

LAND USE CLEAN-UP

SV201

Proposed Change: General Commercial to Village Residential 15
Basis for Change: Minor CPG Request

Community Recommendation	Support ¹
Opposition Expected	No

Property Description

Property Owners:
 Various
Property Size:
 6 parcels (1.4 acres)
Location:
 The properties are located on either side of Central Avenue, just north of Troy Street, and approximately ¼ mile east of SR-125; inside the County Water Authority boundary.

- Prevalence of Constraints (see following page):
- – high; ◐ – partially; ○ - none
 - ◐ Steep Slope (Greater than 25%)
 - Floodplain
 - Wetlands
 - Sensitive Habitat
 - Agricultural Lands
 - Fire Hazard Severity Zones (urban/unzoned)

Land Use

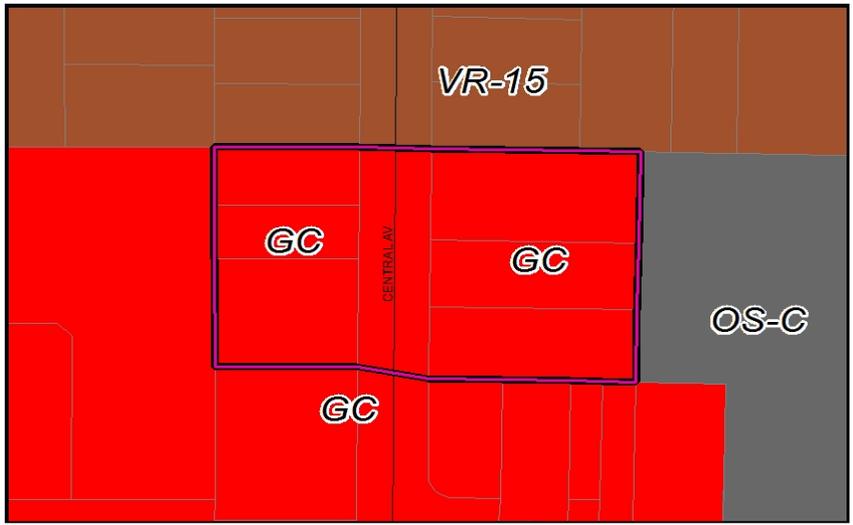
General Plan		
Scenario	Designation	DU's
Existing General Plan	General Commercial (C36 zoning allows 40 du/ac)	53
Proposed Change	VR-15	18
GP Update Analyzed	General Commercial (C36 zoning allows 40 du/ac)	53

Zoning		
Scenario	Designation	Min. Lot Size
Existing	C36	-
Proposed	RV	10,000sf

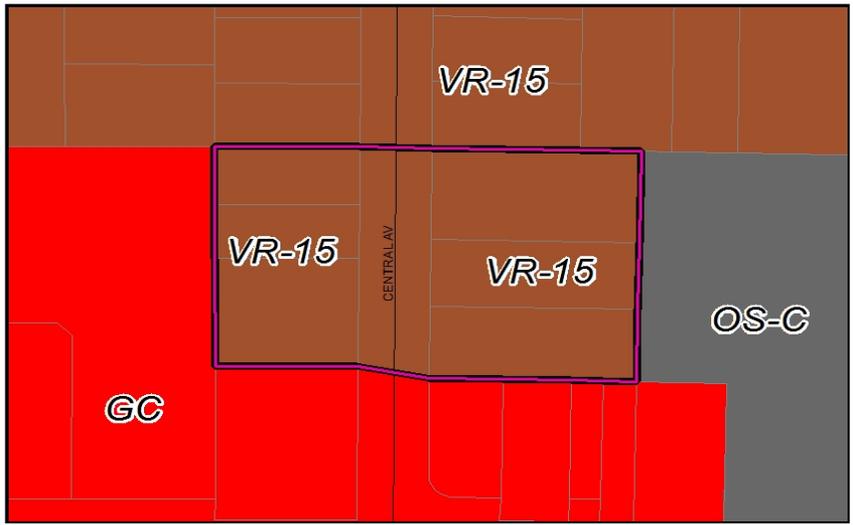
Note:
¹ Spring Valley CPG Minutes of April 8, 2014 (attached)



