

ORDINANCE NO. 9825 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE NORTH COUNTY METROPOLITAN
SUBREGIONAL PLAN AREA (REF: R06-008)

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 RS4, Animal Designator L, Density 3.96, Lot Size 11,000, Building Type C, Maximum Floor Area ▬, Floor Area Ratio ▬, Height G, Lot Coverage 60%, Setbacks V, Open Space ▬, Special Area Regulations D2.

“D2” Special Area Regulation Designator – Oak Woodlands 1, TM 5175RPL² Lots 65 through 75 and The Island, TM 5176RPL² Lots 1 through 131.

Objective:

To implement the development of the Island Residential and Oak Woodlands 1 areas in a manner consistent with the approved Hidden Meadows Specific Plan (SPA 99-002)

STANDARDS:

- A. Prior to the issuance of a grading permit, a Site Plan shall be approved for each lot (or group of lots) located in the Island Residential and Oak Woodlands 1 areas and shall address the following:
1. The maximum height of cut slopes shall be 15 feet and the maximum height of fill slopes shall be 20.
 2. Retaining walls, if used, shall be included in the maximum cut and fill slope heights. Materials and color of walls should be reviewed as well as view-obscuring landscaping if visual as an issue.
 3. If new information comes to the attention of County staff that was not identified in the Environmental Impact Report (GPA 88-01, Log No. 88-GP-01, SPA 87-002, R87-014, certified by the County Board of Supervisors on June 1, 1988) or Specific Plan document and exhibits prepared for Specific Plan Amendment SPA 99-002, and such information indicates significant grading or other impacts on lots, then additional environmental review for those impacts may be required.
 4. Existing natural features, i.e. drainage swales and rock outcroppings shall be identified on the site plan and preserved where feasible.

5. Building envelopes shall be identified for each lot that covers no more than 60% of the lot. All structures shall be within the envelope.
 6. Each Site Plan shall include a detailed slope analysis.
 7. No grading shall occur in the building site area on slopes in excess of 50%.
 8. House pad and driveway grading is to conform to the natural terrain. The building area is to be located near existing access roads.
 9. Based on the above criteria, lots shall be merged or deleted if the design standards cannot be met, unless design standards are waived by the decision-making body.
- B. Prior to issuance of a building permit, a Site Plan shall be approved for each lot (or group of lots) located in the Island Residential and Oak Woodlands 1 areas and shall address the following.
1. Building elevation and footprints shall be shown. Typical may be used to show footprints. A minimum of three different floor plans and three different architectural styles are required for each of the two housing products proposed within the Island Residential area. A minimum of three different floor plans and three different architectural styles are required for the Oak Woodlands 1 area. Within the Island and Oak Woodlands areas, no identical combination of floor plan and architectural style may be repeated more than once in six consecutive lots along any single side of a street.
 2. All building areas are to be located as near existing access roads as is feasible.
 3. Setbacks within the Island and Oak Woodlands areas shall comply with the following minimum requirements (setbacks to be measured from property line):
 - Front Setback 20 feet, a minimum of 15 feet will be Allowed with side entry garages.
 - Interior Side Setback 7.5 feet with minimum of 20 feet between residential buildings.
 - Street Side Setback 15 feet.
 - Rear Setback 25 feet.
 4. Site Plans may be filed on a lot-by-lot basis, or lots may be grouped within a series of Site Plans based on development phasing, or one comprehensive site plan may be filed to address all lots within the development.

WAIVER: Pursuant to Section 5905 of the Zoning Ordinance, the requirement for a Site Plan may be waived in certain circumstances.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RS4, Animal Designator L, Density 3.96, Lot Size 11,000, Building Type C, Maximum Floor Area ±, Floor Area Ratio ±, Height G, Lot Coverage 60%, Setbacks V, Open Space ±, Special Area Regulations D2.

