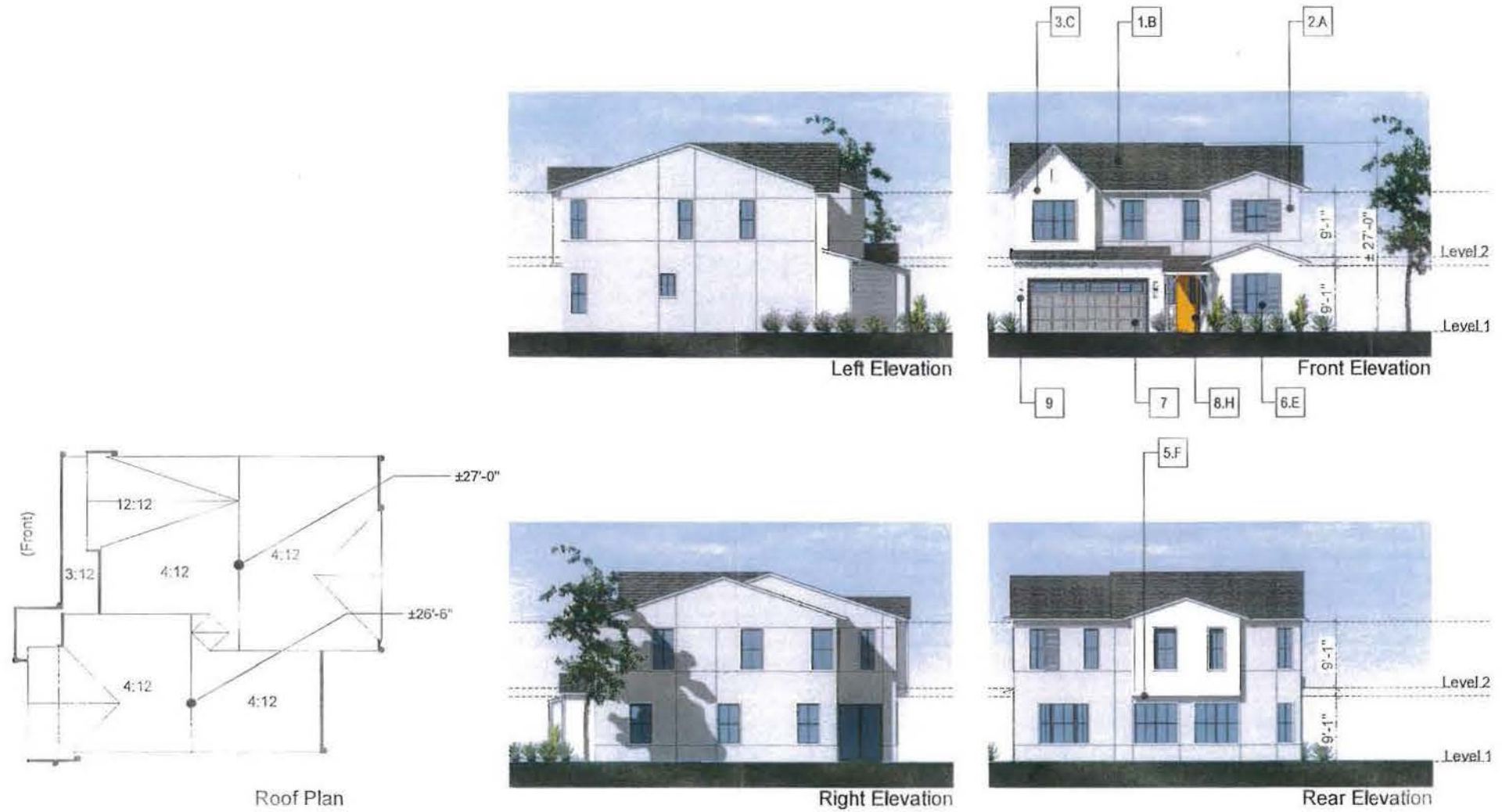
SAN DIEGO, CA

130# H 2014-0701

01.21.2014

KTGY Group, Inc.  
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 17911 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
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Material Legend

#	Material
1	Composite Roof Shingles
2	Stucco
3	Fiber Cement Siding
4	Fiber Cement Shingles
5	Fiber Cement Trim
6	Vinyl Window
7	Sectional Garage Doors
8	Entry Door
9	Decorative Light Fixture
10	Decorative Shelf
11	Masonry Veneer

Color Legend

#	Manufacturer	Color
A	ICI Dulux Paint	A1781 - Wayside Inn
B	Eagle Roofing	4679 Light Grey Range
C	ICI Dulux Paint	A0127 - Crystal
D	ICI Dulux Paint	A0127 - Crystal
E	Morgan's	Bronze
F	ICI Dulux Paint	A1789 - O'Keefe Grey
G	ICI Dulux Paint	A1965 - Smoke Grey
H	ICI Dulux Paint	A0594 - Harvest Glory

