

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center
 # 1584 / www.sandagov.org/landuse/planningcenter

- Property Specific Requests
- Recommended Project (October 2010) Land Use Designations^{1,2}**
 - Village Residential (VR-30)
 - Village Residential (VR-24)
 - Village Residential (VR-20)
 - Village Residential (VR-15)
 - Village Residential (VR-10.9)
 - Village Residential (VR-7.3)
 - Village Residential (VR-4.3)
 - Village Residential (VR-2.9)
 - Village Residential (VR-2)
 - Semi-Rural Residential (SR-5)
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-2)
 - Semi-Rural Residential (SR-4)
 - Semi-Rural Residential (SR-10)
 - Rural Lands (RL-20)
 - Rural Lands (RL-40)
 - Rural Lands (RL-80)
 - Specific Plan Area (residential densities in italics)⁴
 - Office Professional³
 - Neighborhood Commercial³
 - General Commercial³
 - Rural Commercial³
 - Limited Impact Industrial³
 - Medium Impact Industrial³
 - High Impact Industrial³
 - Village Core Mixed Use
 - Public/Semi-Public Facilities³
 - Public/Semi-Public Lands (Solid Waste Facility)
 - Public Agency Lands
 - Tribal Lands
 - Open Space (Recreation)
 - Open Space (Conservation)
 - Forest Conservation Initiative Overlay
- Spring Valley Community Planning Area Boundary

NOTES:

- 1: The type and intensity of development depicted on the map must be implemented in accordance with General Plan goals and policies and other County regulations which may further affect the type and intensity of use.
- 2: Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
- 3: Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
- 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:

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Source: County of San Diego, SanGIS, SANISGIS
 File Reference: S:\land_use\update_map\update\planningcenter_nov_2008_atlas.mxd

PROPERTY SPECIFIC REQUEST

SV17

Property Specific Request: Change land use designation from VR24/VR7.3 to VR2.9 & SR1 (See next page)	
Requested by: Spring Valley Community Planning Group	
Community Recommendation	VR2.9/SR1
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:
1 - Anticipate property owner is opposed to lower density

Property Description

Property Owner:

Massey William L & Kathleen A

Size:

6.7 acres
9 parcels

Location/Description:

East of Grand Ave and West of the end of Harness Street; Inside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

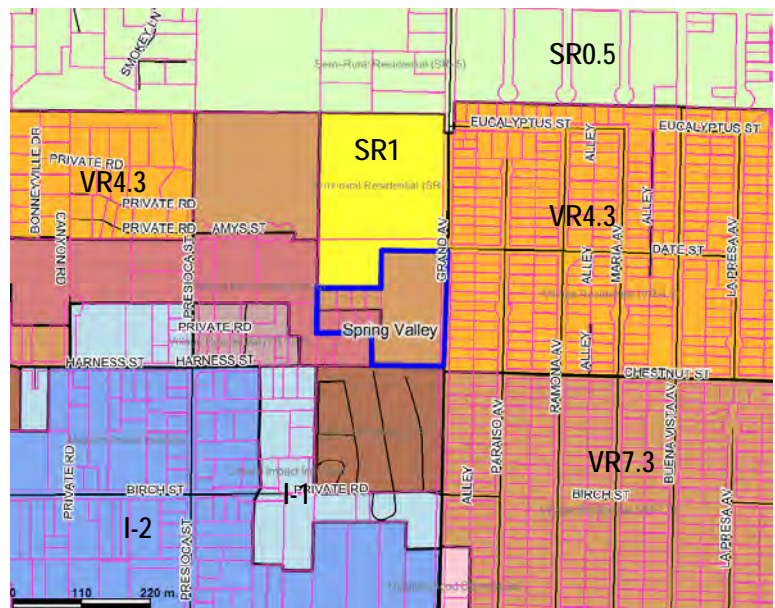
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	43 & 7.3 du/acre
PC / Staff Recommendation	VR24/VR7.3
Referral	VR24/VR7.3
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — RU: Urban Residential RV: Variable Family Residential	
Proposed — Same as existing	



