

LAND USE CLEAN-UP

SV202

Proposed Change: Public/Semi-Public Facilities to Village Residential 7.3

Basis for Change: Mapping Error

Community Recommendation	Approve ¹
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Opposition Expected	No
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Property Description

Property Owner:

Abdulmagid Elghraoui Living Trust

Property Size:

2 parcels (0.9 acres)

Location:

The property is located near the corner of Harness Street and Sweetwater Road, a half mile north of Jamacha Road; inside the County Water Authority boundary



Aerial Photo

Prevalence of Constraints (see following page):

● - high; ◐ - partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones (urban/unzoned)

Land Use

General Plan

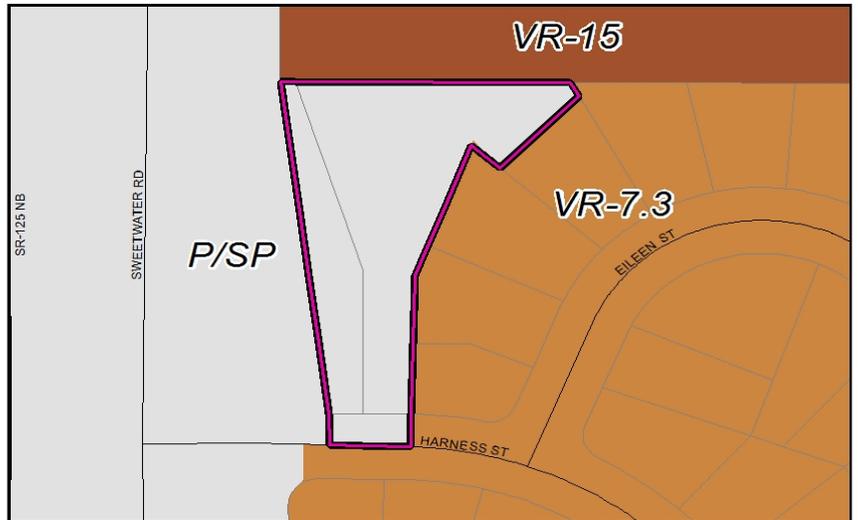
Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities	0
Proposed Change	VR-7.3	6
GP Update Analyzed	Public/Semi-Public Facilities only	0

Zoning

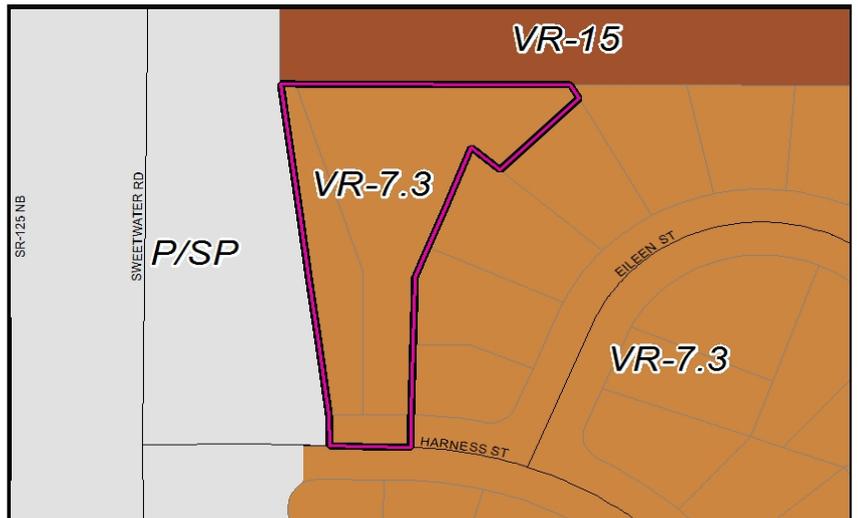
Scenario	Designation	Min. Lot Size
Existing	RS/S94	6,000sf
Proposed	RS	6,000sf

Note:

