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COTTONWOOD VILLAGE SPECIFIC PLAN AMENDMENT

SP-A 82-03
SAN DIEGO COUNTY
DECEMBER 1982

COTTONWOOD VILLAGE
SPECIFIC PLAN AMENDMENT
SP-A 82-03

A LARGE SCALE PROJECT

CERTIFICATE OF ADOPTION

I hereby certify that this Plan consisting of this text and maps is Specific Plan Amendment, SP-A 82-03 (Cottonwood Village) and that it was approved by the San Diego County Planning Commission.

Date 2-24-83

Abraham Horlich
Chairman

Attest:

Edward J. Marshall
Secretary

CERTIFICATE OF ADOPTION

I hereby certify that this Plan consisting of this text and maps is Specific Plan Amendment, SP-A 82-03 (Cottonwood Village) and that it was approved by the San Diego County Board of Supervisors on the 12th day of April, 1983.

Date 4-12-83

W. L. ...
Chairman

Debra ...
Assistant Clerk of the Board

SP-A 82-03

COTTONWOOD VILLAGE SPECIFIC PLAN AMENDMENT

FOR THE PURPOSE OF
MODIFYING THE PLAN FOR COTTONWOOD III

A LARGE SCALE PROJECT

PROPOSED BY

COTTONWOOD I, A GENERAL PARTNERSHIP
3911 Sorrento Valley Blvd., Suite B
San Diego, California 92121

Presented to

San Diego County
Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123

Prepared by

TURRINI & BRINK
PLANNING CONSULTANTS
1920 E. 17th St., Suite 200
Santa Ana, CA 92701

December 1982

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SECTION I: INTRODUCTION

A. BACKGROUND

The Cottonwood Village Specific Plan was adopted by the Board of Supervisors on February 26, 1978. Tentative Tract Map 3584 was approved for the entire Specific Plan area, and was subsequently given the designations of 3584-1, 3584-2, and 3584-3 to correspond with Cottonwood I, II, and III. Final Tract Maps 9231, 9433, and 9533 were recorded, respectively. Cottonwood I, II, and III, plus an undeveloped open space lot, constitute the entirety of Cottonwood Village.

B. PURPOSE

The purpose of this Specific Plan Amendment is to modify the Cottonwood III portion of the Cottonwood Village Specific Plan. The modifications include changes to the land use and circulation pattern.

C. SPECIFIC PLAN AMENDMENTS

After a thorough re-evaluation of the existing plan for Cottonwood III, it became apparent that certain major changes could be made to the plan that would significantly improve: 1) circulation, 2) the designation and configuration of each of the land uses, and 3) the manner in which the land uses and the residential products interface.

C.1. Circulation

In the existing plan, Steele Canyon Road is a residential collector that will carry a major portion of the through traffic in the plan area. However, nearly the entire length of Steele Canyon Road has direct residential frontage on both sides, with nearly 60 single family lots. This will result in individual driveway cuts that reduce the efficiency of Steele Canyon Road to carry traffic, and presents potential traffic hazards.

The amended plan established Hilton Head Road as the major traffic carrier with no direct access. There are no single family lots that front Hilton Head, and the multi-family uses adjacent to Hilton Head will have controlled points of ingress and egress.

In addition, the amended plan provides four points of access to Cottonwood III from exterior streets, while the existing plan provides only three. The additional point of access at Muirfield Drive establishes an attractive entry into the community at the park, which provides an excellent opportunity for a community identity entry feature.

C.2. Designation and Configuration of Land Uses

One land use designation has been changed to allow greater flexibility in allowable building setbacks and product types. Former "duplex" areas will be redesignated "S-88 residential." This designation is fully explained in Subsection B.3.

The two land uses that have most benefitted from a reconfiguration of the land use patterns are the single family residential and the commercial.

In the existing plan, the single family residential does not exist as a cohesive unit. For instance, there is a strip of single family lots along MM Street that is mostly isolated from the remaining single family development.

In the amended plan, however, all the single family units are located east of Hilton Head Road, and exist within a well defined area. There is an opportunity for two major "entry features" at the intersections of RR Street and Willow Glen Drive, and at QQ Street and Hilton Head Road. This revised single family enclave with major entry-feature statements helps create a desirable neighborhood identity.

The commercial use on the existing plan lends itself to a strip commercial development because of the elongated length and shallow depth of the site. As strip commercial is no longer state of the art, the current shape of the site places significant constraints on development potential of this commercial area. In addition, the commercial uses would probably front Willow Glen Road and Jamacha Road, which means the commercial uses would have to "back up" to the multi-family residential use for a length of over 1,300 feet.

In the amended plan, the commercial use has been reconfigured to facilitate a neighborhood commercial development that will serve Cottonwood Village Specific Plan area.

In addition, the reconfigured rectangular commercial property is bordered on three sides by public streets which means that only one side (approximately 700 feet) will require interfacing with adjacent S-88 residential uses.

C.3. Land Use Interface

The reconfigured land uses in the amended plan result in three significant improvements in the manner in which the different uses interface with one another. The three improvements are the interfaces between the park and multi-family residential, between single family and S-88 residential, and between the commercial and S-88 residential.

The reconfiguration of the park and the multi-family residential, and particularly the manner in which they interface, is a very important element of the amended plan. The residents of the multi-family development have a greater need for open space areas because they do not have the private yards to enjoy, as the single family residents do. Therefore, the amended plan very carefully integrates the park with the multi-family residential. The open space and landscaped areas in the multi-family development would be visually integrated with the park, which makes the landscaped

open spaces appear larger. The safety and protection from intrusion for the multi-family residents can be accomplished with grading techniques, fencing, and screening without disrupting the visual integrity of the open space.

The amended plan also improves the interface between the single family and S-88 uses. In the existing plan, duplex development is bordered on three sides by single family lots. This negates an opportunity for neighborhood identity for both residential types; the different uses should be separated with their own entry and internal circulation. The amended plan enhances the opportunity for neighborhood identity by separating the different residential types and providing each its own entry. The one location where the two uses abut can be mitigated by grade separation, berming, landscape screening, and/or decorative screen wall.

The interface between the commercial use and the S-88 residential has also been improved in the amended plan. This results from the fact that the commercial area has been reconfigured for better utilization for commercial purposes. This significantly reduces need to "back-up" the commercial to the residential, and facilitates the interface between them.