“D2” Special Area Regulation Designator – Oak Woodlands 1, TM 5175RPL² Lots 65 through 75 and The Island, TM 5176RPL² Lots 1 through 131.

Objective:

To implement the development of the Island Residential and Oak Woodlands 1 areas in a manner consistent with the approved Hidden Meadows Specific Plan (SPA 99-002)

STANDARDS:

- A. Prior to the issuance of a grading permit, a Site Plan shall be approved for each lot (or group of lots) located in the Island Residential and Oak Woodlands 1 areas and shall address the following:
1. The maximum height of cut slopes shall be 15 feet and the maximum height of fill slopes shall be 20.
 2. Retaining walls, if used, shall be included in the maximum cut and fill slope heights. Materials and color of walls should be reviewed as well as view-obscuring landscaping if visual as an issue.
 3. If new information comes to the attention of County staff that was not identified in the Environmental Impact Report (GPA 88-01, Log No. 88-GP-01, SPA 87-002, R87-014, certified by the County Board of Supervisors on June 1, 1988) or Specific Plan document and exhibits prepared for Specific Plan Amendment SPA 99-002, and such information indicates significant grading or other impacts on lots, then additional environmental review for those impacts may be required.
 4. Existing natural features, i.e. drainage swales and rock outcroppings shall be identified on the site plan and preserved where feasible.
 5. Building envelopes shall be identified for each lot that cover no more than 60% of the lot. All buildings shall be within the envelope except for those buildings, structures and projections that are permitted in required yards in compliance with Section 4835 of the Zoning Ordinance. Permitted buildings, structures and projections in required yards shall not result in the total lot coverage exceeding the 60% lot coverage requirement.

6. Each Site Plan shall include a detailed slope analysis.
 7. No grading shall occur in the building site area on slopes in excess of 50%.
 8. House pad and driveway grading is to conform to the natural terrain. The building area is to be located near existing access roads.
 9. Based on the above criteria, lots shall be merged or deleted if the design standards cannot be met, unless design standards are waived by the decision-making body.
- B. Prior to issuance of a building permit, a Site Plan shall be approved for each lot (or group of lots) located in the Island Residential and Oak Woodlands 1 areas and shall address the following.
1. Building elevation and footprints shall be shown. Typical may be used to show footprints. A minimum of three different floor plans and three different architectural styles are required for each of the two housing products proposed within the Island Residential area. A minimum of three different floor plans and three different architectural styles are required for the Oak Woodlands 1 area. Within the Island and Oak Woodlands areas, no identical combination of floor plan and architectural style may be repeated more than once in six consecutive lots along any single side of a street.
 2. All building areas are to be located as near existing access roads as is feasible.
 3. Setbacks within the Island and Oak Woodlands areas shall comply with the following minimum requirements (setbacks to be measured from property line):
 - Front Setback 20 feet, a minimum of 15 feet will be Allowed with side entry garages.
 - Interior Side Setback 7.5 feet with minimum of 20 feet between residential buildings.
 - Street Side Setback 15 feet.
 - Rear Setback 25 feet.
 4. Site Plans may be filed on a lot-by-lot basis, or lots may be grouped within a series of Site Plans based on development phasing, or one comprehensive site plan may be filed to address all lots within the development.

WAIVER: Pursuant to Section 5905 of the Zoning Ordinance, the requirement for a Site Plan may be waived in certain circumstances.

Description of affected real property:

Parcel A (Oak Woodlands 1)

Lots 67 through 76 inclusive of County of San Diego Tract No. 5175-2 in the County of San Diego, State of California, according to map thereof No. 14703, 2003 as File No. 2003-1303557 of Official Records

Parcel B (The Island)

Lots 1 through 131 inclusive of County of San Diego Tract No. 5176-1 in the County of San Diego, State of California, according to map thereof No. 14644, filed in the Office of the County Recorder of San Diego County on August 11, 2003 as File No. 2003-0965622 of Official Records.

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 31st day of January, 2007.