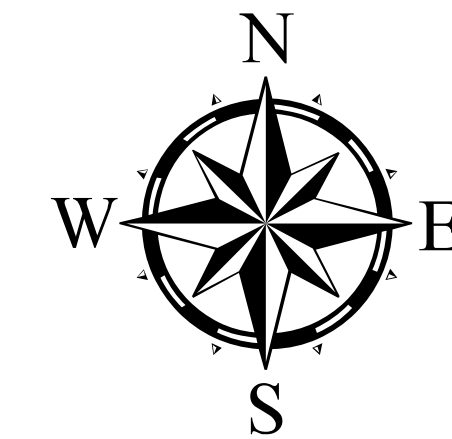




# SAN JUAN CAPISTRANO OFFICIAL ZONING MAP

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 Municipale Code of the City of San Juan Capistrano.



SCALE: 1" = 750'

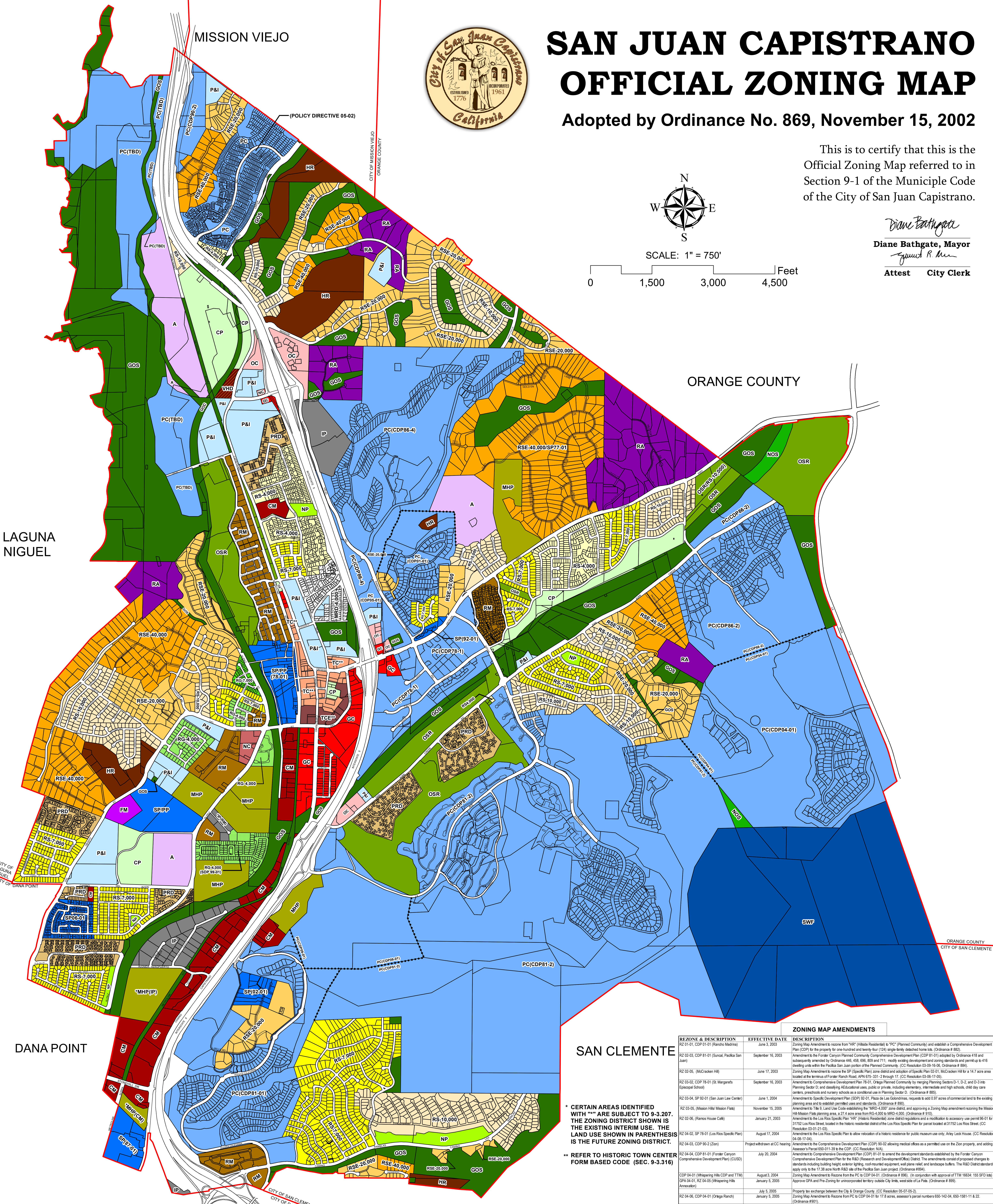
0 1,500 3,000 4,500 Feet

*Diane Bathgate*

Diane Bathgate, Mayor

*Quinn R. Ann*

Attest City Clerk



- 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

- 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

### SAN CLEMENTE

\* 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)

### ZONING MAP AMENDMENTS

REZONE & DESCRIPTION	EFFECTIVE DATE	DESCRIPTION
RZ 01-01, CDP 81-01 (Sunset, Pacific San Juan)	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 (Sunset, Pacific 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 448, 658, 660 and 711, modify existing development and zoning standards and permit up to 418 dwelling units within the Pacific 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 670-331-2 through 17. (CC Resolution 03-06-17-02)
RZ 02-02, CDP 78-01 (St. Margarets Episcopal School)	September 16, 2003	Amendment to Comprehensive Development Plan 78-01, Orange Planned Community, by merging Planning Sectors D-1, D-2, and D-3 into Planning Sector D, and designating A/Educational 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 Galaneras, 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 Hill Mission Plaza)	November 15, 2005	Amendment to the 9.1 Land Use Code establishing the "MRD-4,000" zone district and approving a Zoning Map Amendment rezoning the Mission Hill/Mission Plaza planning area, a 27.4 acre area from RSE-40,000 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 02-01-21-01)
RZ 04-02, SP 79-01 (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 Lock House. (CC Resolution 04-08-17-04)
RZ 04-03, CDP 90-2 (Zoon)	Project withdrawn at CC hearing	Amendment to the Comprehensive Development Plan (CDP) 90-02 allowing medical offices as a permitted use on the Zoon 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) (C/DSD)	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) 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 Pacific San Juan project. (Ordinance # 884)