SECTION II: BRIEF DESCRIPTION OF PROPERTY

A. LOCATION

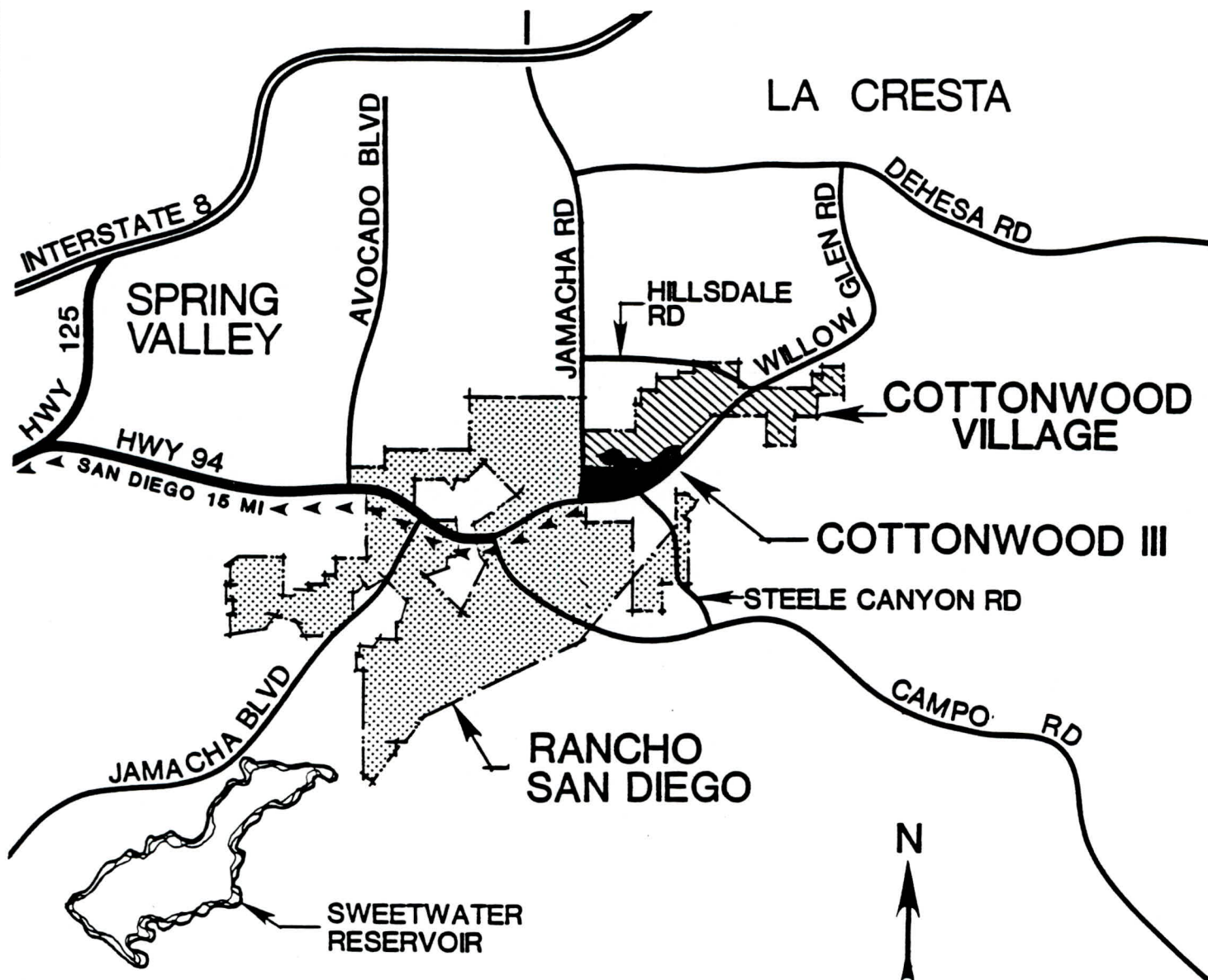
Cottonwood III is a part of Cottonwood Village which is located about 15 miles east of the central business district of the City of San Diego, and approximately four miles south of El Cajon. In turn, Cottonwood Village is a part of the larger Rancho San Diego development. The total Rancho San Diego project comprises 3,717 acres, of which 789 acres are the Cottonwood Village Specific Plan area, with Cottonwood III consisting of the southwestern 178.6 acres of Cottonwood Village. Figure 1 shows the location of Cottonwood III, relating it to both Cottonwood Village and Rancho San Diego, as well as the regional area.

Cottonwood III is delineated by Jamacha Road on the west and Willow Glen Road on the south. The northern boundary is located approximately 400 feet south of Brabham Street. Cottonwood III consists of the areas shown as Phases 4 and 8 of the 1977 Cottonwood Village Specific Plan Phasing Map (not shown in this document).

B. LAND USE AND ZONING

B.1. Land Use of Surrounding Areas

The 36-hole Cottonwood Golf Course is located within the Sweetwater River channel immediately south and east of Cottonwood III. Development in Cottonwood III is planned to take advantage of this viewshed, which can be accomplished by maintaining the natural landform as much as possible, and siting the dwelling units on the slopes overlooking the golf course.



LOCATION MAP

NOT TO SCALE



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COTTONWOOD VILLAGE SPECIFIC PLAN AMENDMENT

Figure 1

COTTONWOOD I
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Immediately to the west is vacant land, planned for a major regional commercial center as part of the Rancho California ← ? project.

To the north is the remainder of the Cottonwood Village Specific Plan area which includes Cottonwood I and II. The developable areas to the north have either been constructed or graded for construction, and the open space areas have been planted with trees and shrubs.

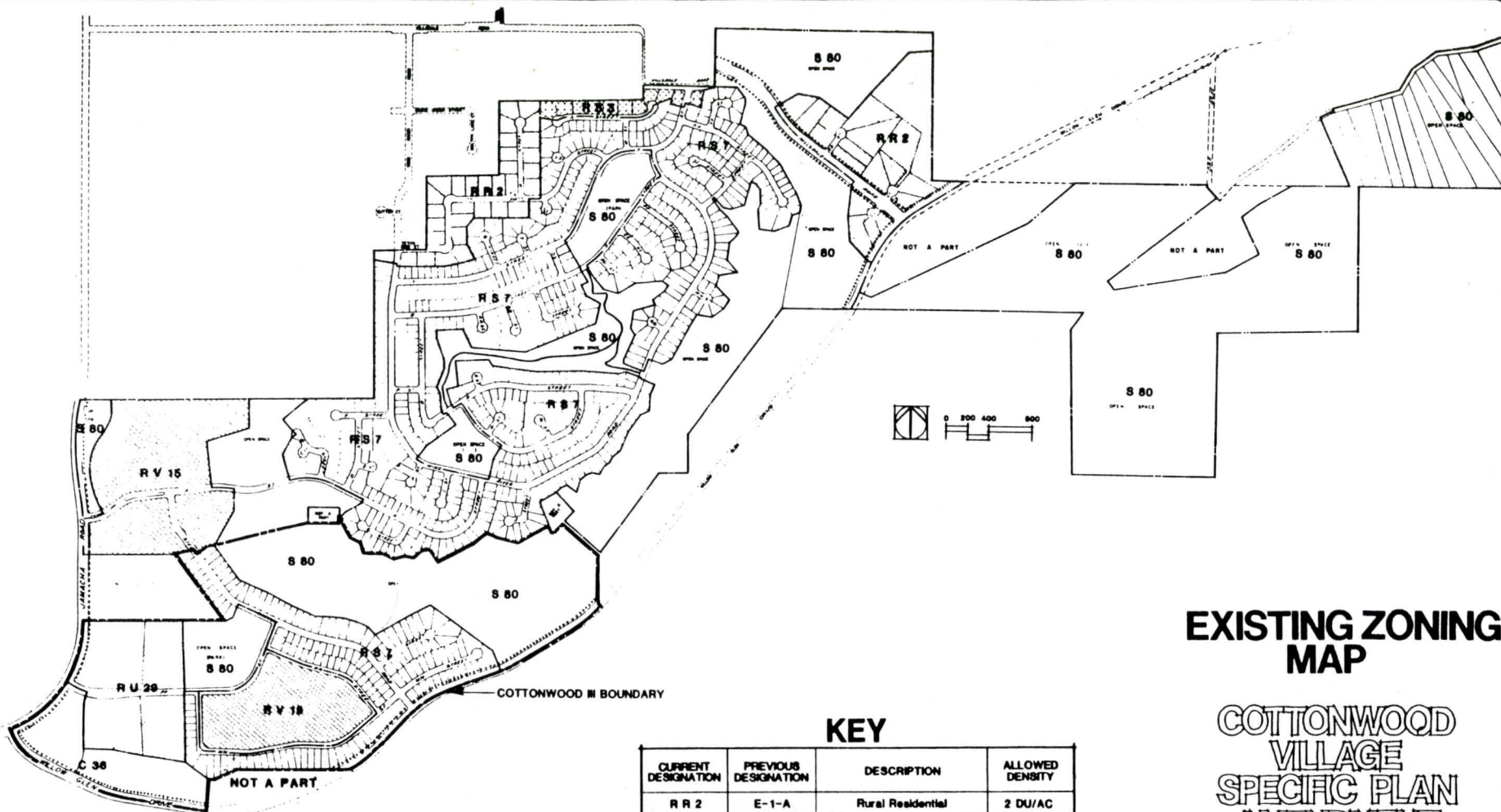
B.2. Current Land Use of the Project Site

The project area is currently open, vacant land with no existing structures on the site. The development area has been previously graded. A man-made lake has been drained and has not been used for many years.

