

ORDINANCE NO. 9921 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY
(REF NO. R06-009)

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

Section 1. Find that the Board of Supervisors has reviewed and considered the information contained in the Negative Declaration dated September 20, 2007 and revised November 9, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 06-14-031 prior to making its recommendation on the project.

The Negative Declaration dated September 20, 2007; revised November 9, 2007, on file with DPLU as Environmental Review Number 06-14-031; 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.

“NOTICE: The issuance of this permit/approval by the County of San Diego does not authorize the applicant for said permit/approval to violate any Federal, State, or County laws, ordinances, regulations, or policies including, but not limited to, the Federal Endangered Species Act and any amendments thereto.”

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 RS7, Animal Designator Q, Density 7.26, Lot Size 6,000sf, Building Type C, Maximum Floor Area ▬, Floor Area Ratio ▬, Height G, Lot Coverage ▬, Setbacks J, Open Space ▬, Special Area Regulations ▬.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations C36, Animal Designator Q, Density ▬, Lot Size ▬, Building Type I, Maximum Floor Area ▬, Floor Area Ratio ▬, Height G, Lot Coverage ▬, Setbacks Q, Open Space ▬, Special Area Regulations B.

"B" Special Area Regulations

OBJECTIVE:

1. Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots, and traffic congestion.

Description of affected real property:

Parcel No. 400-381-02-00

Real property located in the unincorporated area of the County of San Diego, State of California, described as follows:

That portion of Parcel 2 shown on stated Highway Map No. 39 relinquished to the County of San Diego, August 9, 1965 as Document No. 142605 of Official Records in the Office of the Recorder of the County of San Diego and that portion of the "S" Tract of Rancho El Cajon, according to Map thereof in Book 170 Page 71 of Deeds, records of said County, described as follows:

Commencing at an iron pipe marked "L.S. 2201" having coordinates Y equals 241,537.35, and X equals 1,800,123.41 Feet: Thence South 10 degrees 38'16" east 83.35 feet to a point in the northerly line of California State Highway XI-SD-12-C as described in deed to the State of California recorded August 21, 1962 as Document No. 142599 of Official Records in the Office of the County Recorder of San Diego County; thence along the boundary of said highway, South 62 degrees 01'12" West 217.73 feet; thence South 50 27'19" West 220.11 feet; thence South 83 degrees 37'29" West 146.48 feet; thence South 31 degrees 43'24" West 130.65 feet; thence South 56 degrees 00'19" West 116.90 feet to a point in a curve, the center of which bears North 44 degrees 55'09" East 415.00 feet from said point; thence Northwesterly along said curve through a central angle of 58 degrees 55'10", a distance of 426.75 feet; thence tangent to said curve, North 13 degrees 50'16" East 110.00 feet; said point being the true point of beginning:

Thence leaving said boundary, North 76 degrees 09'44" West 20.29 feet; thence South 14 degrees 12'09" West 109.87 feet to the beginning of a tangent curve to the left, having a radius of 558.00 feet, thence Southerly along said curve through a central angle of 20 degrees 24'09", a distance of 198.70 feet to the beginning of a compound curve to the left, having a radius of 457.00 feet; thence Southeasterly along said curve through a central angle of 21 degrees 37'45", a distance of 172.52 feet; thence North 66 degrees 02'11" East 50.15 feet to a point in that certain curve hereinabove described as a curve whose center bears north 44 degrees 55'09" East 415.00 from the Southerly terminus of that certain course described as South 56 degrees 00'19" West 116.90 feet;

said point being distant Northwesterly 75.03 feet, measured along said curve from the Southeasterly terminus thereof; thence Southeasterly along said curve through a central angle of 10 degrees 21'32", and arc distance of 75.03 feet to the terminus thereof; thence along the boundary line of said California State Highway XI-SD-12-C the following courses: North 56 degrees 00'19" East, 116.90 feet, and North 31 degrees 43'24" East 130.65 feet; and North 83 degrees 37'29" East 22 feet; thence leaving said boundary line, North 6 degrees, 22'31" West 263.04 feet, thence North 76 degrees 09'44" West 249.12 feet to the true point of beginning.

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 12th day of March, 2008.

BOARD08\03-12\R06009-RES;jcr