ORDINANCE NO. <u>9546</u> (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY
R01-002

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Map identified as Document No. <u>_____</u>, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego:

Subarea 1

OLD ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RS3.5</u>, Animal Designator <u>S</u>, Density <u>3.5</u>, Lot Size <u>9,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>I</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

Subarea 2

OLD ZONE: Use Regulations <u>RS3</u>, Animal Designator <u>S</u>, Density <u>3</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>H</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RV6</u>, Animal Designator <u>S</u>, Density <u>5.3</u>, Lot Size <u>3,000</u>, Building Type <u>K</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>A</u>, Special Area Regulations <u>D1,D3</u>.

Subarea 3

OLD ZONE: Use Regulations <u>RS3</u>, Animal Designator <u>S</u>, Density <u>3</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>H</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>D3</u>.

Subarea 4

OLD ZONE: Use Regulations <u>S88</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RV6</u>, Animal Designator <u>S</u>, Density <u>5.3</u>, Lot Size <u>3,000</u>, Building Type <u>K</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>A</u>, Special Area Regulations <u>D1,D3</u>.

Subarea 5

OLD ZONE: Use Regulations <u>S88</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>D3</u>.

Subarea 6

OLD ZONE: Use Regulations <u>S88</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height G, Lot Coverage <u>-</u>, Setbacks <u>-</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio -, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>D3</u>.

Subarea 7

OLD ZONE: Use Regulations <u>S88</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RV9</u>, Animal Designator <u>S</u>, Density <u>9</u>, Lot Size <u>3,000</u>, Building Type <u>K</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>A</u>, Special Area Regulations <u>D3</u>.

Subarea 8

OLD ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>C</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:
NEW ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

Subarea 9

OLD ZONE: Use Regulations <u>RR2</u>, Animal Designator <u>S</u>, Density <u>2</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>H</u>, Open Space <u>-</u>, Special Area Regulations <u>D1</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

Subarea 10

OLD ZONE: Use Regulations <u>RR2</u>, Animal Designator <u>S</u>, Density <u>2</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>H</u>, Open Space <u>-</u>, Special Area Regulations <u>D1</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RR2</u>, Animal Designator <u>S</u>, Density <u>2</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>D1</u>.

Subarea 11

OLD ZONE: Use Regulations <u>RR2</u>, Animal Designator <u>S</u>, Density <u>2</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>H</u>, Open Space <u>-</u>, Special Area Regulations <u>D1</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RR2</u>, Animal Designator <u>S</u>, Density <u>2</u>, Lot Size <u>12,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>D1</u>.

Subarea 12

OLD ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>-</u>, Special Area Regulations <u>-</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>S88</u>, Animal Designator <u>S</u>, Density <u>1.0</u>, Lot Size <u>40,000</u>, Building Type <u>L</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>A</u>, Special Area Regulations <u>D1,D3</u>.

Subarea 13

OLD ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>C</u>, Open Space <u>-</u>, Special Area Regulations <u>F</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>S80</u>, Animal Designator <u>-</u>, Density <u>-</u>, Lot Size <u>-</u>, Building Type <u>W</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>A</u>, Special Area Regulations <u>F</u>.

Subarea 14

OLD ZONE: Use Regulations <u>RV10.5</u>, Animal Designator <u>S</u>, Density <u>10.5</u>, Lot Size <u>3,000</u>, Building Type <u>K</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>V</u>, Open Space <u>A</u>, Special Area Regulations <u>D3</u>.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations <u>RS2.5</u>, Animal Designator <u>S</u>, Density <u>2.5</u>, Lot Size <u>8,000</u>, Building Type <u>B</u>, Maximum Floor Area <u>-</u>, Floor Area Ratio <u>-</u>, Height <u>G</u>, Lot Coverage <u>-</u>, Setbacks <u>I</u>, Open Space <u>-</u>, Special Area Regulations <u>D1</u>.
"D1" Special Area Regulations Designator – Visually Sensitive Hillsides/Ridgelines

Section 2. The "D1" Designator is hereby adopted for subareas 2, 4, 10, 11 and 12.

