

Hagey Property Analysis

Proposal: Include two parcels, totaling 5 acres into Ramona Village Form Based Code Boundary

Requested by: Board – directed to analyze inclusion of the Hagey Property into RVFBC

Property Owner	Proposed
Staff Recommendation	Proposed
Village Design & Design Review Board	Proposed
CPG Recommendation	Proposed



Property Description

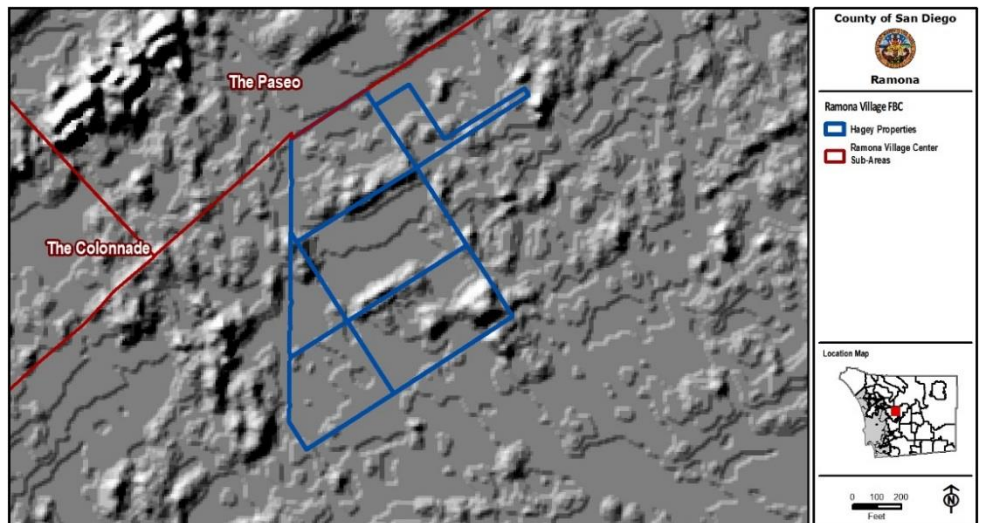
Property Owner:
Jim Hagey

Size:
20 acres
6 parcels

Location/Description:
Located south of Main Street along Ramona Street to the west and H Street to the south.

Zoning Designation:
Residential-Urban (RU), Residential Single (RS)

General Plan Designation:
Village Residential VR-4.3, VR-7.3, VR 24



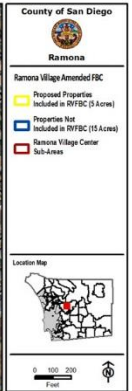
Staff Recommendation Rationale

- Staff analyzed the inclusion of the entire six parcel 20-acre Hagey property.
- Staff shared three illustrations of the Hagey property with the community. The illustrations were prepared to visually convey what a potential mixed-use development with an estimated 75,000 square foot retail store, and apartments would look like developed to the RVFBC standards. The three renderings showed potential configurations and locations for the placement of a retail store.
- During community meetings concerns were expressed by nearby property owners regarding a potential medium to large scale commercial use affecting the existing community character.
- On March 1, 2018 the RCPG recommended a compromise to include the two northern parcels into the RVFBC boundary as RM-V4, and keep the southern four parcels as they are.
- The property owner amended original request to align with the community recommendation.

Hagey Property Analysis

Aerial Map

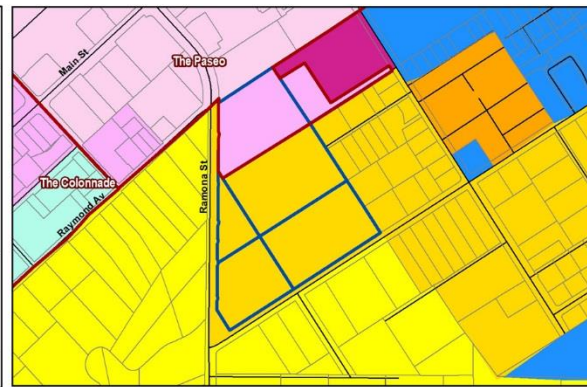
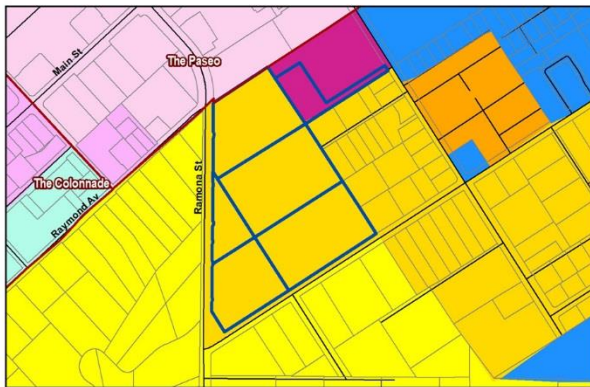
Amended Boundary Aerial Map



