SAN JUAN CAPISTRANO OFFICIAL ZONING MAP

Adopted by Ordinance No. 869, November 15, 2002

This is to certify that this is the Official Zoning Map referred to in Section 9-1 of the Municiple Code of the City of San Juan Capistrano.

Diane Bathgate

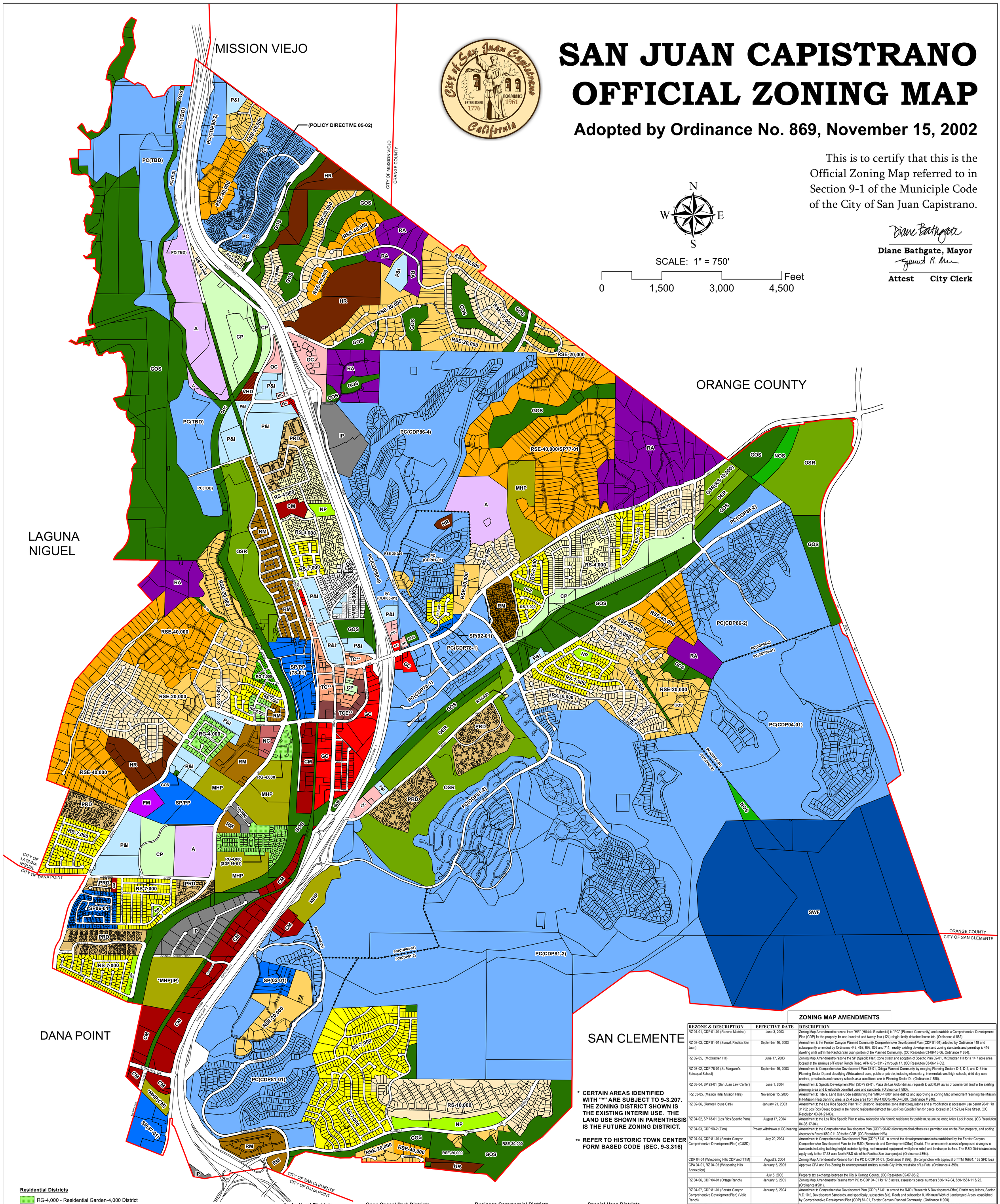
Diane Bathgate, Mayor

Attest City Clerk

N W E S

SCALE: 1" = 750'

0 1,500 3,000 4,500 Feet



* CERTAIN AREAS IDENTIFIED WITH "*" ARE SUBJECT TO 9-3.207. THE ZONING DISTRICT SHOWN IS THE EXISTING INTERIM USE. THE LAND USE SHOWN IN PARENTHESIS IS THE FUTURE ZONING DISTRICT.