PARKVIEW TERRACE

LaTerra Development  
 1880 Century Park East, Suite 714  
 Los Angeles, CA 90067  
 310.552.0065

ELEVATIONS - PLAN 3

SAN DIEGO, CA

KTGY # 2014-0705

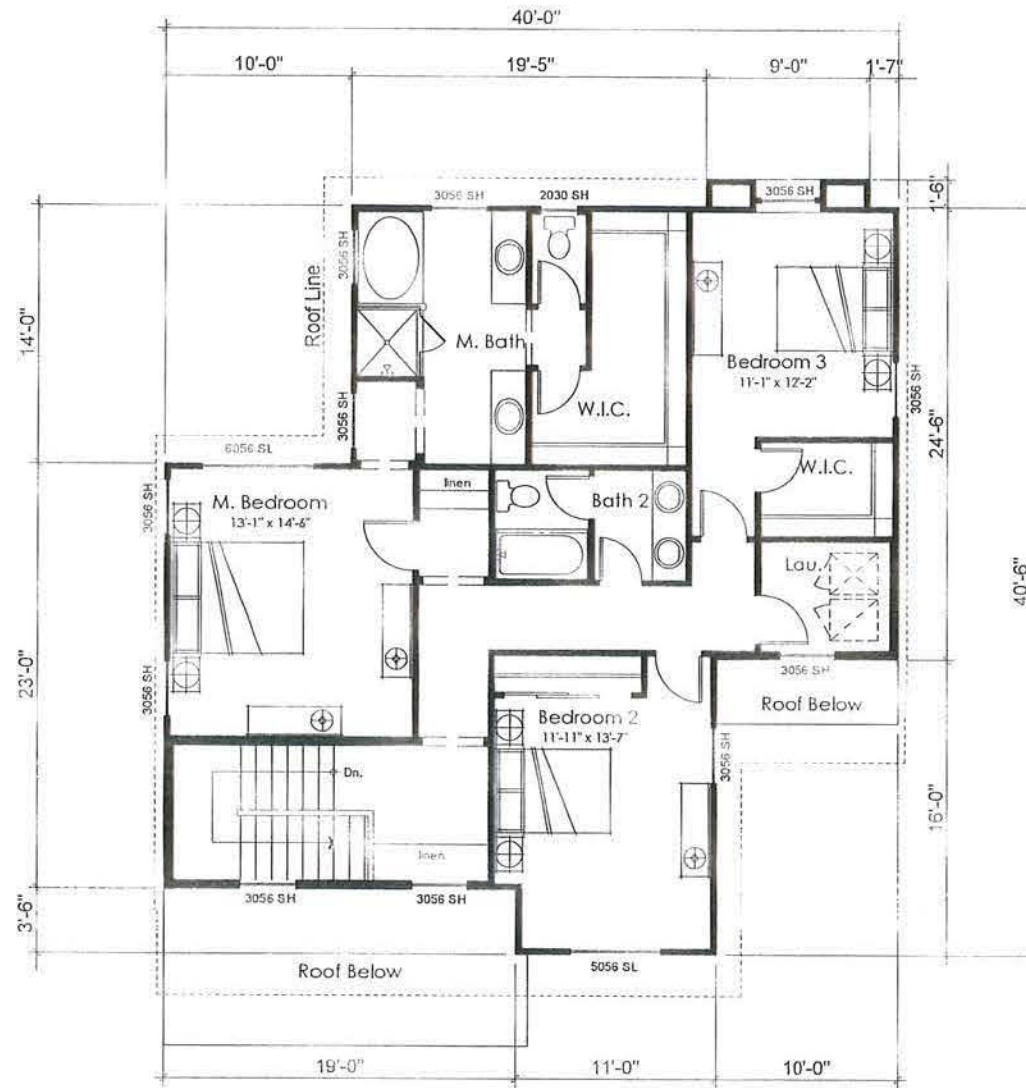
01.21.2016

KTGY Group, Inc.  
 Architecture+Planning  
 17911 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