Objective:

To minimize the visual impact of residential construction on visually sensitive ridgelines and hillsides properties in the Santa Fe Valley Specific Plan Area as viewed from Del Dios Highway, San Dieguito River and future Camino del Norte.
Standards:

1.   Single-family dwellings on existing slopes greater than 15 percent are encouraged to incorporate terraced foundations when necessary to reduce grading, avoid contiguous stair-stepped padded lots, and retain a more natural appearance; significant vegetation, rock outcroppings, or other important natural features shall not be removed or disturbed; and the proposed grading shall blend with the natural terrain. Grading to create excessive flat usable open space should be minimized.

2.   Dwellings and building pads shall be set back from visually significant ridgelines and hillsides to reduce visual impact whenever possible.

3.   A minimum of two cross-sectional analyses, from vantage points determined by the Director of Planning and Land Use shall be provided with the Site Plan. The cross-sectional analyses shall demonstrate how the house pad location, use of earth berms, or use of plant materials minimize the visual impact of proposed structures.

4.   Roof forms shall be stepped or otherwise articulated so as to avoid long, unbroken rooflines.

5.   Roof planes shall slope to resemble the gradient of the natural topography.

6. Large flat wall surfaces, particularly on the down-slope side, should be broken into smaller wall planes with plan offsets to reduce the bulky appearance of the structure.

7. The facades of structures shall be angled at varying degrees as required to follow the natural topography of the site.

8. Exterior colors and materials of residential structures shall be earth tones specifically selected to blend with the natural colors of the site and vicinity. White, bright or highly reflective exteriors are discouraged.

9. Grading shall comply with the following standards:

    a. Manufactured slopes shall not have a gradient steeper than 2 to 1.

    b. Manufactured slopes shall be rounded and contoured (both vertically and horizontally) to resemble natural slopes. Varied slope gradients are required.

    c. Manufactured slopes shall be concealed by placing buildings on or in front of them to the maximum extent possible.

10. Roads and driveways should be designed to follow existing natural contours to the maximum extent possible.

11. Ridgeline and hillside landscaping shall comply with the following standards:

    a. Landscaping shall be composed primarily of indigenous, drought tolerant plant materials.

    b. Landscaping shall be natural, meandering and informal in layout rather than planting in formal rows or straight lines

12. Fire or fuel breaks around residences shall not extend beyond minimum widths recommended by the responsible fire district, and shall be vegetated to reduce visual impacts to the extent permitted by said district.

13. Where fencing is desired, only open fencing, as defined in The Zoning Ordinance, shall be permitted for yard or property line fencing where such fencing runs in a direction generally parallel to the slope contours.

14.   The requirement for a Site Plan may be waived by the Director of Planning and Land Use if the Director determined from cross-sectional analyses or other appropriate means that there are no visually significant ridgelines or hillsides on the subject property.

Section 3. The "D3" Designator is hereby adopted for subareas 2, 3, 4, 5, 7 and 12.

"D3" Special Area Regulations Designator – All Development Except Single-Family Dwellings.

Objective:

To promote a visually unified cohesive design within the Santa Fe Valley Specific Plan Area for all development except single-family dwellings.

Standards:

A Site Plan shall be submitted for review and approval that demonstrates compliance with the Community Design Element of the Santa Fe Valley Specific Plan. Site Plans shall be submitted for review of conformance with the Community Design Element which includes the following components:

1.   Grading

2.   Streetscapes

3.   Entry Treatments

4.   Pedestrian Circulation

5.   Parking Lots

6.   Service and Loading Areas
7.   Architecture

8.   Walls/Fences

9.   Site Lighting

10.   Signs

11.   Landscaping

12.   Plant Palette

        Section 4. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED this 9th day of April 2003