** REFER TO HISTORIC TOWN CENTER FORM BASED CODE (SEC. 9-3.316)

Residential Districts

- RG-4,000 - Residential Garden-4,000 District
- RG-7,000 - Residential Garden-7,000 District
- RS-4,000 - Single-Family-4,000 District
- MRD-4,000 - Mission Residential District-4,000 District
- RS-7,000 - Single-Family-7,000 District
- RS-10,000 - Single-Family-10,000 District
- RSE-20,000 - Single-Family-20,000 District
- RSE-40,000 - Single-Family-40,000 District
- RM - Multiple-Family District
- HR - Hillside Residential District
- VHD - Very High Density District
- MHP - Mobile Home Park District
- RA - Residential/Agriculture District
- PRD - Planned Residential Development District

Agricultural Districts

- A - Agri-Business District
- FM - Farm Market District

Open Space/ Park Districts

- CP - Community Park District
- NP - Neighborhood Park District
- OSR - Open Space Recreation District
- NOS - Natural Open Space District
- GOS - General Open Space

Business Commercial Districts

- OC - Office Commercial District
- NC - Neighborhood Commercial District
- GC - General Commercial District
- CM - Commercial Manufacturing District
- TC - Town Center District **
- TCE - Town Center Edge District **

Special Uses Districts

- IP - Industrial Park District
- P&I - Public and Institutional District
- PC - Planned Community District
- SP/PP - Specific Plan/ Precise Plan District
- SWF - Solid Waste Facility District