The six parcel site totals 20 acres in size. The northern two acres proposed to be included in the RVFBC boundary total 5 acres in size. The largest parcel proposed to be included into the boundary contains the Elliott Pond. The southern four parcels are undeveloped open space.

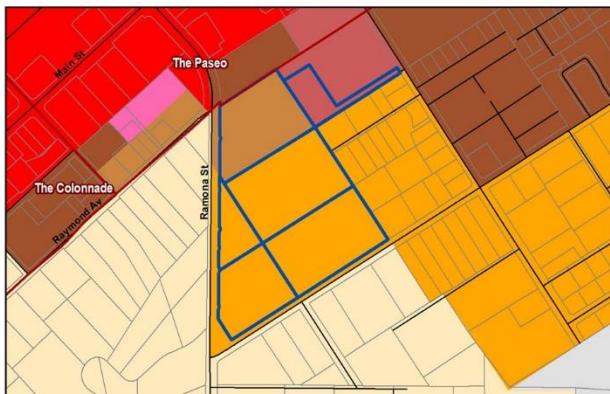
Zoning Designation Map

Proposed Zoning Designation Map



The two northern parcels proposed to be included in the RVFBC boundary are currently zoned Residential Urban - RU, and Residential - Single (RS), and proposed to be rezoned to RM-V4. The four southern parcels not proposed to be included in the RVFBC boundary are zoned Residential - Single (RS).

General Plan Designation Map



No changes to the General Plan designations are proposed as part of this project.

The two northern parcels proposed to be included into the RVFBC boundary have General Plan designations as Village Residential VR-24, and VR-7.3. The southern four parcels have General Plan designations as Village Residential - VR-4.3.

Hagey Property Analysis



Illustration 1

Illustration 1 shows a proposed retail store set back from Ramona Street located in the south-eastern corner of the property. Mixed-use and parking is developed on the north and west of the property. The Elliot Pond area shows recreational open space with some light mixed use development.

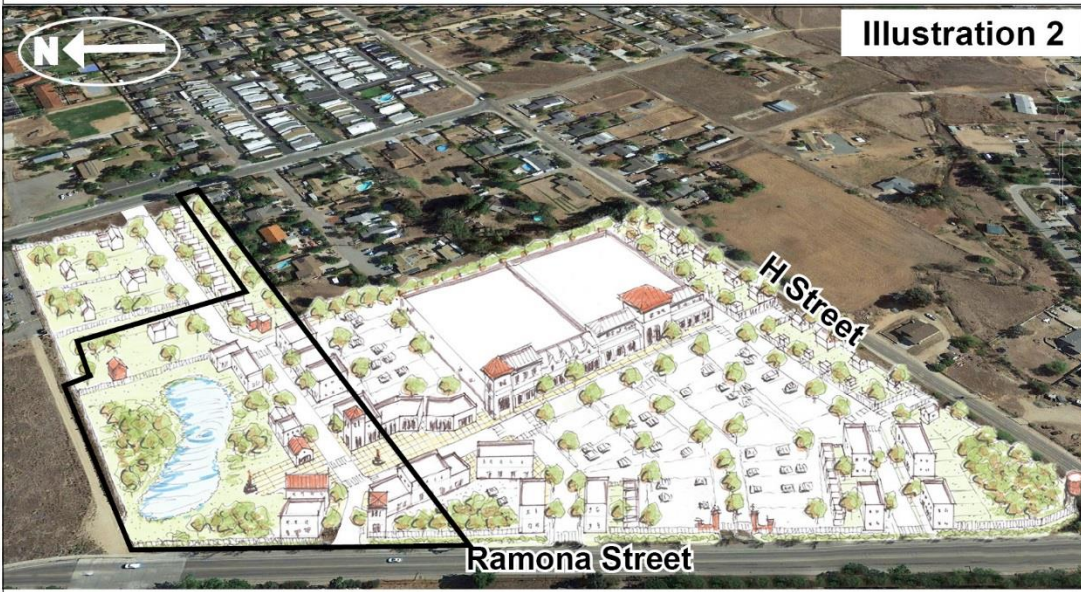


Illustration 2

Illustration 2 shows a proposed retail store brought closer to Ramona and H streets with mixed-use located to the north of the site, and parking developed to the south-east and south-west. The Elliot Pond area shows recreational open space with some light mixed-use development.



