

06/22/2005 (2)

ORDINANCE NO. 9723 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN SANTA FE VALLEY/CROSBY ESTATES
(REF: R04-023)

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

Section 1. It is hereby found that the Board of Supervisors has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) for the Santa Fe Valley Specific Plan dated October 20, 1995 on file with Department of Planning and Land Use (DPLU) as Environmental Review Number 95-08-021 prior to making its decision on the project;

The "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated March 24, 2005 on file with DPLU as Environmental Review Number 95-08-021T including California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation to be completed when there is a previously certified EIR is hereby adopted;

It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance;

The "Multiple Species Conservation Planning Conformance Findings" dated November 17, 2004 on file with DPLU as Environmental Review Number 95-08-021T; is hereby adopted;

Section 2. The Zoning Classification of the real property described below is hereby changed as follows:

The existing Zoning Classification is as follows:

PARCEL A:

OLD ZONE: Use Regulations RV9, Animal Designator S, Density 9.0, Lot Size 3,000, Building Type K, Maximum Floor Area -, Floor Area Ratio -, Height G, Lot Coverage -, Setbacks V, Open Space A, Special Area Regulations D3.

The Zoning Classification is changed to read as follows:

NEW ZONE: Use Regulations RV4.5, Animal Designator S, Density 4.5, Lot Size 3,000, Building Type K, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks V, Open Space A, Special Area Regulations D3.

Description of affected real property:

Lot 1 of County of San Diego Tract No. 5073-1 according to Map thereof No.14093 in the County of San Diego, State of California, recorded December 6, 2000 as File No. 2000-0664338 in the Office of the County Recorder of said San Diego County.

TOGETHER WITH that portion of Lot 273 of County of San Diego Tract No. 5073-5 according to Map thereof No. 14351 in the County of San Diego, State of California, recorded March 6, 2002 as File No. 2002-0191463 in the Office of the County Recorder of said San Diego County lying Northeasterly of the following described line:

Commencing at the Northwesterly corner of said Lot 273; thence along the Northwesterly line thereof South 32°27'26" West, 33.55 feet to the TRUE POINT OF BEGINNING; thence leaving said Northwesterly line South 55°44'55" East, 85.66 feet; thence South 66°01'08" East, 227.72 feet; thence South 61°50'55" East, 160.62 feet; thence South 66°56'29" East, 392.52 feet; thence South 78°48'34" East, 73.35 feet; thence South 67°48'46" East, 173.10 feet to a point on the Easterly line of said Lot 273, that bears South 00°23'42" West, 16.62 feet from the Northeasterly corner of said Lot 273.

TOGETHER WITH that portion of Lot 274 of said Map 14351 lying Southerly of the following described line:

BEGINNING at the Southwesterly corner of said Lot 274; thence South 70°34'25" East, 130.96 feet; thence South 66°02'59" East, 64.77 feet; thence North 87°14'29" East, 74.78 feet; thence South 74°08'43" East, 34.58 feet; thence North 61°17'23" East, 26.62 feet; thence South 74°41'17" East, 171.47 feet; thence South 19°24'42" East, 18.66 feet; thence South 66°06'04" East, 42.58 feet; thence South 74°41'17" East, 55.02 feet; thence North 57°29'19" East, 24.92 feet; thence South 75°40'34" East, 50.30 feet; thence South 29°34'15" East, 23.17 feet; thence South 75°40'35" East, 52.11 feet; thence South 89°36'18" East, 88.53 feet to a point on the Easterly line of said Lot 274 that bears North 00°23'42" East, 46.34 feet from the Southeasterly corner of said Lot 274.

PARCEL B:

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

NEW ZONE: Use Regulations RV4.5, Animal Designator S, Density 4.5, Lot Size 3,000, Building Type K, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks V, Open Space A, Special Area Regulations D3.

Description of affected real property:

Lot 273 of County of San Diego Tract No. 5073-5 according to Map thereof No. 14351 in the County of San Diego, State of California recorded March 6, 2002 as File No. 2002-0191463 in the Office of the County Recorder of said San Diego County lying Southwesterly of the following described line:

Commencing at the Northwesterly corner of said Lot 273; thence along the Northwesterly line thereof South 32°27'26" West, 33.55 feet to the TRUE POINT OF BEGINNING; thence leaving said Northwesterly line South 55°44'55" East, 85.66 feet; thence South 66°01'08" East, 227.72 feet; thence South 61°50'55" East, 160.62 feet; thence South 66°56'29" East, 392.52 feet; thence South 78°48'34" East, 73.35 feet; thence South 67°48'46" East, 173.10 feet to a point on the Easterly line of said Lot 273 that bears South 00°23'42" West, 16.62 feet from the Northeasterly corner of said Lot 273.

PARCEL C:

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

The Zoning Classification is changed to read as follows:

NEW ZONE: Use Regulations RV4.5, Animal Designator S, Density 4.5, Lot Size 3,000, Building Type K, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks V, Open Space A, Special Area Regulations D3.

Description of affected real property:

Lot 274 of County of San Diego Tract No. 5073-5 according to Map thereof No. 14351 in the County of San Diego, State of California recorded March 6, 2002 as File No. 2002-0191463 in the Office of the County Recorder of said San Diego County, lying Northerly of the following described line:

BEGINNING at the Southwesterly corner of said Lot 274; thence South 70°34'25" East, 130.96 feet; thence South 66°02'59" East, 64.77 feet; thence North 87°14'29" East, 74.78 feet; thence South 74°08'43" East, 34.58 feet; thence North 61°17'23" East, 26.62 feet; thence South 74°41'17" East, 171.47 feet; thence South 19°24'42" East, 18.66 feet; thence South 66°06'04" East, 42.58 feet; thence South 74°41'17" East, 55.02 feet;

thence North 57°29'19" East, 24.92 feet; thence South 75°40'34" East, 50.30 feet; thence South 29°34'15" East, 23.71 feet; thence South 75°40'35" East, 52.11 feet; thence South 89°36'18" East, 88.53 feet to a point on the Easterly line of said Lot 274 that bears North 00°23'42" East, 46.34 feet from the Southeast corner of said Lot 274.

Section 3. The "D3" Designator is hereby adopted to read as follows:

"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 22nd day of June 2005