¹ Spring Valley CPG Recommendation Form of 5/12/15



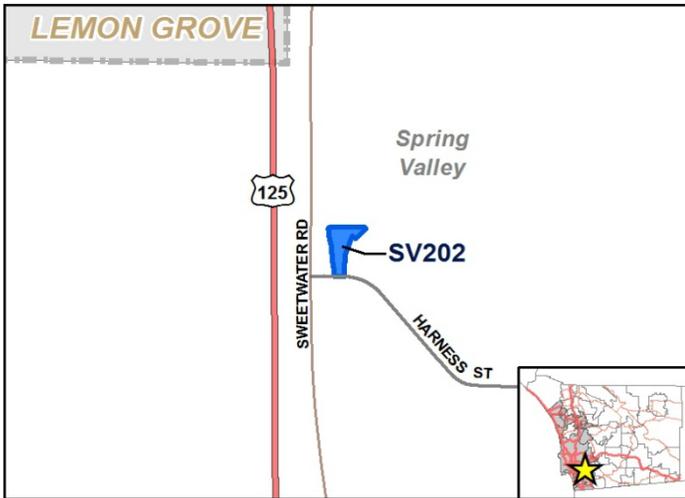
General Plan



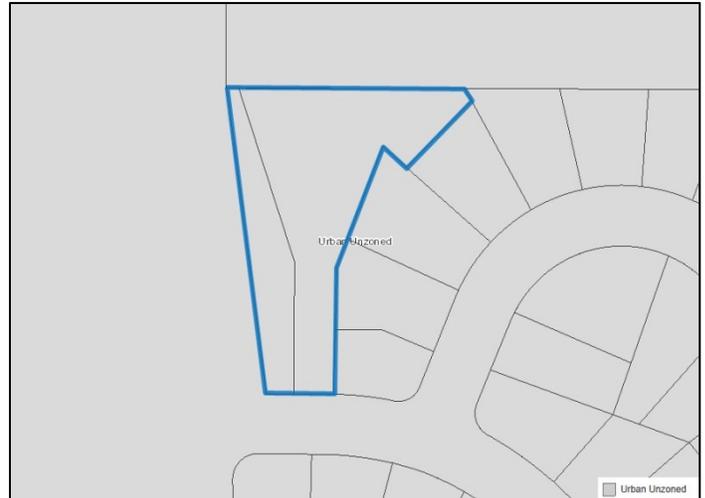
Staff Recommendation

LAND USE CLEAN-UP

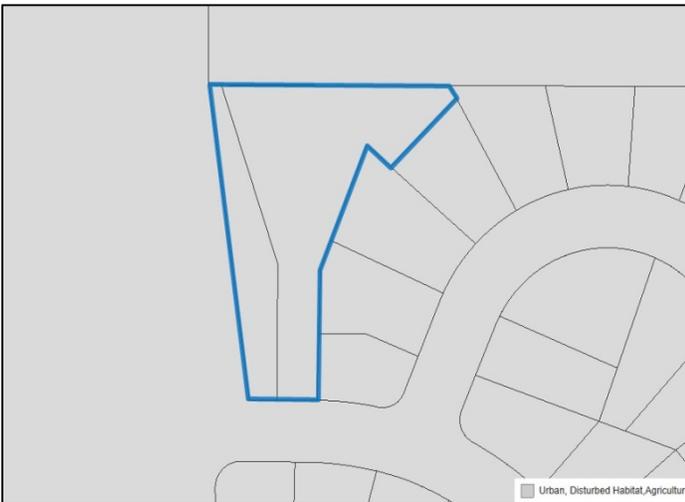
SV202



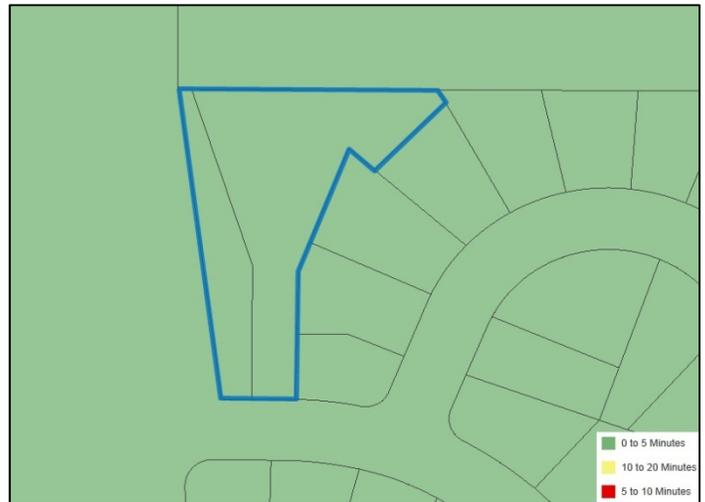
Vicinity Map



Fire Hazard Severity Zones



Vegetation (all urban/disturbed)



Emergency Response Travel Time

Context

The SV202 item is a proposed correction of a mapping error, in addition to an ownership change. The larger parcel was mistakenly designated Public/Semi-Public Facilities during the General Plan Update. As the parcel is under private ownership, the proposal is to change the General Plan designation to VR-7.3, and to change the Regional Category to Village, reflecting the mapping of the rest of this neighborhood. The adjacent 10,000 square-foot parcel was transferred from public to private ownership after the General Plan Update, and the same change is proposed on this parcel. No zoning changes are proposed for the larger parcel. The smaller parcel is proposed to change from S94 (Transportation & Utility Corridor) to RS (Residential Single) for zoning consistency.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The Village Residential 7.3 designation is consistent with policy LU-1.3 based on the following:

- The subject parcels are within the Village Boundary, adjacent to a 40-acre area that is currently designated VR-7.3
- The parcels are under private ownership, and the larger parcel was mistakenly designated Public/Semi-Public in the General Plan Update.

APNs

5781021400, 5781021500

LAND USE CLEAN-UP

Spring Valley CPG Recommendation Form



County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): GPA 14.001; REZ 14.001; SV 202

Project Name: GENERAL PLAN CLEANUP

Planning/Sponsor Group: SPRING VALLEY

Results of Planning/Sponsor Group Review

Meeting Date: 5/13/2015

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- Approve without conditions
- Approve with recommended conditions
- Deny
- Continue

VOTE: 10 Yes 0 No 0 Abstain 2/3 Vacant/Absent

C. Recommended conditions of approval:

Reported by: JAS COMEAU *JC* Position: 14 CHAIR Date: 5/13/2015