

LAND USE CLEAN-UP

VC202 (zoning only)

Proposed Change: 10-acre zoning minimum lot size to 2-acre zoning minimum lot size

Basis for Change: Mapping Error – zoning min. lot size inconsistency with GP designation

Community Recommendation TBD¹

Opposition Expected No

Property Description

Property Owner:

Various

Property Size:

4 parcels (38 acres)

Location:

The parcels are accessed via Sierra Rojo Lane and Sierra Rojo Rd, and are located a half mile west of Lilac Rd; 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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 2	14
No Proposed GP Change	Semi-Rural 2	14
GP Update Analyzed	SR-2 only	14

Zoning

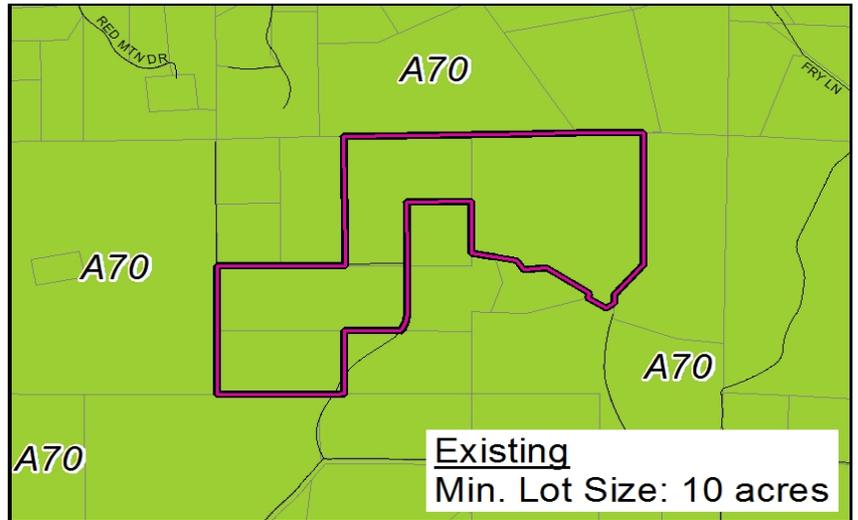
Scenario	Designation	Min. Lot Size
Existing	A70	10 acres
Proposed	A70	2 acres

Note:

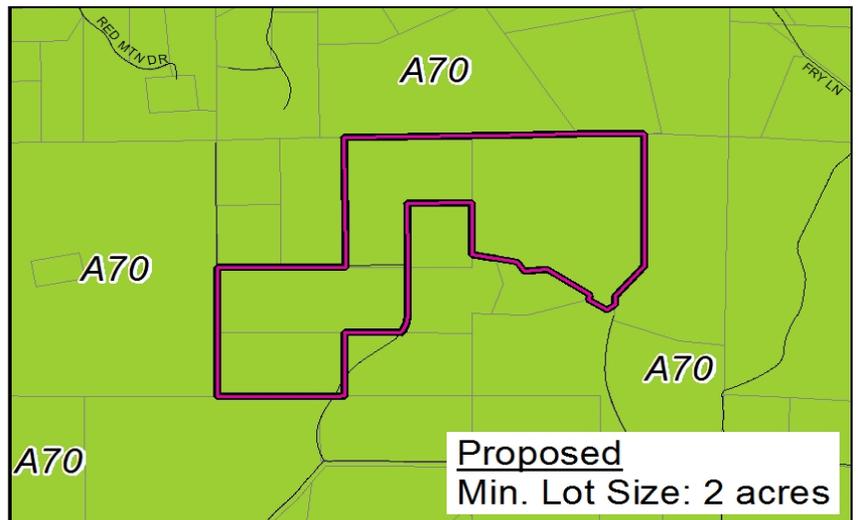
¹ Valley Center CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