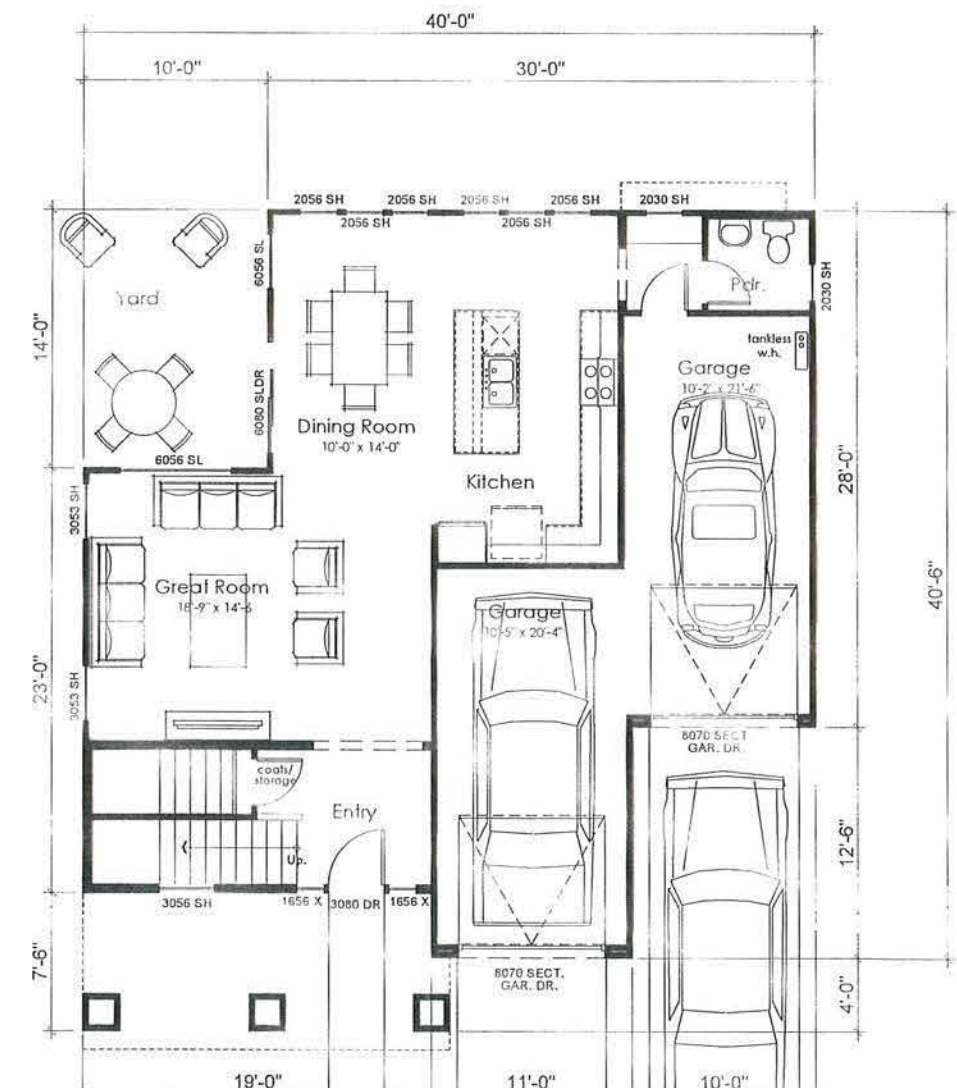


A2.2





Plan 1  
3 Bed, 2.5 Bath  
2,018 SQ. FT. Gross Residential  
2,473 SQ. FT. Gross w/ Garage



**PARKVIEW TERRACE**

LaTerra Development  
1880 Century Park East, Suite 714  
Los Angeles, CA 90067  
310.552.0065

