

ORDINANCE NO. 9966 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY
IN THE LAKESIDE/PEPPER DRIVE-BOSTONIA
COMMUNITY PLANNING AREA
REF: R06-012

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

Section 1. The Board finds, on the basis of the whole record, that there is no substantial evidence that the project will have a significant effect on the environment; the Board has considered the Negative Declaration on file with the Department of Planning and Land Use as Environmental Review Number 06-14-038, together with any comments received from public review, and hereby adopts it, finding that it reflects the independent judgment and analysis of the Board of Supervisors.

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 C36, Animal Designator Q, Density 4, Lot Size N/A, Building Type I, Maximum Floor Area N/A, Floor Area Ratio N/A, Height G, Lot Coverage N/A, Setbacks Q, Open Space A, Special Area Regulations N/A.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations C34, Animal Designator Q, Density 32, Lot Size .5, Building Type L, Maximum Floor Area N/A, Floor Area Ratio N/A, Height G, Lot Coverage N/A, Setbacks Q, Open Space A, Special Area Regulations D.

“D” Special Area Regulations

OBJECTIVES:

1. To ensure that the development of this site will complement and be compatible with the surrounding development.

STANDARDS:

1. Architecture shall match the architectural styles of the surrounding neighborhood.

2. Landscaping shall meet the design requirements of the Lakeside Design Review Guidelines.
3. Materials, finishes and colors for all buildings, accessory structures, walls and fences shall be selected to minimize their visual impact. Exterior colors and materials shall be subtle tone hues specifically selected to blend with the natural colors of the site and vicinity.
4. Roofs shall be of non-glossy and nonreflective materials, in colors which blend with adjacent natural surroundings. Solar equipment, if utilized, shall be designed to integrate with the structure.
5. Accessory structures shall be screened with landscaping to be unobtrusive.
6. Lighting shall be shielded downward such that light does not have significant spillage into the surrounding area.
7. Fencing shall be unobtrusive and open, and utilize natural colors that blend with the landscaping.

Description of affected real property:

The Westerly One-Half of Lot 13, Block 12 of Bostonia Acres Extension, in the County of San Diego, State of California, according to Map thereof No. 1856, filed in the Office of the County Recorder of San Diego County September 12, 1925.

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 28th day January, 2009.

DB;pb