CDP 84-01 (Whispering Hills CDP and TTM)	August 3, 2004	Zoning Map Amendment to Rezone from RM to PRD (Ordinance # 845)
CDP 84-02 (Whispering Hills)	January 5, 2005	Approve CPA and Pre-Zoning for unincorporated territory outside City limits, west side of La Paloma. (Ordinance # 895)
RZ 04-06, CDP 94-01 (Dega Ranch)	July 5, 2005	Property tax exchange between the City and Orange County. (CC Resolution 05-07-05-2)
RZ 05-02, (Habitat for Humanity)	January 5, 2005	Zoning Map Amendment to Rezone from PC to CDP 84-01 for 17.6 acres, assessor's parcel numbers 650-142-04, 650-158-11 & 22. (Ordinance # 901)
RZ 04-07, CDP 81-01 (Forster Canyon Comprehensive Development Plan) (Vale Ranch)	January 5, 2004	Amendment to Comprehensive Development Plan (CDP) 81-01 to amend the R&D (Research & Development) District regulations, Section 10.0.01, Development Standards, and specifically, subsection 3(a), Rook and subsection 8, Minimum Width of Landscaped Areas, established by Comprehensive Development Plan (CDP) 81-01, Forster Canyon Planned Community. (Ordinance # 800)
RZ 04-08, (Equestrian Zoning)	May 5, 2005	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 05-09-19-04 & 05, Ordinance # 918)
RZ 05-01, CDP 04-01 (Whispering Hills)	October 3, 2008	(See previous entry above)
RZ 05-02, (Habitat for Humanity)	October 3, 2008	(See previous entry above)
RZ 05-03, (Marathon Office)	December 19, 2008	Amendment to CDP 90-2
CDP 86-04	March 15, 2009	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 (Bankers-Lomas San Juan) (Ordinance # 939)
RZ 08-008	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, CPA 09-01	January 14, 2010	Amendment of the 132-Acre Rancho Mission Viejo Property. (APN 125-172-07 & 125-172-17)
CDP 90-02	October 22, 2008	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 Districts SP/PP (Ordinance # 1018)