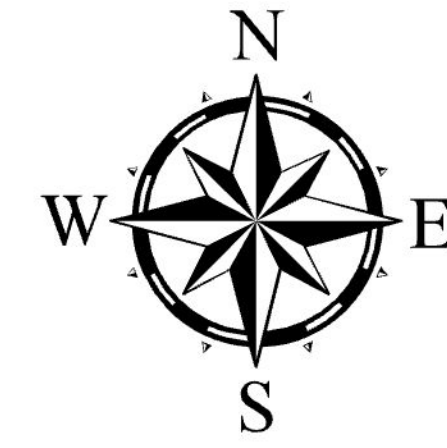




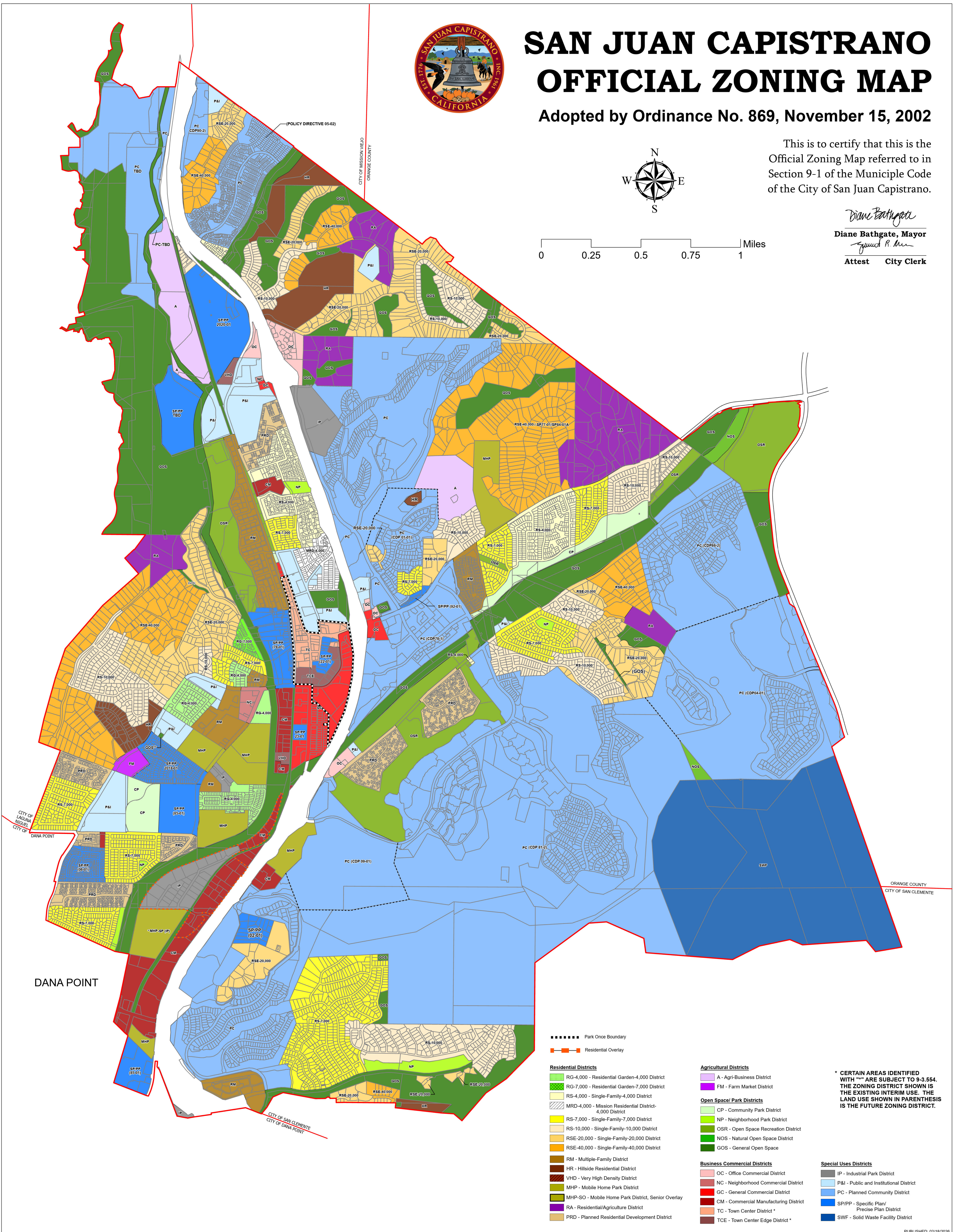
# SAN JUAN CAPISTRANO OFFICIAL ZONING MAP

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**  
*James R. Muir*  
**Attest City Clerk**



- ..... Park Once Boundary
- Residential Overlay

#### 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
- MHP-SO - Mobile Home Park District, Senior Overlay
- RA - Residential/Agriculture District
- PRD - Planned Residential Development District

#### Agricultural Districts

- A - Agr-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 \*

\* CERTAIN AREAS IDENTIFIED WITH "\*" ARE SUBJECT TO 9-3.554. THE ZONING DISTRICT SHOWN IS THE EXISTING INTERIM USE. THE LAND USE SHOWN IN PARENTHESIS IS THE FUTURE ZONING 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