B.3. Zoning

1. Existing Zoning

The existing zoning for the entire Cottonwood Village is shown in Figure 2. It should be noted that all County of San Diego zoning designations were changed in January, 1979, subsequent to the approval of the Cottonwood Village Specific Plan. The previous zone designation and the current designation are shown in the key in Figure 2. This change modified only the existing zoning designation of each zone, without changing the permitted land uses or densities of each zone. The previous zone designations shown in the key in Figure 2 are those contained in the current Cottonwood Village Specific Plan.



EXISTING ZONING MAP

COTTONWOOD VILLAGE SPECIFIC PLAN AMENDMENT

Figure 2



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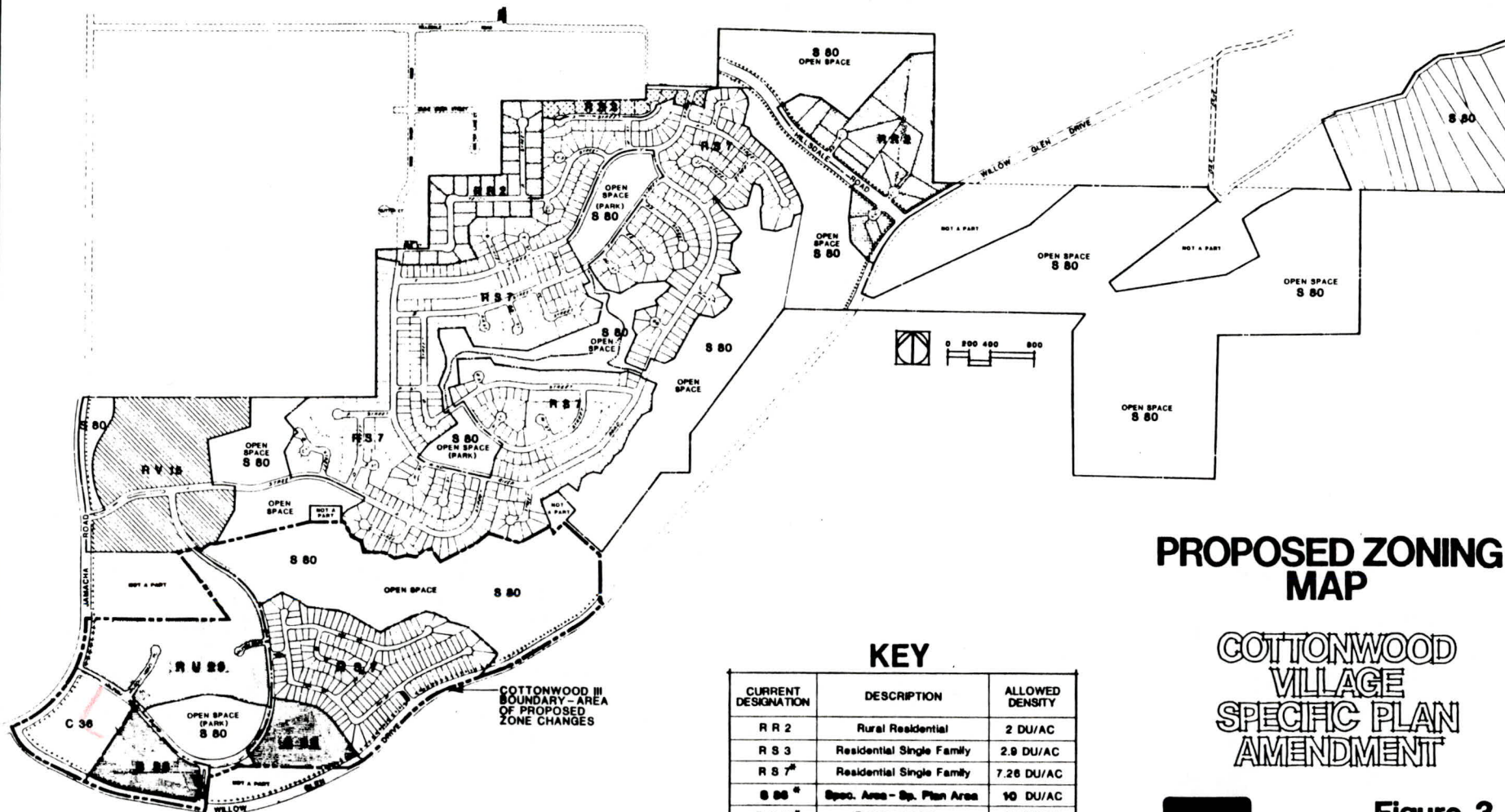
COTTONWOOD I
A GENERAL PARTNERSHIP
JUL 154-004 January 1982

2. Proposed Rezoning

The proposed new zoning of Cottonwood III is shown in Figure 3. Although all of Cottonwood Village is shown in Figure 3, changes to the existing zoning are proposed only for Cottonwood III. A rezoning request will be made along with the proposed Specific Plan Amendment and tentative subdivision map for the project. With only one exception, all of the proposed new zones are identical to the existing zones on Cottonwood III; their locations within the site have simply been changed to conform to the proposed Specific Plan Amendment. Likewise, most of the neighborhood and development regulations for the proposed zones are the same as those for the existing zones. In those cases where these regulations have been changed, the proposed regulations are usually similar or more restrictive than those currently approved. Thus, the proposed project includes the R-S-7 and R-U-29 residential zones, the C-36 general commercial zone, and the S-80 open space zones, as does the existing record map, only in slightly different locations within the site. The R-V-15 residential zone has been eliminated in Cottonwood III and has been replaced by the S-88 zone which is explained below.

3. Proposed S-88 Zone

In one case, however, the existing zone would be changed to a different zone designation. In the proposed Specific Plan Amendment, the existing R-V-15 residential zone would be changed to



KEY

CURRENT DESIGNATION	DESCRIPTION	ALLOWED DENSITY
R R 2	Rural Residential	2 DU/AC
R S 3	Residential Single Family	2.9 DU/AC
R S 7 ^a	Residential Single Family	7.26 DU/AC
S 80 [*]	Spec. Area - Sp. Plan Area	10 DU/AC
R U 20 ^b	Residential Urban	29 DU/AC
C 36 ^b	General Commercial	—
S 80 ^b	Special Zone - Open Space	—

^aFOUND IN COTTONWOOD III
Current Designations Effective January 1978

PROPOSED ZONING MAP

COTTONWOOD VILLAGE SPECIFIC PLAN AMENDMENT

Figure 3



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J.N. 164-004 Jan '82 Rev: Jan '82
Nov. '82

the S-88 specific plan area residential zone. The S-88 zone would be applied to two residential areas adjacent to Willow Glen Drive, and would be intended to provide greater flexibility in allowable building setbacks and product types for development of these two areas. The variable setback allowance in this zone would provide for development of several different types of attached, semi-attached, or detached dwelling units in these areas, depending upon market demand at the time of final construction. In accordance with the requirements of the S-88 zone, the specific building setbacks and other development regulations, as well as a number of recommended building types, are included in this Specific Plan Amendment rather than in the rezoning application. In this way, the proposed variable setbacks, development regulations, and building types will be included in the Cottonwood Village Specific Plan for future reference.

