

ORDINANCE NO. 9606 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF CERTAIN PROPERTY  
REF: R02-001

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

Section 1. Purpose and Intent. The subject site is designated for commercial use within the Pointe Specific Plan Area. A Specific Plan Amendment SPA 01-003 to the Pointe Specific Plan would permit residential use of the this area while moving the commercial component to another area within the Specific Plan Area. The Zone Reclassification of this site would be an extension of an existing residential use located west of the site. The zoning including all associated Development Regulation would be consistent with the aforementioned western property.

Section 2. 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 S88, Animal Designator E, Density  , Lot Size 1 ac, Building Type X, Maximum Floor Area  , Floor Area Ratio  , Height A, Lot Coverage  , Setbacks V, Open Space A, Special Area Regulations  .

OLD ZONE: Use Regulations S88, Animal Designator Q, Density  , Lot Size 30,000 s.f., Building Type X, Maximum Floor Area  , Floor Area Ratio  , Height G, Lot Coverage  , Setbacks V, Open Space  , Special Area Regulations  .

OLD ZONE: Use Regulations S80, Animal Designator E, Density  , Lot Size 1 ac, Building Type X, Maximum Floor Area  , Floor Area Ratio  , Height A, Lot Coverage  , Setbacks V, Open Space A, Special Area Regulations  .

The Zoning Classification is changed to read as follows:

NEW ZONE: Use Regulations RU22, Animal Designator E, Density 22, Lot Size 7.35 ac., Building Type K, Maximum Floor Area  , Floor Area Ratio  , Height G, Lot Coverage 60%, Setbacks V, Open Space A, Special Area Regulations D,P.

“D” Special Area Regulations

OBJECTIVE:

To provide standard of quality for multi-family development within the Pointe Specific Plan in Spring Valley.

STANDARDS:

The Site Plan shall meet the following criteria:

1. Structures shall maintain a minimum 10-foot and an average 20-foot setback (sum of minimum and maximum distance divided by two) from the top or toe of any cut or fill on the perimeter of the building site. Patios and balconies may encroach in the setbacks.
2. All structures with more than four dwelling units in the multi-family area, north of Jamacha Boulevard, shall utilize stepped foundations.
3. No stem or crib walls shall exceed five feet in height. Stem or crib walls will be broken into sections separated by pilasters or similar architectural feature, at an interval no greater than 15-feet on center.
4. No cut or fill slope shall exceed 25 feet in vertical height.
5. Each Unit/Phase shall provide group usable open space in conformance with standards found in Section 4917 of the San Diego County Zoning Ordinance at a rate of at least 100 square feet per dwelling unit. Areas designed for children's play activities, communal recreation and game facilities, and landscaped areas designed for passive enjoyment, shall be provided for in said open space areas.
6. At least one-half of all parking spaces shall be enclosed in garages or covered in carports.
7. All parking spaces shall be screened from public and private streets by either structures, or a combination of landscaping and decorative "gateways" or wood, masonry, or stucco material.
8. Adequate noise mitigation measures as identified by the Department of Planning and Land Use shall be included.

Description of affected real property:

Lot 3, in the County of San Diego, State of California as shown on Tract No. 4828-3 per map thereof No. 13354 filed in the Office of the County Recorder of San Diego County, August 28, 1996 also known as Assessors Parcel Number 505-672-24-00.

Section 3. 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 22nd day of October, 2003.