**UNIT PLANS**

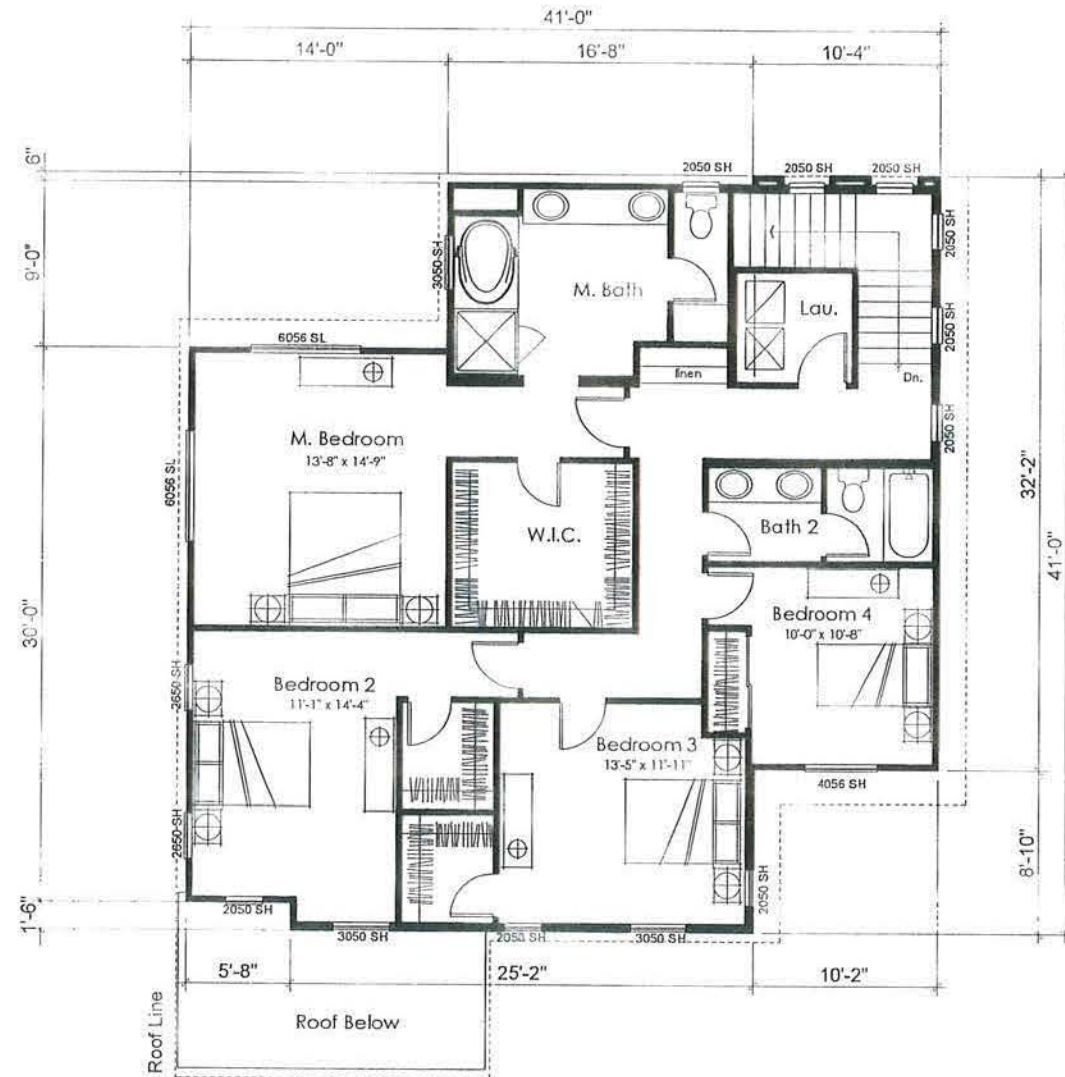
SAN DIEGO, CA  
CIR # 2014-0706

01.31.2016

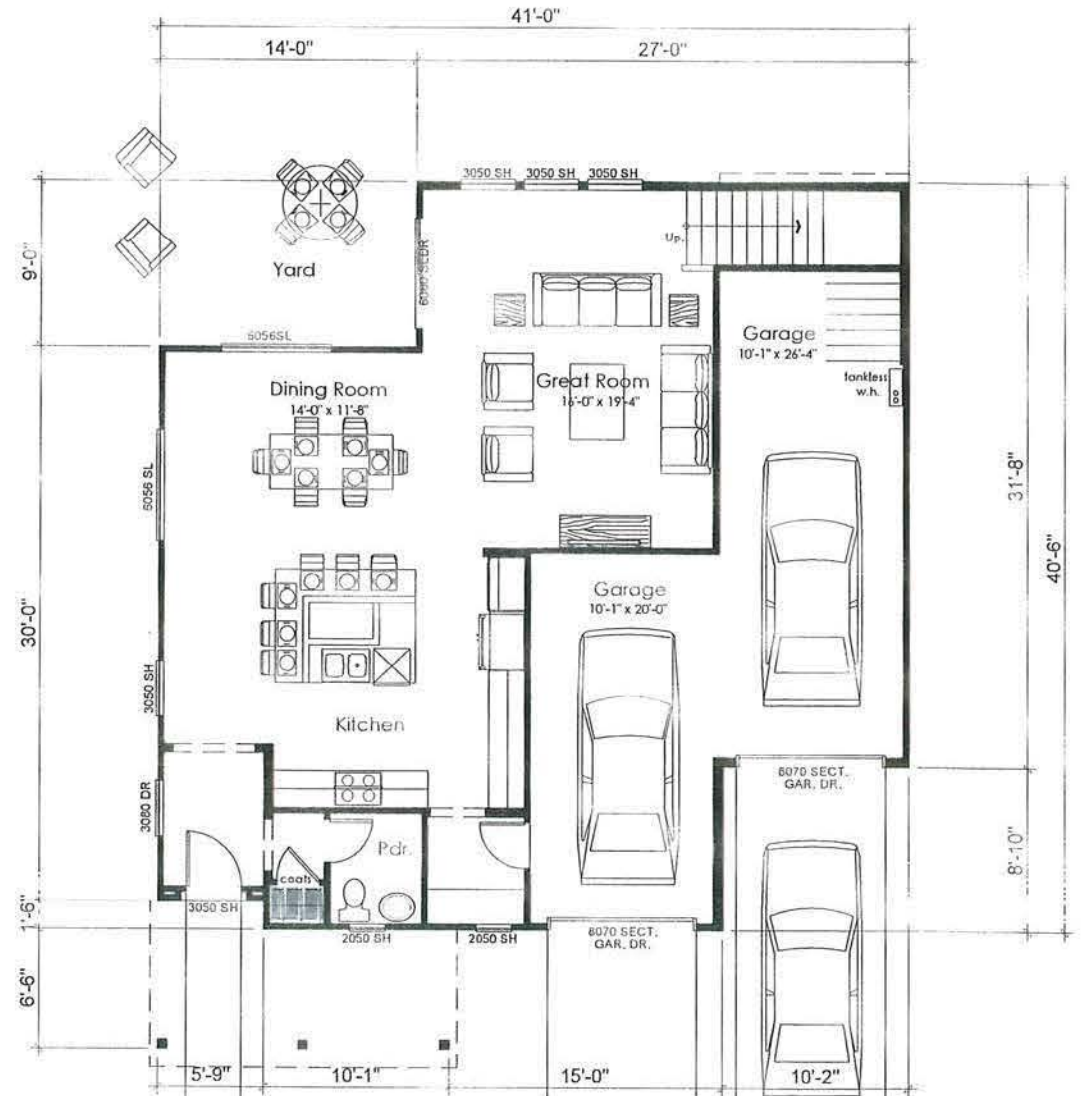
KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A5.0