The proposed minimum setbacks for the S-88 zone in Cottonwood III are listed in Table 1 and the four general product types proposed are shown in Figures 4 through 7. Each product type has been illustrated using "typical" buildings (4A - 7A) and using building envelopes (4B - 7B). The other applicable development regulations for this zone are listed in Table 2. As shown in Table 1, only the front yard and side yard building setbacks would be permitted to vary for different product types in the proposed S-88 zone, and then only within very specific limits. The front yard (living space) setback and the rear yard setback would remain at

TABLE 1

MINIMUM SETBACK REGULATIONS FOR COTTONWOOD III S-88 ZONE

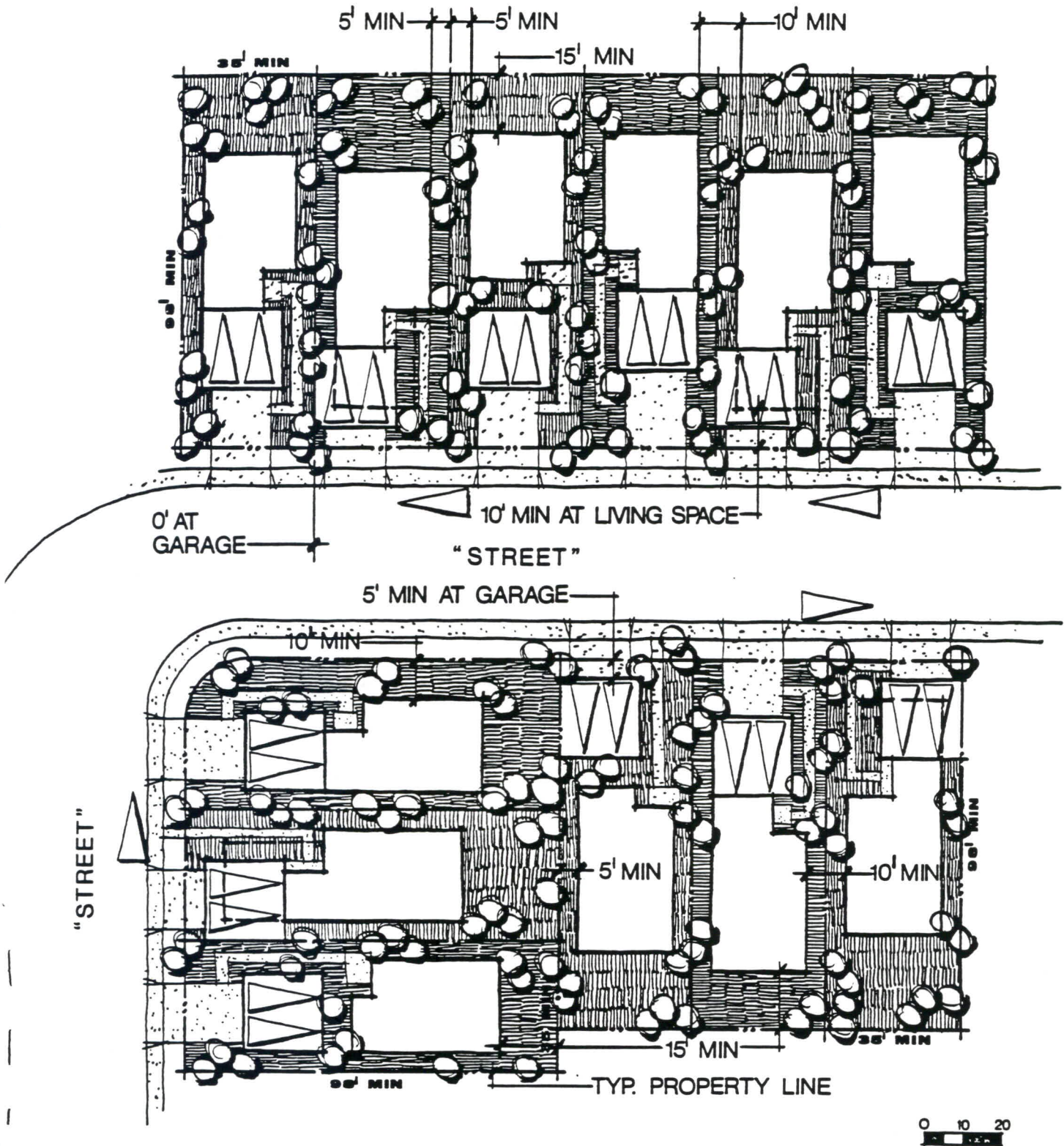
<u>Dwelling¹ Unit Type</u>	<u>Minimum Setback (in feet)</u>			
	<u>FY²</u>	<u>FY (Living Space)³</u>	<u>SY</u>	<u>RY⁴</u>
<u>Type A:</u>				
Single family detached	5' or 15'	10'	5'	15'
Detached (with zero lot line at garage)	5' or 15'	10'	5' (0' for garage)	15'
<u>Type B:</u>				
Detached zero lot line	5' or 15'	10'	0' or 10'	15'
<u>Type C:</u>				
Detached (with reciprocal use easements)	5' or 15'	10'	5'	15'
Detached (with reciprocal alternate use easements)	5' or 15'	10'	5'	15'
<u>Type D:</u>				
Attached duplex	5' or 15'	10'	0' or 5'	15'
Attached triplex	5' or 15'	10'	0' or 5'	15'
Attached quadraplex	5' or 15'	10'	0' or 5'	15'
Attached (with attached or detached garage)	5' or 15'	10'	0' or 5' (0' for garage)	15'

¹See Figures 4 through 7 for drawing of each building type.

²Front yard setbacks in the range between 5' and 15' would not be permitted; only 5' minimum or 15' minimum setbacks would be permitted.

³Front yard setback for living space applies to all living areas within a dwelling unit, but particularly to a living area built over a garage. The garage may be located 5' from the front lot line, but the living space above the garage may be located no closer than 10' from the lot line.

⁴Rear yard setbacks on lots that include a down slope at the rear will be measured from the top of slope, rather than from the lot line below.



