

ORDINANCE NO. 9590 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY
REF: R00-001

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

Section 1. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classification is as follows:

OLD ZONE: Use Regulations RR, Animal Designator J, Density 2, Lot Size .5 AC, Building Type C, Maximum Floor Area -, Floor Area Ratio -, Height G, Lot Coverage -, Setbacks G, Open Space -, Special Area Regulations -.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RC, Animal Designator J, Density 2, Lot Size .5AC, Building Type C, Maximum Floor Area -, Floor Area Ratio -, Height G, Lot Coverage -, Setbacks G, Open Space -, Special Area Regulations B,D.

“D” Special Area Regulations

OBJECTIVES:

1. To ensure that the development of this site will compliment and be compatible with the surrounding neighborhood.
2. To ensure that the development of this site will have pedestrian orientation.

STANDARDS:

1. Parking will be in the southern portion off the developable area and not adjacent to Mission Road.
2. Sign types shall be limited to monument or single pole hanging.
3. Architecture shall match the architectural styles of the residences in the surrounding neighborhood.
4. All structures shall be painted in earth tones.
5. There shall be no outside public telephones.

6. Pedestrian access shall be provided through a 15 foot landscape buffer on the east side of the project adjacent to Stage Coach Lane from driveway access to Stage Coach Road to the commercial structure and from the commercial structure east to Stage Coach Lane. There shall also be at least two sets of tables and chairs in the area during daylight hours.
7. Grant to the County of San Diego a Noise Protection Easement over the entire lot, APN 105-094-44. This easement is for the mitigation of present and anticipated future excess noise levels on residential/commercial uses of the affected lot.

Description of affected real property:

Parcel No. 2002-0095-A

That portion of the Southeast Quarter of the Southeast Quarter of Section 18, Township 9 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey described as follows:

COMMENCING at the Southeast corner of said Section 18, thence along the Southerly line of said Section 18, South 89°35'00" West, 55.28 feet to the TRUE POINT OF BEGINNING.

THENCE, North 0°25'00" West, 30.00 feet to the beginning of a curve, the center of which bears North 0°25'00" West, 25.00 feet from said point; thence Easterly, Northeasterly and Northerly along said curve through a central angle of 90°17'40", a distance of 39.24 feet to its point of tangency with a line that is parallel with and distant 30.00 feet Westerly at right angles from the Easterly line of said Section 18; thence North 0°42'40" West, along said parallel line 201.05 feet to the beginning of a tangent curve to the left having a radius of 25.00 feet; thence Northerly, Northwesterly, Westerly and Southwesterly along said curve through a central angle of 129°41'30", a distance of 53.23 feet; thence North 39°49'10" West, 30.00 feet to the center line of County Highway Commission Mission Road 1-C according to plat thereof on file in the Office of the County Surveyor of San Diego County; thence along said center line as follows: South 49°52'30" West, 225.77 feet to the beginning of a 500.00 foot radius curve therein; and Southwesterly along the arc of said curve a distance of 349.06 feet to the end of said curve; thence South 00°07'30" East, 4.45 feet to the Southerly line of said Section 18; thence along said Southerly line North 89°35'00" East, 573.89 feet to the TRUE POINT OF BEGINNING.

Section 2. 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 Daily Transcript, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED this 30th day of July, 2003.