Second Floor  
1362 SQ. FT.



First Floor  
967 SQ. FT. Gross Residential  
491 SQ. FT. Gross Garage

Plan 2  
4 Bed, 2.5 Bath  
2,329 SQ. FT. Gross Residential  
2,820 SQ. FT. Gross w/ Garage

**PARKVIEW TERRACE**

LaTerra Development  
1880 Century Park East, Suite 714  
Los Angeles, CA 90067  
310.552.0065

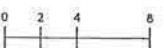
**UNIT PLANS**

SAN DIEGO, CA

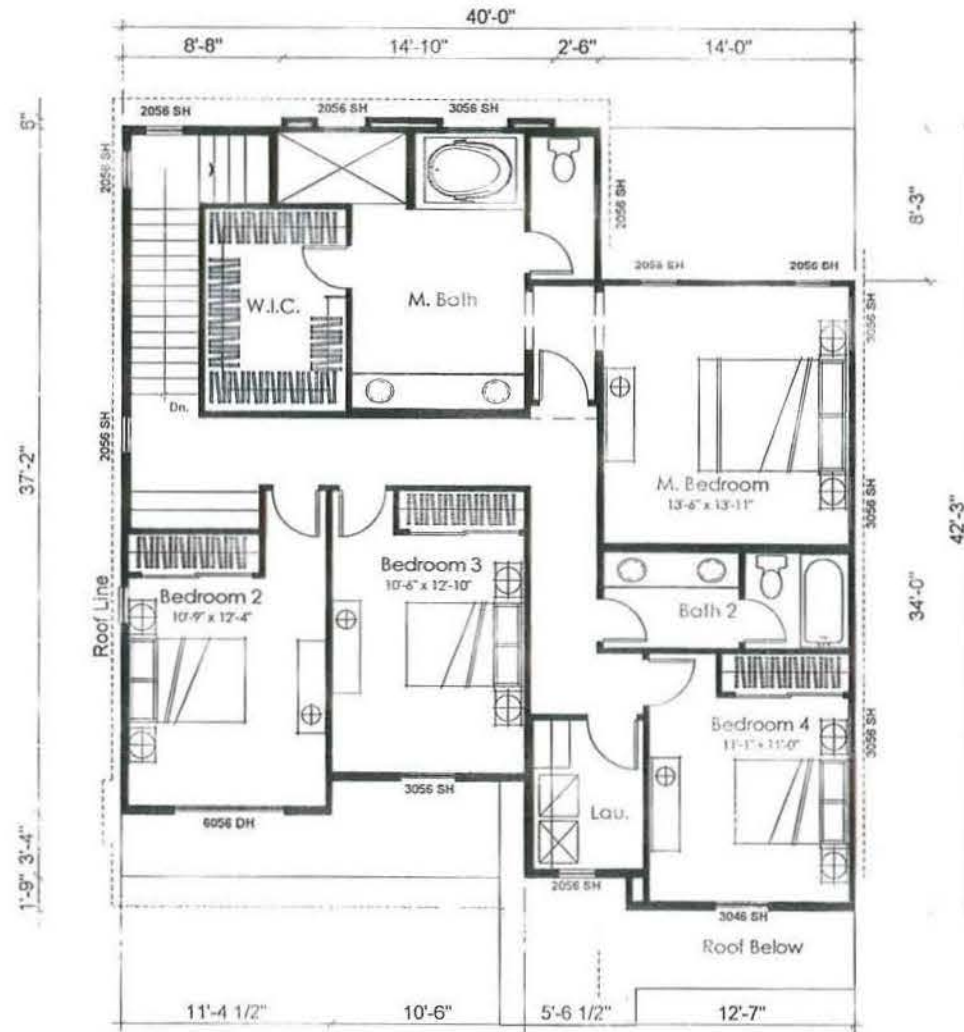
KTGR # 2014-0706

01.21.2016

KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A5.1



Second Floor  
1384 SQ. FT.



