

ORDINANCE NO. 9829 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA

REF: GPA 07-001, SP 04-003, R04-010

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

Section 1. The Zoning Classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the two Rezone plats identified as Documents No. 0771512, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Sub-Area No.	Status	Use Regs	Animal Regs	Density	Lot Area	Bldg Type	Max Floor Area	Flr Area Ratio	Ht	Cover	Set-back	Open Space	Spec Area Regs
1	OLD NEW	A70 S88	L G	0.5 1.8	2 ac 8000	C C	- -	- -	G J	- -	C V	- -	- -
2	OLD NEW	A72 S88	N L	.125 2.5	8 ac 2200	C C	- -	- -	G J	- -	C V	- -	- -
3	OLD NEW	A72 S88	N A	.125 20	8 ac 2200	C C	- -	- -	G J	- -	C V	- -	A D
4	OLD NEW	S82 S88	T L	- 9	- 2200	W C	- -	- -	P J	- -	P V	- -	- D
5	OLD NEW	A70 S88	L X	.125 0.4	8 ac 1 ac	C C	- -	- -	G J	- -	C C	- -	- -

Section 2. The following “D” Designator requirements are hereby adopted for Subareas 3 and 4 as shown on the map found at Exhibit 2. These regulations shall pertain to the areas designated for Commercial Use (excluding the live/ work units), the Fire Station Site and the Institutional Site as set forth by the Harmony Grove Village Specific Plan SP 04-003.

Objective:

To ensure that all proposed non-residential development will be compatible with the design concepts set forth by the Harmony Grove Village Specific Plan.

Standards:

1. All proposed architecture shall be compatible with the Western Farmhouse/Cottage architecture tradition set forth by the Harmony Grove Village Specific Plan.

2. All proposed landscaping shall be consistent with the Landscape Design Program set forth by the Harmony Grove Village Specific Plan.

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 7th day of February, 2007

PC06\12-15\GPA07001-ORD;jcr