Source:
Broadmoor Homes

S - 88 RESIDENTIAL
Product Type A - Single Family Detached

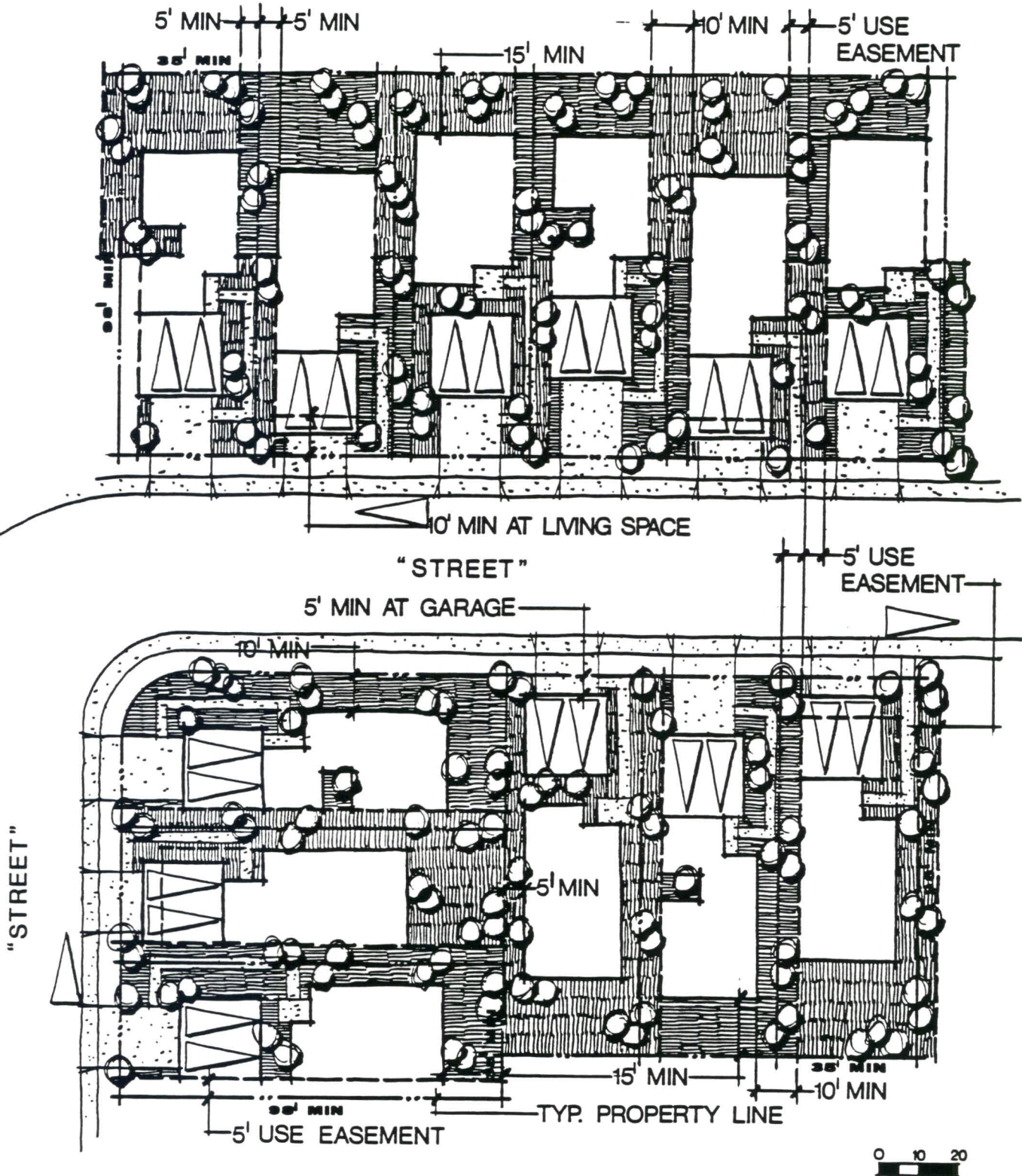


COTTONWOOD VILLAGE
SPECIFIC PLAN
AMENDMENT

Figure 4A

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COTTONWOOD I
A GENERAL PARTNERSHIP



Source:
Broadmoor Homes



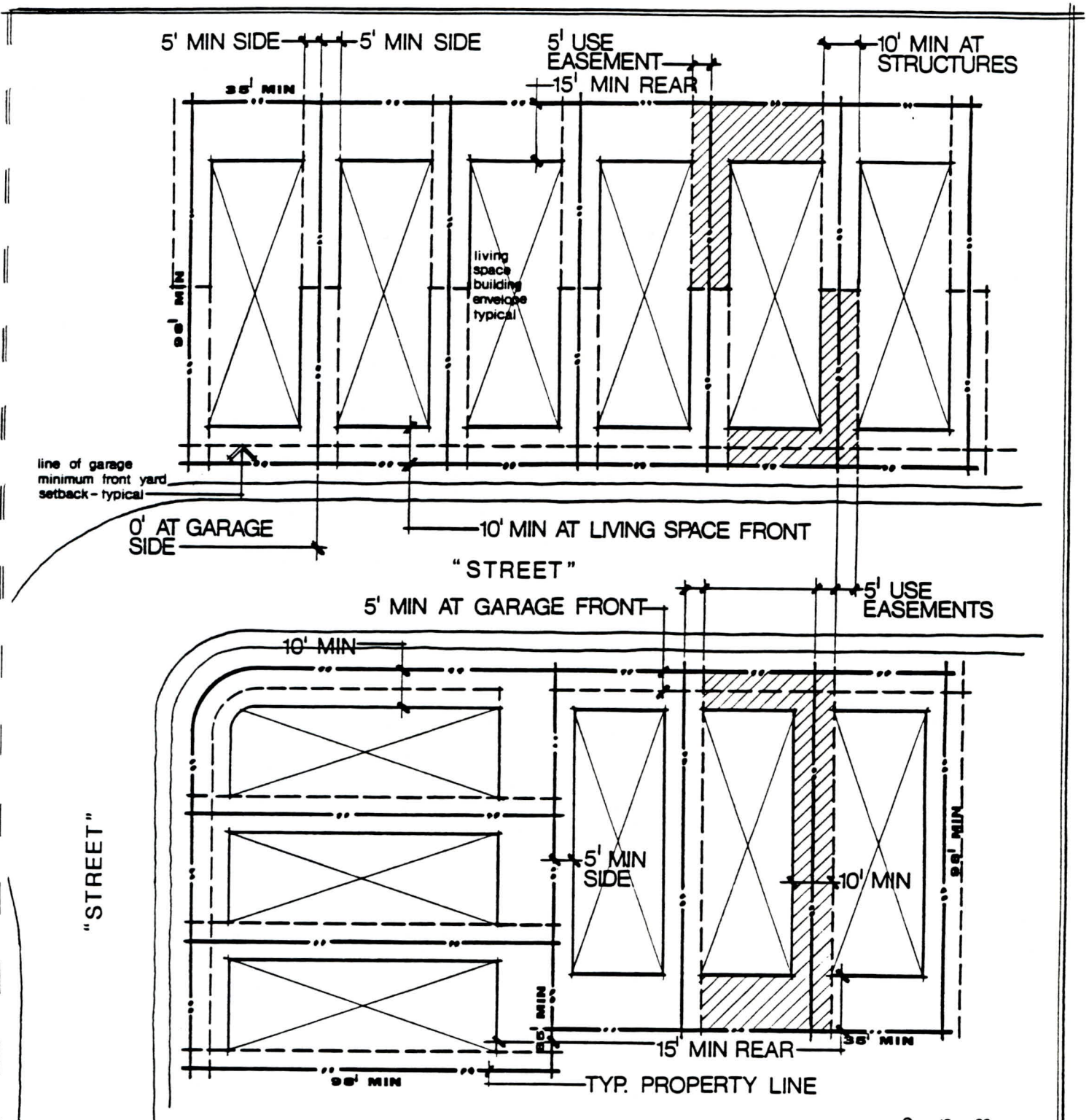
S - 88 RESIDENTIAL
Product Type C - Detached/ Reciprocal Easements