Aerial



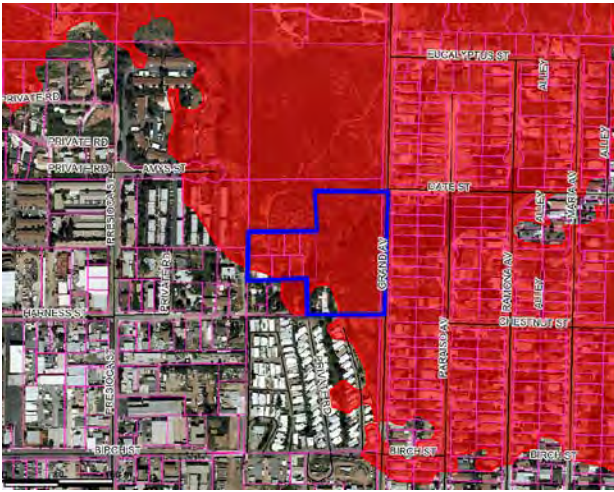
PC/Staff Recommendation

Discussion

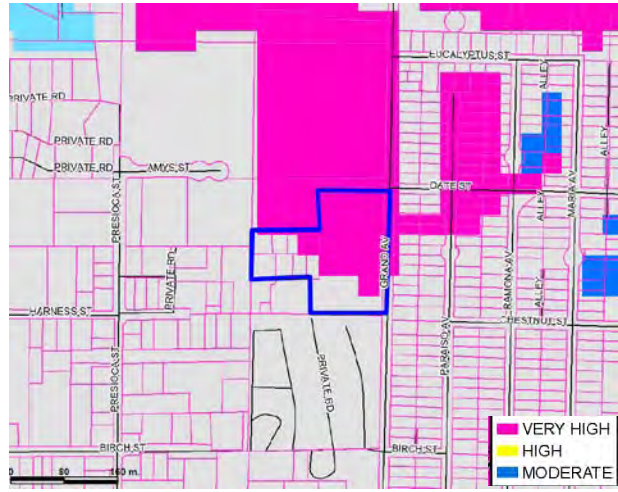
This Referral is one that was looked at closely by staff and the Spring Valley Community Planning Group in the summer of 2009, who at the time revised the recommendation for the property, instead recommending Semi-Rural 1 and Village Residential 2.9 for these 9 parcels. The property owner also owns three parcels to the south, about 1.2 acres in size that are designated as Village Residential 24, and are recommended to remain. The nine parcels in question are entirely constrained by steep slopes, not typically assigned higher density residential designations. The Planning Group's recommendation was revised during the Planning Commission Hearings, which would have applied Village Residential 2.9 to the smaller parcels and Semi-Rural 1 on the remainder.

PROPERTY SPECIFIC REQUEST

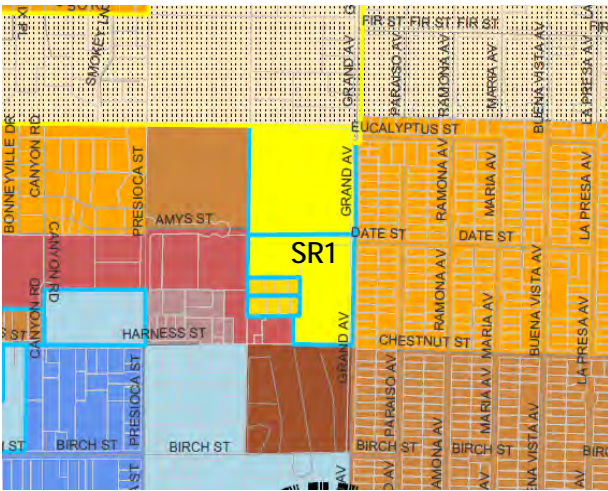
SV17 (cont.)



Steep Slopes (greater than 25%)



Habitat Evaluation Model



Spring Valley CPG Request