# 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 02-05, (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 03-04, 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, 2004	Amendment to Title 9, Land Use Code establishing 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 04-03, CDP 90-2 (Zion)		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).
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).
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 04-08, (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 at 29522-29841 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;
RZ 05-01, GPA 04-01, GPA 04-01 and RZ04-05		
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 06-02 Harbor Lane Homes	MAY 15, 2007	Rezone the Harbor Lane Homes Community to Specific Plan / Precise Plan. (Ordinance 921)
RZ 08-001	JULY 15, 2008	Amendment to Zoning Map, Land Use Code, CDP 81-02 (Glenfed-Lomas San Juan) (Ordinance 939)
RZ 08-001 Mission Hills and Hidden Mountain	JULY 17, 2008	Rezone the Mission Hills Ranch Area from RSE-40,000 to RSE-20,000 and the Hidden Mountain Estates from RSE-40,000 to RSE-20,000. (Ordinance 939)
RZ 08-006	OCTOBER 22, 2008	Zoning Map Amendment to Rezone from RM to PRD (Ordinance 945)
RZ 08-002 Jerwel Self Storage	MARCH 3, 2009	Rezone the Jerwel Self Storage property from General Open Space to Planned Community, incorporating it into Comprehensive Development Plan 81-01. (Ordinance 952)
RZ 04-05, GPA 09-01	JANUARY 14, 2010	Annexation of the 132-Acre Rancho Mission Viejo Property; (APN 125-172-07 & 125-172-17)
RZ 07-01, CDP 09-01	NOVEMBER 16, 2010	Amendment adopting a Comprehensive Development Plan for Distrito La Novia-San Juan Meadows Project.
RZ 10-003 Dermal Residence	MAY 17, 2011	Amend the Forster Canyon Planned Community Comprehensive Development Plan 81-1 to establish the new Hillside Estate District. (Ordinance 986)
CA 13-001, CA 13-002, & RZ 13-002 2014-2021 Housing Element Rezone	FEBRUARY 4, 2014	Rezone the Groves Parcel to from Commercial Office to Very High Density, and amend all Affordable/Senior Housing zones to Very High Density. Amend the Ortega Planned Community Comprehensive Development Plan 78-1 to establish a new Sector B-3 over the Vent
RZ 13-004 Gilmer Residence Clean-Up	FEBRUARY 4, 2014	Rezone the Gilmer Residence from Public & Institutional to Residential Single Family Estate 40-000. (Ordinance 1006)
RZ 13-003 The Oaks Clean-Up	MARCH 4, 2014	Rezone the Oaks site from "Open Space Recreation / Residential Single Family - 10,000" to solely Residential Single Family. (Ordinance 1009)
RZ 13-005	NOVEMBER 4, 2014	Zoning Map Amendment to Rezone from Agri-Business District to SP/PP (Ordinance 1018)
RZ 15-001 City Hall Site	MAY 17, 2016	Rezone the City Hall site from Commercial Manufacturing to Very High Density. (Ordinance 1032)
CA17-004 Senior Mobile Home Park Overlay	AUGUST 15, 2017	Establish an Overlay zone for Senior Mobile Home Parks providing a process and protection from conversion to all age parks. (Ordinance 1049)
RZ 17-001 Protea Memory Care	APRIL 2, 2019	Rezone the Protea Memory Care site from Office Commercial to Public & Institutional. (Ordinance 1064)
CA 19-004 & RZ 20-001 NWOS Specific Plan	OCTOBER 6, 2020	Rezone Northwest Open Space Property to Specific Plan/Precise Plan and establish a new Specific Plan document 2020-01 (Ordinance 1080)
CA 18-001 Town Center & Center Edge	JANUARY 19, 2021	Establish Town Center and Town Center Edge zones and Park Once Boundary. (Ordinance 1082)
CA 18-001	FEBRUARY 18, 2021	Zoning Map amendments to remove all reference to Historic Town Center (HTC) (Ordinance 1082)
CA 22-002 & RZ 22-001 El Camino Real Specific Plan	OCTOBER 18, 2022	Rezone Playhouse property to Specific Plan/Precise Plan and establish a new Specific Plan document 22-01 (Ordinance 1104)
GPA 22-002, RZ-004 (Oso Ranch)	APRIL 23, 2023	Rezone City land south of Oso Ranch from Planned Community to General Open Space, and Oso Ranch from Planned Community to Specific Plan / Precise Plan. (Ordinance 1110)
CA 22-003 & RZ 22-002 San Juan Plaza Specific Plan	APRIL 23, 2023	Rezone the San Juan Plaza commercial center to Specific Plan/Precise Plan to allow mixed-use, and establish a new Specific Plan document 23-01 (Ordinance 1111)
CA 22-004 & RZ 22-003 Costco Specific Plan & Industrial Residential Overlay	APRIL 23, 2023	Establish an Overlay zone over the Industrial and Commercial Manufacturing are off Camino Capistrano, Calle Perfecto, and Avenida Aeropuerto and modify the Costco Specific Plan 87-01 to allow mixed-use. (Ordinance 1112)
CA 22-007 & RZ 22-005 Skatepark	FEBRUARY 6, 2024	Rezone City owned Kinoshita Farms from Agriculture/Specific Pla/Precise Plan to solely Specific Plan/Precise Plan, and modify the Kinoshita Farm Specific Plan 85-01 to allow public skate parks and trails as permitted uses. (Ordinance 1115)
CA 23-001 & RZ 23-001 Forster & El Camino Specific Plan	OCTOBER 7, 2025	A Rezone to change the zoning designation of the three privately-owned and five City-owned parcels, proposed to be added to the El Camino Specific Plan 22-01, to Specific Plan/Precise Plan. (Ordinance 1129)