COTTONWOOD VILLAGE
SPECIFIC PLAN
AMENDMENT

Figure 6A

COTTONWOOD I
A GENERAL PARTNERSHIP

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Source:
Broadmoor
Homes

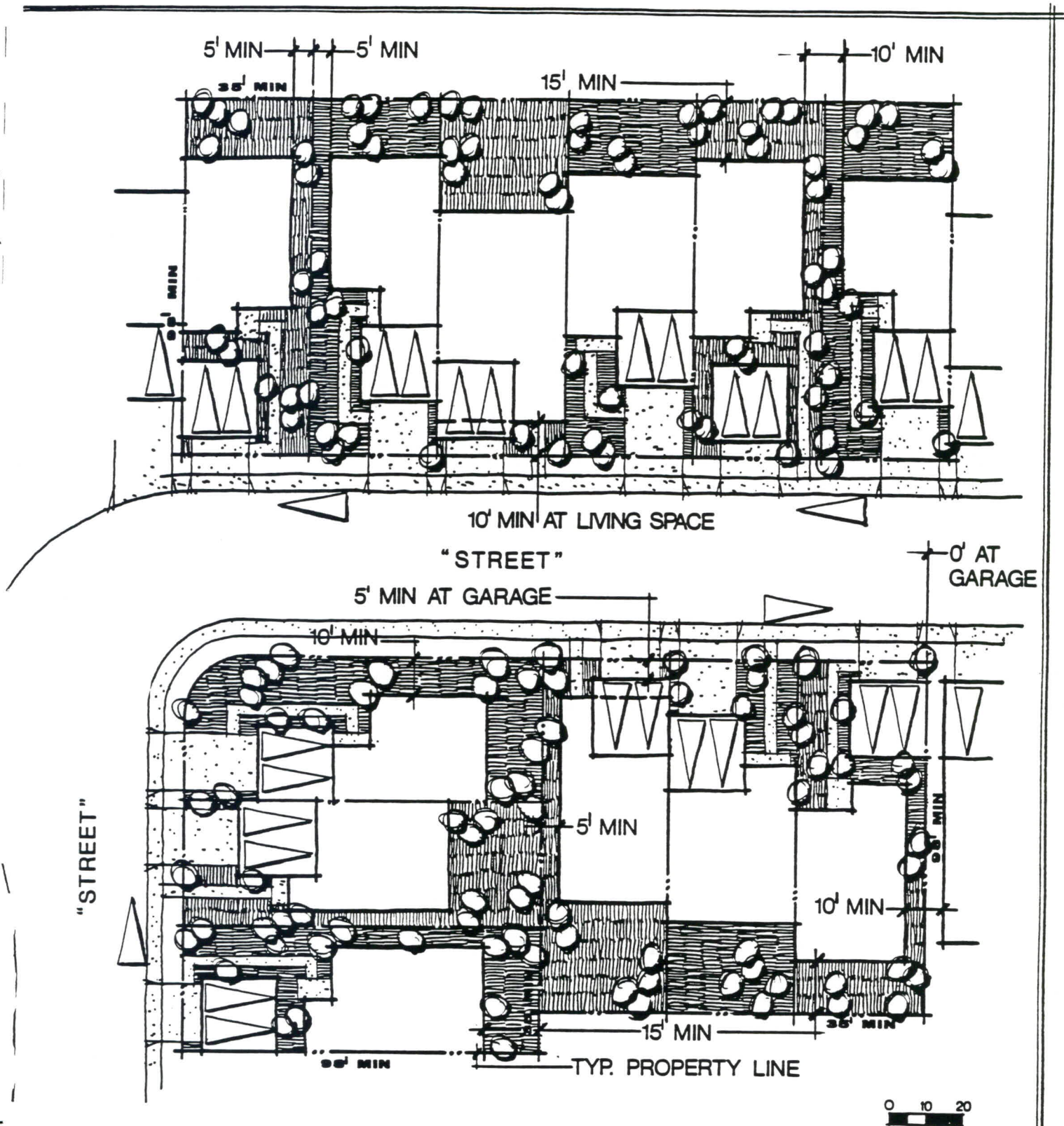


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S - 88 RESIDENTIAL - BUILDING ENVELOPES
Product Type C - Detached/Reciprocal Easements
COTTONWOOD VILLAGE
SPECIFIC PLAN
AMENDMENT

Figure 6B

COTTONWOOD I
A GENERAL PARTNERSHIP



Source:
Broadmoor Homes

S - 88 RESIDENTIAL
Product Type D - Attached

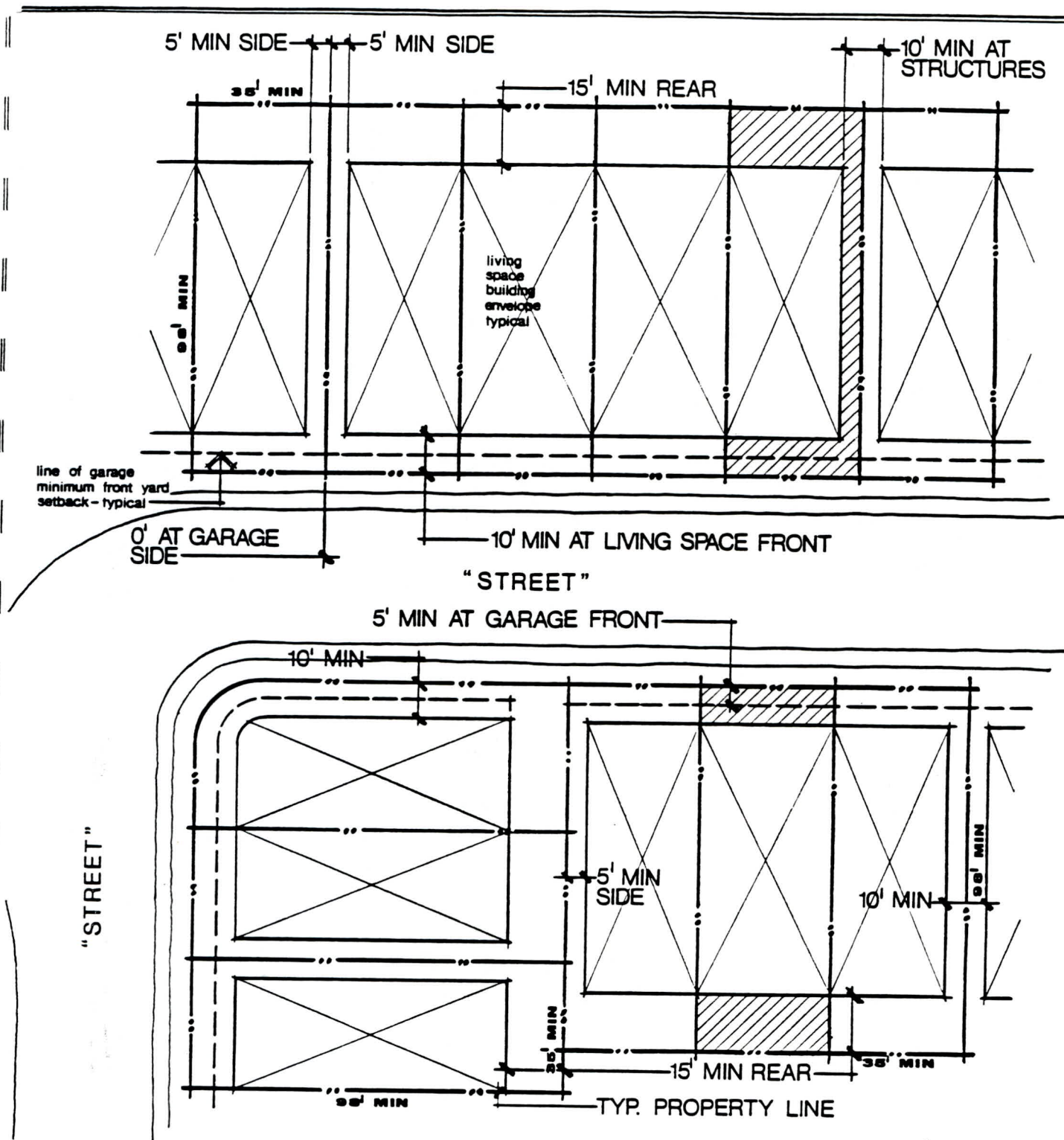
COTTONWOOD VILLAGE
SPECIFIC PLAN
AMENDMENT

Figure 7A

COTTONWOOD I
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Source:
Broadmoor
Homes



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S - 88 RESIDENTIAL - BUILDING ENVELOPES
Product Type D - Attached

COTTONWOOD VILLAGE
SPECIFIC PLAN
AMENDMENT

Figure 7B

COTTONWOOD I
A GENERAL PARTNERSHIP

TABLE 2

DEVELOPMENT REGULATIONS FOR COTTONWOOD III S-88 ZONE

<u>Type of Regulation</u>	<u>Specific Regulations for Cottonwood III</u>
Neighborhood Regulation	Some specialty animal raising by minor use permit (Designation "A")
Density	10 dwelling units per acre maximum
Lot Size	3,000 square foot lot minimum
Building Type	--Single family detached --Detached with zero lot line --Detached with use easements --Duplex --Triplex --Quadraplex (See Figures 4-7 for specific examples)
Height	35 feet and 2-story maximum (Designation "G")
Setback	FY - 5 or 15 feet SY - 0, 5, or 10 feet RY - 15 feet (See Table 1 for details)
Special Area	SPA (Specific Plan Area)

10 and 15 feet minimum, respectively, for any product type proposed. The variable front yard and side yard setbacks would allow greater flexibility in product type for future development and would also result in a more varied streetscape design. To further insure a varied streetscape, no more than 30% of the units would be allowed to build utilizing a 5' front setback. No more than four consecutive 5' front setbacks would be allowed. As development occurs over the next several years, each of the two S-88 areas may be developed with one general product type or with a mix of product types, depending upon future market conditions and housing demand. In all cases, however, the basic product type would be one of the four shown in Figures 4 through 7.