Illustration 3

Illustration 3 shows a proposed retail store set along Ramona Street. Mixed-use is located to the north of the site, and parking developed in the south-western portion of the site. The Elliot Pond area shows recreational open space with some light mixed-use development.

Constraint Maps



County of San Diego



Ramona

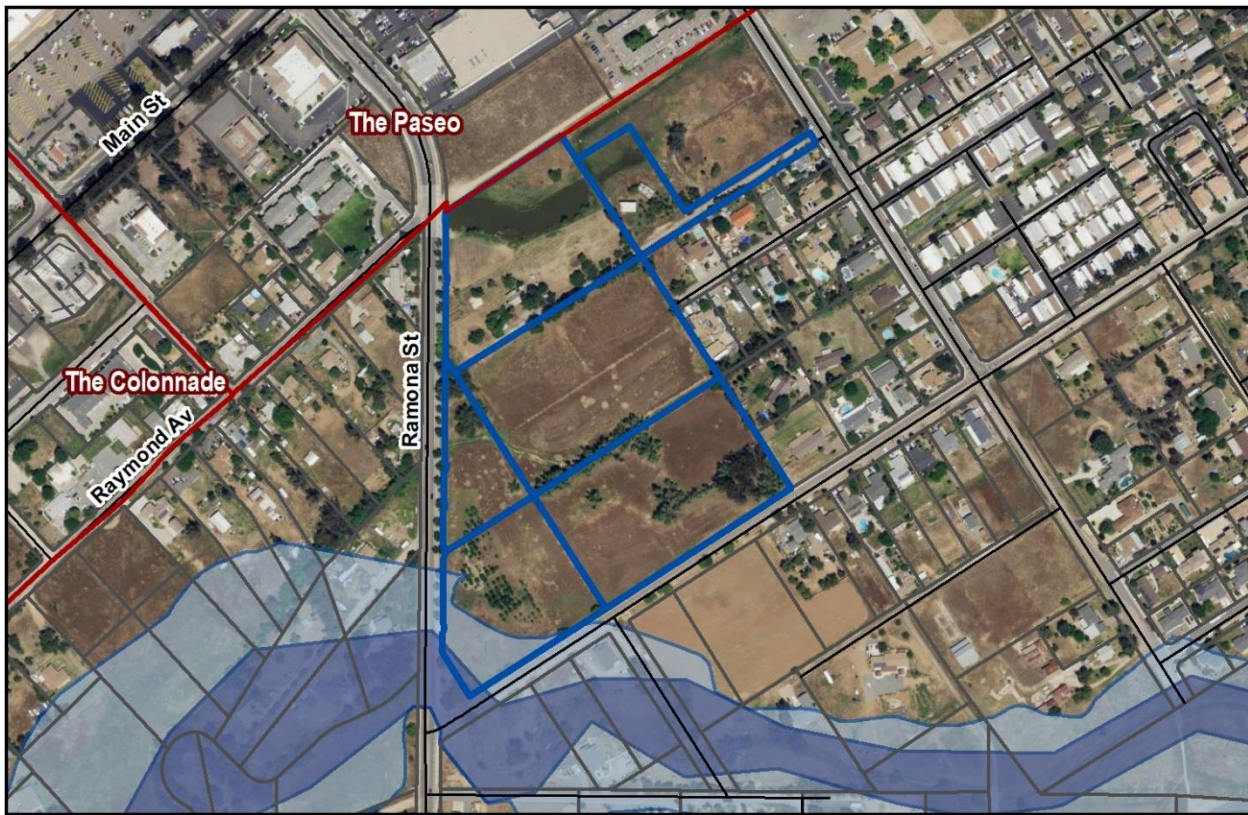
Ramona Village FBC

- Hagey Properties
- Ramona Village Center Sub-Areas
- Slope GT 25%
- Flood Hazard
- USFWS National Wetlands Inventory


Location Map



0 100 200
Feet

County of San Diego




Ramona

Ramona Village FBC

- Hagey Properties
- Ramona Village Center Sub-Areas
- County 100yr Floodway
- County 100yr Floodplain

Location Map



0 100 200
Feet