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ZONING MAP AMENDMENTS

REZONE & DESCRIPTION	EFFECTIVE DATE	DESCRIPTION
RZ 01-01, CDP 01-01 (Rancho Madrina)	June 3, 2003	Zoning Map Amendment to rezone from "HR" (Hillside Residential) to "PC" (Planned Community) and establish a Comprehensive Development Plan (CDP) for the property for one-hundred and twenty-four (124) single-family detached home lots. (Ordinance # 882).
RZ 02-03, CDP 81-01 (Suncal, Pacifica San Juan)	September 16, 2003	Amendment to the Forster Canyon Planned Community Comprehensive Development Plan (CDP 81-01) adopted by Ordinance 418 and subsequently amended by Ordinance 446, 458, 696, 809 and 711; modify existing development and zoning standards and permit up to 416 dwelling units within the Pacifica San Juan portion of the Planned Community. (CC Resolution 03-09-16-06, Ordinance # 884).
RZ 02-05, (McCracken Hill)	June 17, 2003	Zoning Map Amendment to rezone the SP (Specific Plan) zone district and adoption of Specific Plan 02-01, McCracken Hill for a 14.7 acre area located at the terminus of Forster Ranch Road, APN 675- 331 - 2 through 17. (CC Resolution 03-06-17-05).
RZ 03-02, CDP 78-01 (St. Margaret's Episcopal School)	September 16, 2003	Amendment to Comprehensive Development Plan 78-01, Ortega Planned Community by merging Planning Sectors D-1, D-2, and D-3 into Planning Sector D; and classifying AEducational uses, public or private, including elementary, intermediate and high schools, child day care centers, preschools and nursery schools as a conditional use in Planning Sector D. (Ordinance # 885).
RZ 03-04, SP 92-01 (San Juan Law Center)	June 1, 2004	Amendment to Specific Development Plan (SDP) 92-01, Plaza de Las Golondrinas, requests to add 0.97 acres of commercial land to the existing planning area and to establish permitted uses and standards. (Ordinance # 890).
RZ 03-05, (Mission Hills/ Mission Flats)	November 15, 2005	Amendment to Tile 9, Land Use Code esbiblishing the "MRD-4,000" zone district, and approving a Zoning Map amendment rezoning the Mission Hill-Mission Flats planning area, a 27.4 acre area from RG-4,000 to MRD-4,000. (Ordinance # 910).
RZ 02-06, (Ramos House Cafe)	January 21, 2003	Amendment to the Los Rios Specific Plan "HR" (Historic Residential) zone district regulations and a modification to accessory use permit 96-01 for 31752 Los Rios Street, located in the historic residential district of the Los Rios Specific Plan for parcel located at 31752 Los Rios Street. (CC Resolution 03-01-21-03).
RZ 04-02, SP 78-01 (Los Rios Specific Plan)	August 17, 2004	Amendment to the Los Rios Specific Plan to allow relocation of a historic residence for public museum use only; Arley Leck House. (CC Resolution 04-08-17-04).
RZ 04-03, CDP 90-2 (Zion)	Project withdrawn at CC hearing	Amendment to the Comprehensive Development Plan (CDP) 90-02 allowing medical offices as a permitted use on the Zion property, and adding Assessor's Parcel 650-011-39 to the CDP. (CC Resolution: N/A).
RZ 04-04, CDP 81-01 (Forster Canyon Comprehensive Development Plan) (CUSD)	July 20, 2004	Amendment to Comprehensive Development Plan (CDP) 81-01 to amend the development standards established by the Forster Canyon Comprehensive Development Plan for the R&D (Research and Development/Office) District. The amendments consist of proposed changes to standards including building height, exterior lighting, roof-mounted equipment, wall plane relief, and landscape buffers. The R&D District standards apply only to the 17.38 acre North R&D site of the Pacifica San Juan project. (Ordinance #894).
CDP 04-01 (Whispering Hills CDP and TTM)	August 3, 2004	Zoning Map Amendment to Rezone from the PC to CDP 04-01. (Ordinance # 896). (In conjunction with approval of TTM 16634: 155 SFD lots)
GPA 04-01, RZ 04-05 (Whispering Hills Annexation)	January 5, 2005	Approve GPA and Pre-Zoning for unincorporated territory outside City limits, west side of La Pata. (Ordinance # 899).
	July 5, 2005	Property tax exchange between the City & Orange County. (CC Resolution 05-07-05-2).
RZ 04-06, CDP 04-01 (Ortega Ranch)	January 5, 2005	Zoning Map Amendment to Rezone from PC to CDP 04-01 for 17.8 acres, assessor's parcel numbers 650-142-04, 650-1581-11 & 22. (Ordinance #901).
RZ 04-07, CDP 81-01 (Forster Canyon Comprehensive Development Plan) (Valle Ranch)	January 5, 2004	Amendment to Comprehensive Development Plan (CDP) 81-01 to amend the R&D (Research & Development-Office) District regulations, Section V.D.10.f., Development Standards, and specifically, subsection 3(a), Roofs and subsection 8, Minimum Width of Landscaped Areas, established by Comprehensive Development Plan (CDP) 81-01, Forster Canyon Planned Community. (Ordinance # 900).
RZ 04-08, (Equestrian Zoning)	May 5, 2005	Zoning Map Amendment to Rezone from the RS-10,000 to the RS-20,000 zone district for parcels located at29522-29841 Monarch Drive, and at 28072, 28102, and 28122 Camino La Ronda and more precisely referred to as assessors parcel number(s) 650-451-07 & 08; 650-452-01 To 03; 650-461-01 To 17; 650-471-01 To 03; 650-972-02; And 666-071-02 To 04. (Ordinance # 905).
RZ 05-01, CDP 04-01 (Whispering Hills)		(See previous entry above)
RZ 05-02, (Habitat for Humanity)	October 3, 2006	Zoning Map Amendment to Rezone from IP (Industrial Park) to Residential Garden-4,000 (RG-4,000) to facilitate development of affordable housing units at APN 668-421-03, 04. (CC Resolution 06-09-19-05 & 06) (Ordinance # 918).
RZ 06-01, GPA 06-01 (Villa Montana)	Denied	Denied
RZ 06-03 (Mammoth Office)	December 19, 2006	Amendment to CDP 90-2.
CDP 86-04	March 18, 2008	Planned Community Map Amendment to Rezone from P&I (Public and Institutional) to OC (Office Commercial) (Ordinance #936)
RZ 08-001	July 15, 2008	Amendment to Zoning Map, Land Use Code, CDP 81-02 (Glenfied-Lomas San Juan) (Ordinance #939)
RZ 08-006	October 22, 2008	Zoning Map Amendment to Rezone from RM to PRD (Ordinance #945)
RZ 07-01, CDP 09-01	November 16, 2010	Amendment adopting a Comprehensive Development Plan for Distrito La Novia-San Juan Meadows Project.
RZ 09-02, GPA 09-01	January 14, 2010	Annexation of the 132-Acre Rancho Mission Viejo Property; (APN 125-172-07 & 125-172-17)
CDP 90-02		Amendment to Rezone from P&I (Public and Institutional) to PC(Planned Community) (Ordinance #961)
RZ 13-005	November 4, 2014	Zoning Map Amendment to Rezone from Agri-Business District to SP/PP (Ordinance #1018)