Meting date: 5/19/10 (3)

ORDINANCE NO. 10053 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY
IN THE VALLE DE ORO COMMUNITY PLAN AREA
(REF. R 03-017)

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

Section 1. NOW, THEREFORE, BE IT RESOLVED AND FOUND in accordance with the California Environmental Quality Act (CEQA) Guidelines and County of San Diego Regulations as follows:

(a) Find that the Board of Supervisors has reviewed and considered the information contained in the Mitigated Negative Declaration dated January 8, 2010, on file with DPLU as Environmental Review Number 03-14-060 prior to making its recommendation on the project.

The Board of Supervisors 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 Mitigated Negative Declaration on file with the Department of Planning and Land Use as Environmental Review Number 03-14-060, 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.

(b) It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.

(c) It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

(d) The "Multiple Species Conservation Planning Conformance Findings" dated January 8, 2010, on file with DPLU as Environmental Review Number 03-14-060, is hereby adopted.

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 A72, Animal Designator O, Density 0.25, Lot Size 4 AC, Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks C, Open Space --, Special Area Regulations --.

The zoning classification is changed to read as follows:

NEW ZONE: (Lots 1-25, 30-36) Use Regulations RR2, Animal Designator O, Density 2.0, Lot Size 0.5 AC, Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks G, Open Space --, Special Area Regulations D*.

NEW ZONE: (Lots 26-29) Use Regulations RR1, Animal Designator O, Density 1.0, Lot Size 1 AC, Building Type C, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks G, Open Space --, Special Area Regulations D*.

*A "D" Special Area designator has been placed on the Special Area Regulations of the zoning box to require Site Plan review for all development prior to issuance of building permits in order to assure conformance to the following criteria:

1. For lots located along Damon Lane, the Site Plan review shall ensure that fill slopes facing Damon Lane do not exceed five feet in height.

2. For lots located adjacent or across from Damon Lane County Park, the Site Plan review shall ensure that the construction materials for the fire wall are adequate for fire protection and that the wall is compatible with neighborhood character by including the following design criteria:
   - Coloring of the wall shall be of neutral tones such as beige, tan, or off-white; and
   - Wall façade shall have texturing such as split face block with a rough aggregate appearance; and
   - Concrete pilasters shall be positioned along the wall at 15 foot wide intervals to break up the wall facing; and
   - Anti-graffiti coating.

3. For all lots, the Site Plan review shall ensure architectural compatibility with the existing California Ranch architectural theme of the community, which includes the following design criteria:
   - Typical decorative elements including shutters, porch and roof supports, or simple or rustic exterior trim;
   - Rear interior elements shall be oriented to open outward with large sliding glass doors or windows to patios or courtyards;
   - Building materials shall be wood, brick, stucco, or a combination of these materials;
   - Large picture windows shall be incorporated along all front- and rear-facing facades;
   - Vertical relief of exterior walls in the form of popped out windows, porches, support pillars, shall be shown on all sides (elevations) of the structure;
   - Garages shall be attached to the residence;
   - Floorplans shall vary between standard California Ranch styles in the form of "L", "U" or rectangular footprints, with no two adjacent to one another on the same roadway;
   - Rooflines shall consist of low-pitched roofs, with deep set eaves, varying along vertical setbacks associated with interior spaces;

- Decorative fencing in the frontyard shall be natural (stained) or white washed split rail; and
- Any security/privacy fencing shall be natural (stained) wood slat. Chain link and block wall is not permitted for security/privacy fencing.

4. Require single-story construction of residential structures to ensure structural integration of the project site into the existing community. A minimum of 80 percent of the onsite lots shall be single-story, including lots 4-12 along Damon Lane, lots 13 – 17 and 21 – 29 visible along the southern and eastern project boundaries, and with no two adjacent to one another in all directions.

5. For all lots, the Site Plan review shall ensure that tract style development is not utilized. Each residence must exhibit variation in footprint, roof form, architectural material, and color relative to other residences in the subdivision; specifically front yard façade setbacks shall be varied along each street frontage. The Site Plan application materials must include evidence of the required variation in the form of photographs or other visual means approved by the Director of Planning and Land Use.

6. For all lots, the Site Plan review shall include a conceptual landscape plan review. The landscaping shall utilize water conservation technology and shall incorporate native vegetation.

Description of affected real property:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1959, DOCUMENT #173552, PAGE 138 OF BOOK 5094.

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.

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PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 19th day of May, 2010.

Pam Slater-Price

PAM SLATER-PRICE
Chairwoman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

ATTEST my hand and the seal of the Board of Supervisors this 19th day of May, 2010.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By Catherine Santos
Catherine Santos, Deputy

Ordinance No. 10053 (N.S.)
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