The lots in Cottonwood III would conform to all the other setback regulations listed in the County of San Diego Zoning Ordinance. The following buildings, structures, or projections are permitted in the S-88 zone subject to the restrictions and regulations of Section 4835 of the Zoning Ordinance: 1) swimming pools, 2) private garages, 3) fences, 4) miscellaneous accessory buildings, 5) roofed, open-sided patios attached to the main building, 6) uncovered unenclosed porches or platforms, 7) cornices, eaves, belt courses, water tables, sills, buttresses, capital, bases, and fireplaces, 8) fire escapes, 9) open unenclosed stairways, 10) guard railings, 11) animal enclosures (as regulated by Section 3100 of the Zoning Ordinance), and 11) trees, shrubs, and flowers. Accessory uses not stipulated above are not allowed. This includes (but is not limited to) the following: 1) living units, 2) guest houses, 3) stands, 4) outdoor area lighting on poles, and 5) side-walk arcades.

The other development regulations listed in Table 2 are very similar to the standard County of San Diego regulations for duplex developments. The two exceptions to this are the minimum setback regulations listed in Table 1 and the building type regulations which are determined in part by the allowable setbacks. The density permitted, 10 dwelling units per acre (d.u./ac.), is only slightly higher than the density allowed under the Cottonwood III record map for these duplex areas, 9 d.u./ac. The minimum lot size would be 3,000 square feet and the maximum building height would be 35 feet or two stories, both the same as in the approved R-V-15 zone.

Each of the proposed product types would also conform to all other applicable zoning regulations and the Uniform Building Code. In those cases where the front yard setback would be 5 feet, one on-street parking space would be provided in exchange for the parking space lost from the shortened driveway. In order to assure adequate vehicle parking, conversion of garages to other uses would not be allowed in the S-88 areas. In addition, CC&R's would be required that would prohibit driveway parking and would require that garage door openers be installed and maintained.

Each pair of adjacent dwelling units (whether attached or detached) would be separated by a total sideyard of 10 feet, although some garages would be separated by only 5 feet from the dwelling unit on the adjacent lot. In that case, the facing wall of the garage would be constructed according to applicable Uniform Building Code requirements. In addition, each dwelling unit would

be provided with a full-size lot, in contrast to a condominium development in which the buyer does not own the lot. Each pair of lots in the proposed S-88 zone area would also be 70 feet in width, while a conventional duplex lot would only be 60 feet in width.

The various product types shown in Figures 4 through 7 are suggested designs for use in Cottonwood III. They are not the only building styles possible under the proposed minimum setback regulations, but they are intended as general guidelines for the development of the site. The buildings in product Type A would be standard detached single family units although they would not be as large as some other single family units. The detached units in Type A with a zero lot line garage would provide additional design flexibility, while preserving the minimum 10-foot spacing between living units. As mentioned above, where a garage is located 5 feet from the adjacent unit, the facing wall in the garage would be constructed according to applicable Uniform Building Code regulations.

The detached units in product Type B would be very similar to the units in Type A, except that the entire unit would be built with a zero lot line. This side design would provide a 10-foot wide side yard to each unit, instead of the two standard 5-foot wide side yards separated by a fence.

The building designs shown in product Type C would each involve

reciprocal use easements with the adjacent property owner. Use of such easements is consistent with provisions of the Uniform Building Code. This design would also provide more usable side yard area to each lot, or, with alternate use easements, more usable front yard or rear yard area. In the first case, with parallel easements, the easement would fall along the entire side yard of each lot. Each property owner would then have the use of a 10-foot side yard, 5 feet of which would be part of one lot and the other 5 feet part of the other lot. In the second case, with alternating easements, the easements would be located on either the front or back half of the adjacent side yard, providing either a larger front or larger rear yard to adjacent owners. The specific conditions for use of these easements would be contained in applicable codes, covenants, and restrictions.

The building types in Type D are examples of the attached units that would be built in Cottonwood III. These attached units include a duplex unit such as those that would be developed under the R-V-15 zone, a triplex unit and a quadraplex unit. These product types would provide considerable flexibility in building type for these areas and would also allow the developer to achieve certain savings in materials due to the attached building design. Each unit with these attached buildings would be located on a full size lot and each would have an individual front and back yard. The garages of each unit may be attached or detached from the main building, depending upon the specific site design proposed, but each design would comply with the building setbacks listed in Table 1. In addition, the attached product types in the areas zoned S-88 would be limited to a total of four attached

dwelling units in any one building, as shown in the quadraplex design in Figure 7.

If market conditions require a product type or setbacks not within the conditions described herein, the project developer would be required to comply with the Planned Development Permit regulations for clustered projects, in addition to the requirements of the S-88 zone discussed above. In such a case, a separate application for a Planned Development Permit would be made to the County Department of Planning and Land Use prior to any development in the S-88 area. As shown on Figure 3, two areas are designated for S-88 use. It is the intent of this Specific Plan that each of these areas be developed as a unit using either the "typicals" shown in this document or as a PRD. This Specific Plan does not allow an area to be partially developed according to the "typicals" and subsequently completed as a PRD or vice versa. As long as the overall density within areas governed by the S-88 zone does not exceed the maximum allowed by the Specific Plan, an amendment to the Specific Plan would not be required.

SECTION III: DESCRIPTION OF PLANNING AREA

A. PLANNING CONCEPT/OBJECTIVES

The concept and objectives of the Cottonwood Village Specific Plan Amendment are as follows:

- 1) Be responsive to the guidelines of the Valle De Oro Community Plan.
- 2) Significantly improve the plan for Cottonwood III, a 178.6-acre portion of the 789-acre Cottonwood Village area.
- 3) Maintain the significant open space area in the north-east portion of the plan to preserve landforms, vegetation, and other features of scenic quality.
- 4) Improve the relationship between the park use and the multi-family residential use, thereby increasing this amenity to those residents most in need of public recreation areas.
- 5) Enhance neighborhood identity by separating different residential uses into cohesive units and provide opportunity of entry statements for each use.
- 6) Redesign internal traffic circulation to improve traffic safety and increase the carrying capacity on the major residential collector by precluding direct access.

7) Improve the development suitability of the commercial area for neighborhood commercial uses by reconfiguring its long and narrow shape in the existing plan.

B. LAND USES

The land uses and acreages for the existing plan and for the amended plan are shown on the following page in Tables 3 and 4, respectively. The tables show that there is a shift in the mix of residential product types. This has resulted from the reconfiguration of the various land uses that was undertaken to improve the traffic circulation and land use interface. The reconfiguration redistributed the acres assigned to each land use which resulted in an insignificant shift of the residential product types.

TABLE 3: EXISTING PLAN LAND USE
COTTONWOOD III

<u>USE</u>	<u>ACRES</u>	<u>D.U.'S</u>
Single Family	44	164
Duplex	20	180
Multi-Family	22	619
Commercial	12	
Park	10	
Open Space	55	
*Major Streets	<u>16</u>	<u> </u>
	179	963

TABLE 4: AMENDED PLAN LAND USE
COTTONWOOD III

<u>USE</u>	<u>ACRES</u>	<u>D.U.'S</u>
Single Family	39	164
S-88 Residential	20	122
Multi-Family	29	677
Commercial	10	
Park	10	
Open Space	55	
*Major Streets	<u>16</u>	<u> </u>
	179	963

* Major streets consist of Willow Glen, Jamacha, Hilton Head Road Muirfield, Hilton Head Place, and Hilton Head Court.

