

Meeting date: 10/21/09 (3)

ORDINANCE NO. 10017 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF CERTAIN PROPERTY

REF: GPA 08-008, SPA 08-005, R08-007; LOG NO: 96-08-23B & 77-8-144I

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

Section 1. The intent of this ordinance is to change the zoning classification of certain property located in the San Dieguito Community Planning Area.

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 RR.5/RR1, Animal Designator L/J, Density 0.5/1, Lot Size 2/1 ac, Building Type C, Maximum Floor Area  , Floor Area Ratio  , Height E/G, Lot Coverage  , Setbacks C/B, Open Space  , Special Area Regulations F, D/Por F.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations S88, Animal Designator L, Density  , Lot Size 0.5, Building Type C, Maximum Floor Area  , Floor Area Ratio  , Height G, Lot Coverage  , Setbacks V, Open Space  , Special Area Regulations D.

Description of affected real property:

THAT PORTION OF LOT 1, BLOCK "P" OF SANTA FE VALLEY LANDS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 1924 RECORDED JUNE 23, 1926 AS DESCRIBED IN DEED TO RANCH SANTA FE FIRE PROTECTION DISTRICT RECORDED ON FEBRUARY 28, 1983 AS DOCUMENT NO. 83-062362 OF OFFICIAL RECORDS, AND A PORTION OF LOT 130 OF COUNTY OF SAN DIEGO TRACT 3877-2 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 9736 RECORDED JULY 30, 1980, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 1, NORTH 3°57'28" WEST, 10.77 FEET (NORTH 4°26'26" WEST, PER SAID DEED) TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 130; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 130, SOUTH 72°10'23" EAST, 32.70 FEET (NORTH 72°39'23" WEST, PER DAID MAP NO. 9736) TO THE BEGINNING OF A 1030.00

FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°40'41", A DISTANCE OF 120.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 0°00'00" EAST, 150.37 FEET; THENCE NORTH 47°51'47" WEST, 62.24 FEET; THENCE SOUTH 62°47'49" WEST, 115.60 FEET TO THE WESTERLY LINE OF SAID LOT 130, SAID POINT BEING THE NORTHERLY TERMINUS OF THAT COURSE DESCRIBED IN SAID DEED AS "NORTH 4°26'26" WEST, (NORTH 4°26' WEST RECORD) 96.92 FEET"; THENCE ALONG THE BOUNDARY AS DESCRIBED IN SAID DEED THE FOLLOWING 3 COURSES: NORTH 72°10'23" WEST, 164.04 FEET, THENCE SOUTH 17°49'37" WEST, 90.00 FEET; THENCE SOUTH 72°10'23" EAST, 200.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 0.842 ACRE MORE OR LESS.

Section 2. The following "D" Designator requirements are hereby adopted for the area shown on Exhibit 3. These regulations shall pertain to the Fire Station Site as set forth by the El Apajo Specific Plan.

Objectives:

To ensure that fire station is developed in harmony with the unique character of the San Dieguito River Valley.

Standards:

The fire station development standards shall be consistent with the policies of the San Dieguito Community Plan El Apajo Specific Plan Area, to ensure that development occurs in harmony with the unique character of the San Dieguito River Valley. The policies require:

Policies

1. Maximum height of all structures within the SPA shall be 30 ft. and shall not exceed two stories. The fire station is one exception, which will adhere to a two story, 35 foot maximum.
2. Exterior colors should emphasize medium or light shades of earth tones.
3. Plantings of trees or large shrubs shall be used to screen buildings, but scenic views of the floodplain shall be kept free of vegetative screening.
4. Landscaping should emphasize drought-resistant, native species.

5. Any structure that utilizes equipment attached either on the roof or to the exterior walls shall be required to obscure such equipment from public view. The design of the screening and the materials used shall be architecturally compatible with the existing structure.
6. Generally, architecture shall utilize Ranch or Spanish styles.

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 by the Board of Supervisors of the County of San Diego this 21<sup>st</sup> day of October, 2009.