First Floor  
1141 SQ. FT. Gross Residential  
439 SQ. FT. Gross Garage

Plan 3  
5 Bed, 3 Bath  
2,525 SQ. FT. Gross Residential  
2,964 SQ. FT. Gross w/ Garage

**PARKVIEW TERRACE**

LaTerra Development  
1880 Century Park East, Suite 714  
Los Angeles, CA 90067  
310.552.0065

**UNIT PLANS**

SAN DIEGO, CA

4/10/18 01:21:30

01/21/2018

KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A5.2



**PRELIMINARY TREE and GROUND COVER PALETTE**  
ALL PROPOSED SPECIES IN CONFORMANCE WITH CITY OF SAN DIEGO LANDSCAPE STANDARDS. COMMONLY PLANT OR TREE SPECIES IDENTIFIED FOR THIS PROJECT. SPECIES NOT IDENTIFIED BY CITY OF SAN DIEGO ARE IDENTIFIED BY MJS.

SYMBOL	BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	MATURE HT x WD	QTY	FORM & FUNCTION	WATER USE
<b>STREET TREES</b>						
	TABEBUA SP. PINK TRUMPET - (MAIN)	36" BOX	30' x 25'	2"	SMALL CANOPY	MED
	JACARANDA MIMORIFOLIA JACARANDA - EXTERIOR CORNERS	36" BOX	40' x 40'	1"	LARGE CANOPY	MED
	PYRUS CALLERYANA CHANTICLEER EVERGREEN PEARL - INTERIOR CORNERS	36" BOX	35' x 15'	1"	NARROW CANOPY	MED
<b>STREET TREE at ENTRY DRIVE</b>						
	CLEA EUROPAEA SWAN HILL SWAN HILL FRUITLESS OLIVE - MULTI	48" BOX	40' x 25'	6	SMALL CANOPY	LOW
<b>TYPICAL FRONT YARD TREES - OPTION per HOME OWNER</b>						
	TRISTANIA COMPERTA - (OPTION 1) BRISBANE BOX - LOW BRANCHING	24" BOX	25' x 25'	-	SMALL CANOPY	MED
	TIPIANI TIPIU - (OPTION 2) TIPIU TREE - STANDARD TRUNK	24" BOX	40' x 40'	-	LARGE CANOPY	LOW
	LAGERSTROMIA x FAURIEI (OPTION 3) TUSCANDRIA CREPE MYRTLE	24" BOX	22' x 22'	-	SMALL CANOPY	MED
<b>EXISTING TREES</b>						
	PROTECT IN PLACE EXISTING TREE					
<b>BIO-RETENTION BASIN HYDROSEED MIX (IRRIGATED) 9 600 SQ. FT.</b>						
	FESTUCA RUBRA MOLATE MIX ATE FESCUE	SEED	-	-	GRASS	LOW
	DECHLOPSIDA DESPITOSA VARI HOLDIFORMIS DAGEIC TULATED HARGRASS	SEED	-	47 LBS/ACRE	GRASS	LOW
	HORDEUM CALIFORNICUM CALIFORNIA BAIRLEY	SEED	-	-	GRASS	LOW
	ARISTIDA PURPUREA PURPLE THREE-AWN	SEED	-	-	GRASS	LOW
<b>SLOPE HYDROSEED MIX (IRRIGATED) 53 200 SQ. FT.</b>						
	LYCUM HIGRUM WIMMERIA 62 WIMMERA 62 RYEGRASS	SEED	-	-	GRASS	LOW
	CASTROXIA CALIFORNICA CHRISTOSTOMA DWASE GOLDFIELD	SEED	-	165 LB/ACRE	FORB	LOW
	PLANTAGO INSULARIS PLANTAGO	SEED	-	-	FORB	LOW
	ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	SEED	-	-	FORB	LOW

**SLOPE PLANTING NOTE:**  
 COMBINATION OF DEEP ROOTED WATER CONSERVING GROUND COVER MATERIAL THAT WILL COVER THE SLOPE AFTER 3 YEARS GROWTH. EROSION CONTROL MESH FOR SLOPES OF 3:1 OR GREATER AND DRIP IRRIGATION DIRECTED AT THE PLANT ROOT BALL ONLY WITH A MOISTURE SENSOR TO PREVENT SATURATED SOILS.

