

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or www.co.sandiego.ca.gov/Planning/Projects/Projects.aspx.

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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:

For more information:

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40 ACRES

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PROPERTY SPECIFIC REQUEST

SW1 [2005 Commercial/Industrial Referral #1]

Property Specific Request: Change land use designation from VR24 to Neighborhood Commercial	
Requested by: None (2005 Referral)	
Community Recommendation	VR24
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

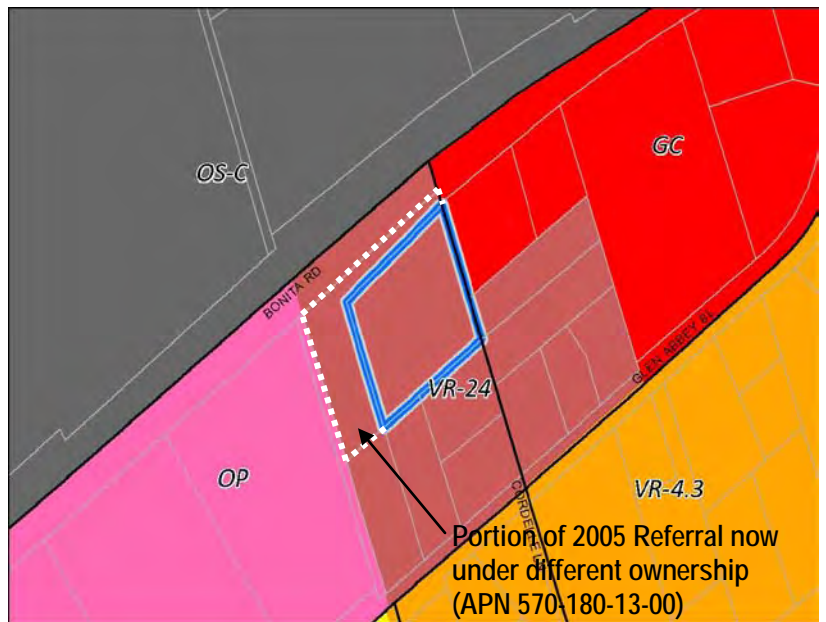
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Allan Keubler (APN 570-180-30-00); Timothy A. Rhea / Thomas M. Henry (APN 570-180-13-00)	
<u>Size:</u> 0.9 acres 2 parcels	
<u>Location/Description:</u> West of Cordelle Lane, just south of Bonita Road; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
○ Steep slope (greater than 25%)	
● Floodplain	
○ Wetlands	
○ Habitat Value	
○ Agricultural Lands	
○ Fire Hazard Severity Zones	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	4.3 du/ ac
PC / Staff Recommendation	VR24
Referral	NC
Hybrid	VR24
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RS, 10,000 SF minimum lot size	
Proposed — RU, 6,000 SF minimum lot size	



Aerial



PC/Staff Recommendation

Discussion

Subject property was a 2005 Commercial / Industrial Referral requesting an increase in intensity from 4.3 dwelling units per acre to General Commercial. In 2005, the Board of Supervisors directed staff to apply a Neighborhood Commercial (NC) designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The PC/Staff Recommendation for a Residential designation was coordinated with the Community Planning Group and is based on the desire to avoid the need for further curb cuts and an increased number of Average Daily Traffic on Bonita Road. Bonita Road currently operates at Level of Service "F" and could not sustain additional trips from a commercial business without a direct impact on the existing traffic on Bonita Road.

PROPERTY SPECIFIC REQUEST

SW1



Floodplain (100-year)



Fire Hazard Severity Zones

Additional Information

Since 2005, the ownership for the parcel fronting on Bonita Road has changed. In addition, the parcel still under the same ownership as the 2005 Referral does not front on Bonita Road and a business would not be easily accessible to the public.