Note: All acreages have been rounded to the nearest whole number.

C. PHASING

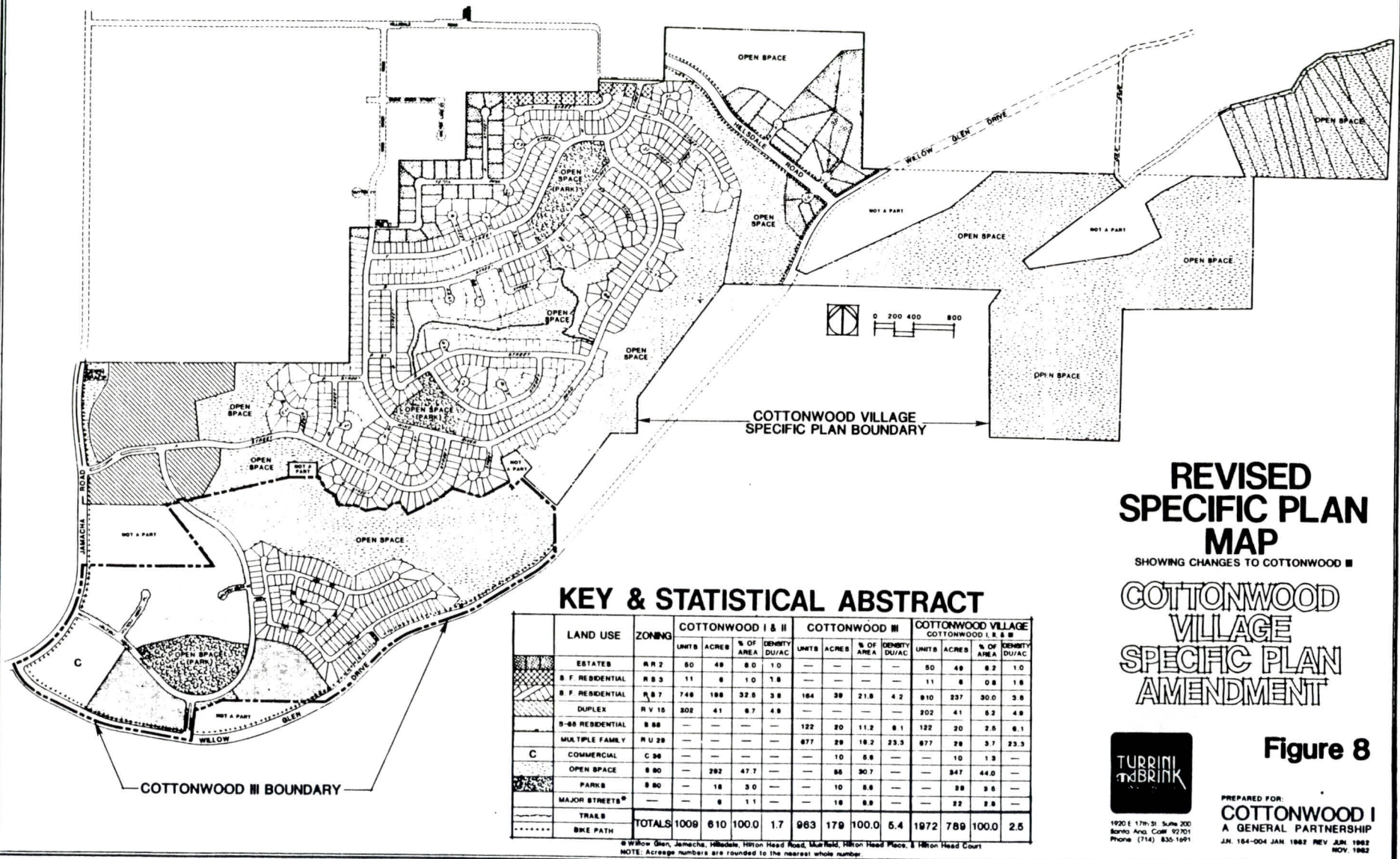
It is not known at this time which areas will be developed first. The market absorption of the various housing products in Cottonwood I and II will determine the phasing of the various product types within Cottonwood III. The existing circulation system already constructed around the perimeter of the project allows for any one of the product types to be developed first.

All backbone infrastructure necessary for development of Cottonwood III will be built along with the first phase. This includes construction of the park and all public streets, as well as landscaping within the open space areas.

D. MAPS

The revised Cottonwood Village Specific Plan Map is shown in Figure 8 on the following page. A large version of this same map (Figure 9) is folded and contained in an envelope in the back. Only the Cottonwood III portion of Cottonwood Village has been revised.

A site plan (Figure 10) is also included for reference in an envelope in the back. This shows the most recent plan for Cottonwood III. All areas within the Cottonwood III boundary are owned by Cottonwood I, a general partnership, except for a small parcel at the east end of the site. This parcel, though owned by San Diego County, is, nevertheless, included as a part of the Specific Plan.



SECTION IV: CONFORMANCE WITH AND IMPLEMENTATION OF THE COUNTY REGIONAL GROWTH MANAGEMENT PLAN AND VALLE DE ORO COMMUNITY PLAN

The Cottonwood Village Specific Plan adopted in 1978 deals extensively with the relationship between the Cottonwood Village Specific Plan, and Regional Growth Management Plan (Initial Growth Policy), and the Valle De Oro Community Plan. The original adopted text is also directly applicable to this amended plan for Cottonwood III because no additional dwelling units are proposed over that allowed by the existing plan. Therefore, that original text is appropriately referenced here, as though fully set forth herein.

SECTION V: IMPLEMENTATION

A focused EIR covering the Cottonwood Village Specific Plan Amendment accompanies this application and serves as the environmental documentation for all applications being processed concurrently, as well as subsequent to, the Specific Plan Amendment. A general plan amendment, a rezone, and a tentative tract map to create super block areas will be processed in addition to the Specific Plan Amendment. Subsequently, additional tentative maps, final tract maps, a major land use permit for the multi-family area, and grading/building permits will be processed.

APPENDIX A:
S-88 ZONING REGULATIONS AND RESTRICTIONS

Density: 10 d.u./ac. maximum

Lot Size: 3,000 sq. ft. lot minimum

Building Types: single family detached, detached with zero lot line, detached with Reciprocal Use Easements, duplex, triplex, quadraplex

Height: 35 feet and 2-story maximum (Designation "G")
Minimum

Setbacks: Front yard: 5 or 15 feet (setbacks in the 5' to 15' range are not permitted). A maximum of 30% of the units may use a 5' front setback. No more than four consecutive 5' front setbacks are allowed.

Front yard-living space: 10 feet

Side yard: single family detached - 5'

: single family detached with zero lot line garage - 5' (0' for garage)

: detached zero lot line - 0' or 10'

: detached reciprocal easements - 5'

: attached (duplex, triplex, quadraplex) - 0' or 5'.

Minimum distances between adjacent buildings will be 10' except that a garage may be separated by only 5' from an adjacent dwelling unit.

Rear yard: 15'

Accessory uses:

Permitted subject to Section 4835 of the Zoning Ordinance:

1) swimming pools, 2) private garages, 3) fences, 4) miscellaneous accessory buildings, 5) roofed, open sided patios attached to the main building, 6) uncovered, unenclosed porches or platforms, 7) cornices, eaves, belt courses, water tables, sills, buttresses, capital, bases, and fireplaces, 8) fire escapes, 9) open unenclosed stairways, 10) guard railings, 11) animal enclosures, and 12) trees, shrubs, and flowers.

Not permitted: accessory uses not stipulated above including, but not limited to, 1) living units, 2) guest houses, 3) stands, 4) outdoor area lighting on poles, and 5) sidewalk arcades.

Miscellaneous: Conversion of garages to other uses is prohibited. Driveway parking is prohibited. It is required that garage door openers be installed and maintained.