**PRELIMINARY SHRUB PALETTE**  
ALL PROPOSED SPECIES IN CONFORMANCE WITH CITY OF SAN DIEGO LANDSCAPE STANDARDS. COMMONLY PLANT OR TREE SPECIES IDENTIFIED FOR THIS PROJECT. SPECIES NOT IDENTIFIED BY CITY OF SAN DIEGO ARE IDENTIFIED BY MJS.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>HYDROZONE #1 - ENHANCED PALETTE IN FRONT YARDS</b>				
<b>LARGE SHRUBS (mature size maintained at 5' high x 6' wide)</b>				
	AGAVE ATTEMATA	FOCAL AGAVE	5 GAL	LOW
	ARBUS ULMO	STRAWBERRY TREE-MULT	5 GAL	LOW
	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GAL	LOW
	PHOTIA FRASES	RED TIPPED PHOTIA	5 GAL	MED
<b>MEDIUM SHRUBS (mature size maintained at 42" high x 48" wide)</b>				
	BOUGAINVILLEA SPP	BOUGAINVILLEA	5 GAL	LOW
	CALLISTEMON LITTLE JOHN	DWARF CALLISTEMON	5 GAL	LOW
	LEUCOSTRIMA TEXANUM	WAX LEAF PRIVET	5 GAL	MED
	RHAPHISOLEPS INDICA CLARE	INDIA Hawthorn	5 GAL	MED
	SALVA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW
<b>SMALL SHRUBS (mature size maintained at 20" high x 30" wide)</b>				
	FESTUCA OVINA ELKHA	BLAU FESCUE	1 GAL	MED
	HEMERICALIS HYBRIDE	DAVILY	1 GAL	MED
	MAIOWIS REPENS	CREeping MAIOWIS	1 GAL	LOW
	PIRACANTHA RED ELF	DWARF FREETHORN	1 GAL	LOW
	ROSEMARINUS PROSTATATUS (S)	DWARF ROSEMARY	1 GAL	LOW
	SENECIO MANUALIS (S)	SENECIO	1 GAL	LOW
	TRACHELOSPERMUM JAMAICANIDES	STAR JASMINE	1 GAL	MED
<b>GROUND COVER (mature size maintained at 24" high x 30" wide)</b>				
	LANTANA x NEW GOLD (S)	YELLOW LANTANA	1.5 GAL	LOW
	MYOPORUM PARVIFOLIUM (S)	LOW MYOPORUM	1 GAL 3/4	LOW
<b>HYDROZONE #2 - WATER CONSERVING PALETTE TO ENHANCE PERIMETER SLOPES</b>				
<b>LARGE SHRUBS (mature size maintained at 5' high x 6' wide)</b>				
	ARBUS ULMO	STRAWBERRY TREE-MULT	5 GAL	LOW
	HEMERICALIS ARBUS ULMO	TOPIUM	5 GAL	LOW
	ROMANUS CALIFORNICA	COFFEEBERRY	5 GAL	LOW
<b>MEDIUM SHRUBS (mature size maintained at 42" high x 48" wide)</b>				
	AGAVE SPP	AGAVE	5 GAL	LOW
	BACCHARIS TWIN PEAKS	COULTE BUSH	5 GAL	LOW
	CEANOTHUS SPP	CEANOTHUS	5 GAL	LOW
	FARFUGIUM DWARA	RED HOT POKER	5 GAL	LOW
	WESTRANIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
<b>SMALL SHRUBS (mature size maintained at 30" high x 30" wide)</b>				
	ALOE SPP	ALOE	1 GAL	LOW
	LEYMUS C. CANYON PRINCE	CANYON PRINCE WILDBIRD	1 GAL	LOW
	SALVA SPP	SAGE	1 GAL	LOW
<b>CONTAINER SIZE BREAKDOWN for TREES and LARGE SHRUBS</b>				
5 GALLON	15 %			
1 GALLON	30 %			

**IRRIGATION WATER CONSERVATION FEATURES**

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC "SMART" IRRIGATION CONTROLLER WITH RAIN SENSOR & WEATHER TRACK.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS
3. THE USE OF LOW WATER CONSUMING PLANTS
4. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
5. MULCHING TO REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONE.
6. HOA TO BE RESPONSIBLE FOR PARKWAY, FRONT ENTRY, and SLOPE MAINTENANCE.
7. A WATER BUDGET AND LANDSCAPE IRRIGATION SUBMETERS ARE REQUIRED FOR THIS DEVELOPMENT.

**TABLE 142-04E - TREE CLEARANCE FROM UTILITIES**

IMPROVEMENT	MIN. DISTANCE TO STREET TREES
TRAFFIC SIGNAL, STOP SIGN	20'
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5'
SEWER LINES	10'
ABOVE GROUND UTIL. STRUCTURES (TRANSFORMERS, HYDRANTS, UTIL. POLES, ETC.)	10'
DRIVEWAYS	10'
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25'