Aerial Photo



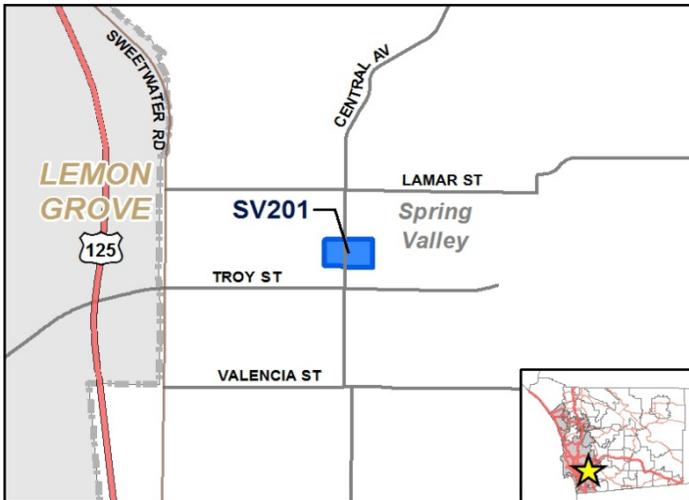
General Plan



Staff Recommendation

LAND USE CLEAN-UP

SV201



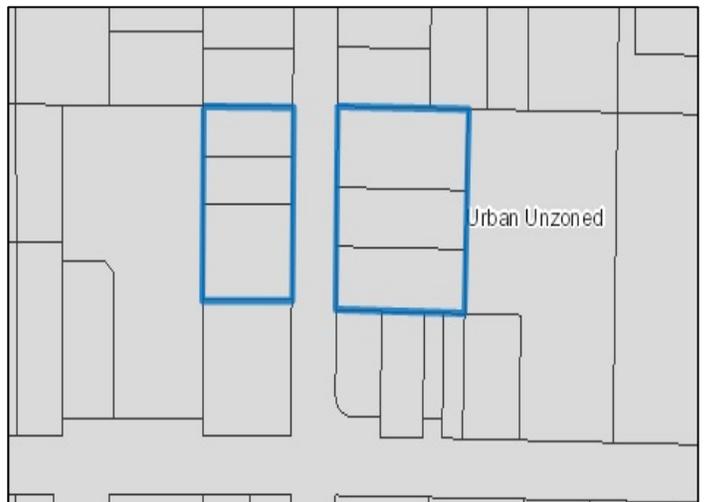
Vicinity Map



Steep Slope (greater than 25%)



Emergency Response Travel Time



Floodplain

Context

SV201 is a planning group requested item, proposing a change from General Commercial to Village Residential 15, for six parcels in Spring Valley. Each of these parcels has been used for residential for the past 60 years or more. The current C36 (General Commercial) zoning went into effect in 1979. Property owners have faced difficulties in selling their properties due to increasingly stringent lending policies and the reluctance of banks to lend for residential use in a commercial zone. Under the existing General Commercial Land Use designation, the residential density is set in zoning. The current C36 zoning allows up to 40 units per acre (residential as a secondary use). The proposed VR-15 designation would limit the residential density to 15 units per acre. The VR-15 designation would match the designation of an adjacent 75-acre area to the north (on both sides of Lamar Street).

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The Village Residential 15 designation is consistent with policy LU-1.3 based on the following:

- The subject parcels are within the Village Regional Category, adjacent to a 75-acre area that is currently designated VR-15
- The parcels have been used for residential for the last 60+ years.

APNs

5032621600, 5032621700, 5032621800, 5032735000, 5032734900, 5032734800

LAND USE CLEAN-UP

Spring Valley CPG Minutes

Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91978

Regular Meeting Minutes

Meeting held at: San Miguel Fire District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

April 8, 2014

Members	1. Robert Eble	9. Clifton Cunningham
	2. Lora Lowes	10. Vacant
	3. Jeff Hansen	11. Vacant
	4. Marilyn Wilkinson (a)	12. Walter Lake
	5. Vacant	13. Edward Woodruff
	6. John Eugenio, Secretary	14. James Comeau, Chairman
	7. Richard Preuss	15. L. Ben Motten
	8. Michael Daly, Vice Chairman (a)	

Chairman James Comeau called the meeting to order at 7:10 p.m. with a quorum of 8 present. Walter Lake arrived at 7:15 and Richard Preuss arrived at 7:40.

B. Central Avenue Rezoning and General Plan Change. 2911 - 2940 Central Avenue: Proponent: Nancy Grimm

Presenter: Lowes. The following Spring Valley property owners spoke during the public input regarding rezoning of specific addresses along Central Avenue, Dana Springs, 2934 Central Ave and Daniel Perez, 2030 Chardonay Tr., Chula Vista.

2911 to 2940 Central Ave. Spring Valley, CA are currently zoned commercial. Residents of those properties would like to have the zoning changed to residential.

A letter is being prepared that addresses those concerns and will be addressed to PDS, and copy to affected residents.

Motion to support and approve change from commercial to residential for properties located at 2911 to 2940 Central Ave. Spring Valley, CA.

Motion passed 10-0-0-2-3