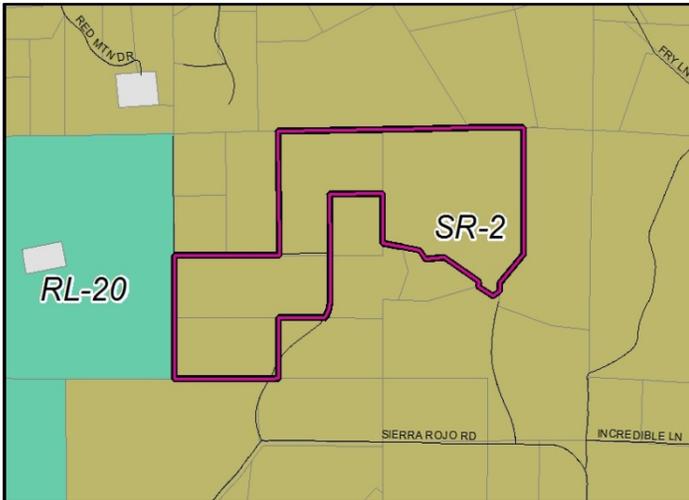
Current Zoning



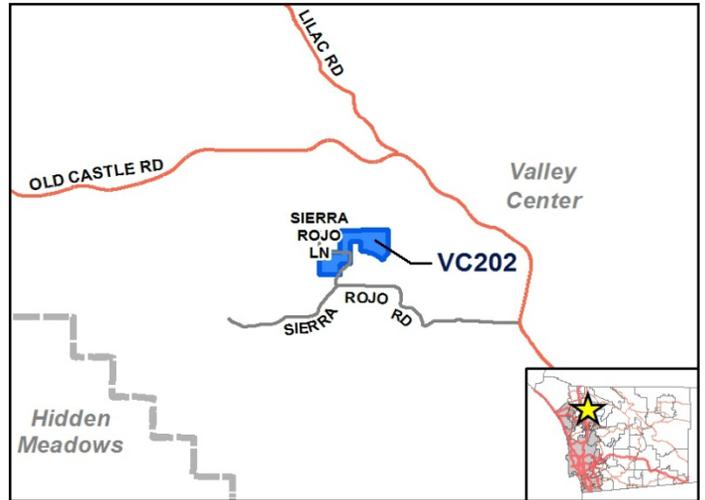
Staff Recommended Zoning (for consistency with current SR-2 GP designation)

LAND USE CLEAN-UP

VC202



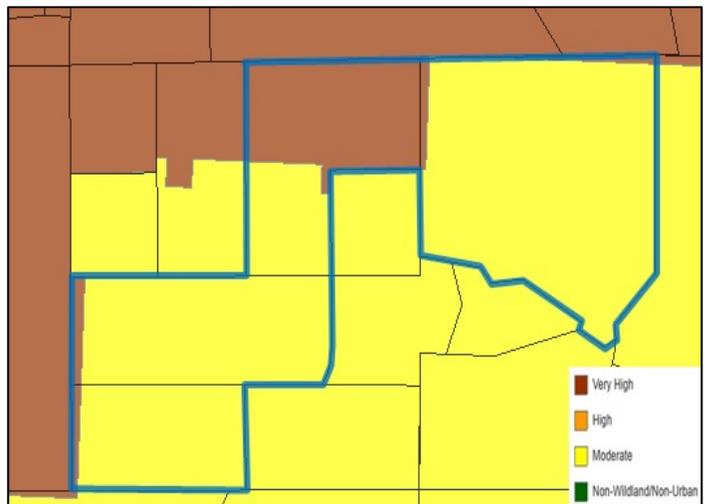
General Plan Designation (no GP changes proposed)



Fire Hazard Severity Zones



Habitat Evaluation



Fire Hazard Severity Zones

Context

The subject parcels are located in a large area of SR-2 designated properties, just northwest of the northern village of Valley Center. The zoning minimum lot size of 10 acres was mistakenly left unchanged with the General Plan Update change to SR-2. The minimum lot size of 10 acres would prevent the property owners from achieving the density allowed under SR-2. As such, a change to a 2-acre minimum lot size is proposed, in order to establish zoning and General Plan consistency.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. *Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.*

The proposed change to a 2-acre zoning minimum lot size is consistent with policy LU-1.9 based on the following:

- The current Semi-Rural 2 General Plan designation allows 1 dwelling unit per 2 acres in the areas of less than 25% slope.
- Property owners would not be able to achieve the SR-2 density potential with the current zoning minimum lot size of 10 acres.

APNs

1851601900, 1851604300, 1851604200, 1851606900