**PLANTING CONCEPT STATEMENT:**

1. PLANT MATERIAL IS SELECTED FOR ITS WATER CONSERVATION QUALITIES, LOW MAINTENANCE, VISUAL INTEREST and ADAPTATION to the LOCAL CLIMATE.
2. THE CONCEPTUAL LANDSCAPE PLANS INDICATE TWO HYDROZONES BASED ON LOCATIONS: PERIMETER SLOPES and H.O.A.. FURTHER DETAILED PLANTING PLANS at the PERMIT SUBMITTAL will be REFINED and EXPANDED BASED ON NUANCES in the NEIGHBORHOOD, DESIGN and EXPOSURES.
3. THE PLANTING SCHEME EMPHASIZES FORM, TEXTURE and FOLIAGE COLOR SET IN A CONTEMPORARY ARRANGEMENT OF LARGE BROAD MASSINGS. PLANT SPECIES with UNIQUE CHARACTERISTICS USED SINGULARLY WILL CREATE FOCAL POINTS and POINTS OF INTEREST.
4. A MINIMUM ROOT ZONE OF 40 SQUARE FEET with a DIMENSION of 5 FEET SHALL BE PROVIDED FOR ALL TREES.
5. DRIVEWAYS and UTILITIES SHALL BE DESIGNED SO AS NOT TO PROHIBIT the PLACEMENT of STREET TREES. THIS SHALL BE PROVIDED AS A DEVELOPMENT PERMIT CONDITION.

**GENERAL LANDSCAPE NOTES:**

1. EXISTING SLOPE TREES TO BE EVALUATED AND PROTECTED IN PLACE IF IN GOOD HEALTH.
2. ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL RECEIVE ROOT BARRIERS
3. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH, EXCEPT ON SLOPES.
4. LANDSCAPE TO COMPLY WITH SDMC 142.0403; 142.0409; 142.0413 & 142.0610.
5. HOME OWNERS TO BE RESPONSIBLE FOR FRONT and REAR YARD MAINTENANCE

**LANDSCAPE AMENITIES KEY:**

- 1. VEHICULAR ENTRY
  - SPECIMEN OLIVE TREES
- 2. TYPICAL FRONT YARDS
  - STREET TREE IN PARKWAY TURF
  - ORNAMENTAL TREE
  - SHRUB AREA - SEE PLANT PALETTE
  - USE of TURF TO BE MINIMIZED - per H.O.A.
- 3. CONNECTION TO ADJACENT PARKSIDE PARK
  - CORRIDOR WILL CONSIST OF LOW GROWING PLANT MATERIAL
- 4. WATER QUALITY BASIN - SEE PLANT PALETTE
- 5. EXISTING SLOPES
  - SEE PLANT PALETTE FOR ENHANCEMENTS
  - EXISTING TREES TO BE PROTECTED-IN-PLACE WHERE POSSIBLE
- 6. REAR YARDS per HOME OWNER

**CIRCULATION KEY:**

- ACCESSIBLE PATH OF TRAVEL FROM PROJECT TO PARKSIDE PARK

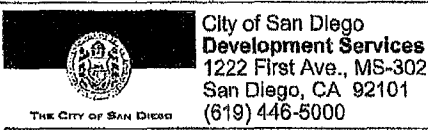


THE CITY OF SAN DIEGO

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

## Community Planning Committee Distribution Form Part 2

Project Name: Parkview Terrace PDF TM		Project Number: 401680	Distribution Date: 2/11/2015
Project Scope/Location: SKYLINE-PARADISE HILLS (Process 4) Planned Development Permit and Tentative Map for the subdivision and development of 37 single family residential lots with a deviation to minimum lot area and floor area ratio on an existing 6.89 acre vacant lot located north of Parkside Ave and south of Manos Dr. The site is in the RS-1-7 zone of the Skyline Paradise Hills Community Plan Area, Council District 4.			
Applicant Name: Daryl Sequelra		Applicant Phone Number: (310) 552-0065	
Project Manager: Dye, Morris	Phone Number: (619) 446-5201	Fax Number: (619) 446-5245	E-mail Address: MDye@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes 8	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: John Mooney		TITLE: Chair	
SIGNATURE: <i>[Signature]</i>		DATE: April 14, 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.			



# 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 Walver  Land Use Plan Amendment  Other \_\_\_\_\_

Project Title: Parkview Terrace  
Project No. For City Use Only: 401680

Project Address: Intersection of Landscape Drive and Parkside Avenue in the City of San Diego, California

### 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): Charles Tourtellotte  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address: 1880 Century Park East, Suite 600  
City/State/Zip: Los Angeles, CA 90039  
Phone No: (310) 552-0065 Fax No:  
Signature: *[Signature]* Date: 4/22/2016

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:	Project No. (For City Use Only) 401680
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**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): Parkview Terrace Investors, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1880 Century Park East, Suite 600 City/State/Zip: Los Angeles, CA 90067 Phone No: _____ Fax No: _____ (310) 552-0065 Name of Corporate Officer/Partner (type or print): Tammy Harpster Title (type or print): MANAGER Signature : _____ Date: 11/14/2014	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> 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):  <input type="checkbox"/> Owner <input type="checkbox"/> 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):  <input type="checkbox"/> Owner <input type="checkbox"/> 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):  <input type="checkbox"/> Owner <input type="checkbox"/> 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):  <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____