

**Attachment K – Ordinance Approving PDS2012-
3600-12-003**

Attachment Page 679

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY

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 Rezone plat, as illustrated in Exhibit "A" of this ordinance. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classifications are as follows:

OLD ZONE: Use Regulations RR, Animal Designator L, Density --, Lot Size 2AC, Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks W, Open Space --, Special Area Regulations --.

OLD ZONE: Use Regulations A70, Animal Designator L, Density --, Lot Size 2AC, Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks C, Open Space --, Special Area Regulations --.

The zoning classifications are changed to read as follows:

NEW ZONE: Use Regulations RS, Animal Designator B, Density --, Lot Size 2,800 square feet, Building Type E, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks V, Open Space --, Special Area Regulations D.

NEW ZONE: Use Regulations C34, Animal Designator A, Density --, Lot Size 1,000 square feet, Building Type P, Maximum Floor Area --, Floor Area Ratio --, Height H, Lot Coverage --, Setbacks V, Open Space E, Special Area Regulations B, D.

Section 3. The following "D" Designator requirements are hereby adopted.

Objective:

1. All applicable mitigation measures set forth in the Lilac Hills Ranch Environmental Impact Report dated July 1, 2015 must be complied with.
2. All landscaping, lighting, signage and private parks shall be compatible with the Lilac Hills Ranch Specific Plan.

- 2 -

3. The architecture of the detached single family residential, attached single family residential, mixed use, commercial, recreational facilities, the institutional site and the community purpose facility shall be compatible with the Lilac Hills Ranch Specific Plan.
4. All grading shall be compatible with the grading guidelines and development standards set forth in the Lilac Hills Ranch Specific Plan.
5. Each Site Plan shall specify the allocation and transfer of units as set forth in the Lilac Hills Ranch Specific Plan.

Section 4. 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.

EXHIBIT "A"

