

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda June 10, 2013 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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(One Opening)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of May 13, 2013

D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

E. Action items (VCCPG advisory vote may be taken on the following items).
The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.

- 1) Presentation by Valley Center Parks and Recreation District on future Parkland Opportunities for Valley Center. (Glavinic)
- 2) Discussion and vote on approving the Valley Center portion of the Draft 2013 General Plan Bi-Annual Clean-Up GPA. The county has asked for a formal VCCPG vote on the two items related to Valley Center. (Smith/Rudolf)
 - a) VC101 Change the Abe Buolos property zoning from RR to C32 (See appendix excerpt from VCCPG minutes of April 9, 2012).
 - b) VC102 Change the former Lilac Ranch property zoning from SPA to open space (purchased by CalTrans as Mitigation Land for SR76 construction).

Specifics on the proposed changes may be found at:

<http://www.sdcounty.ca.gov/pds/advance/2013GPBiAnnualClnUp.html>

- 3) Discussion, Presentation and possible vote on Skyline Ranch Country Club, LLC, Major Use Permit Modification; Project number PDS2013-MPA-13-005; Project Address 1818 Paradise Mountain Road in Valley Center. A special use permit was granted in 1973 for a mobile home park and it has been modified twice since that time. The mobile home park encompasses 88 acres and has 222 mobile home spaces. Skyline Ranch Country Club proposes to submit a MUP modification to update and modernize the community buildings. (Bret Davis, Bob Franck)
- 4) Discussion and possible vote on recommendations for modifications of road standards for the Lilac Hills Ranch project, GPS 12-001: SPA 12-001. The applicant has proposed modified road standards for ten different road segments related to the project. The County has asked for recommendation from the VCCPG on the proposed modifications. (Hutchison).
- 5) Possible discussion and vote on recommendations for newly completed technical studies on the Lilac Hills Ranch project, GPS 12-001: SPA 12-001. The technical studies may be accessed at:
http://www.sdcounty.ca.gov/pds/regulatory/docs/LILAC_HILLS_RANCH/LILAC-HILLS-RANCH.html
The County has asked for for groups to begin reviewing the material so they can start deciding how to divide this material into assignments for review comments. (Hutchison)
- 6) Discussion and authorization by the VCCPG for re-opening the application period to candidates for Seat #9 which expires December 31, 2016. (Britsch)

F. Group Business

- 1) Request for new Chair of Mobility Subcommittee – Bob Davis has asked to step down as Chair of the Mobility Subcommittee.(Smith)
- 2) Announcements and Correspondence Received
- 3) Meeting Updates: Next VCCPG Meeting: July 8, 2013**

G. Adjournment

Subcommittees of the VCCPG

- a. Mobility – (Bob Davis, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood-Johnson)
- f. Southern Village - (Jon Vick, Chair)
- g. Tribal Liaison – (Larry Glavinic, Chair)
- h. Website – (Bret Davis, Chair)
- i. Equine Ordinance (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)

Correspondence Received for the June meeting

Appendix: Item 5.c Excerpt from VGGPG Minutes of April 9, 2012.

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| 5.c. Report and Vote on GPU Committee Recommendation on Abe Boulos' property concerning the down zoning of his property at 28582 Valley Center Road in the County's new general plan. The property was previously zoned commercial and was re-zoned rural residential in the new General Plan. (Rudolf) | | | | | | | | | | | | | | |
| <p>Discussion: Rich Rudolf presents SC report and introduces Abe Boulos. Rudolf outlines the location of the parcel. Property used to house a nursery and then construction trailers during the widening of VC road. The new GPU eliminated strip commercial along VC road except in north and south villages. The property, purchased by Boulos in 2007, was still commercially designated. Boulos was noticed by the County about the proposed zoning change prior to BOS final adoption of GPU but he didn't present to the BOS until after adoption. His property was not included in the subsequent referrals because the community didn't want strip commercial at that location. Presently, it is designated rural residential. Because the property is vacant, it won't be considered for an existing non-conforming use. Previous zoning was C-34. Rudolf says committee is recommending County staff confer with Boulos about alternative zoning. Boulos presents saying property has been commercial since 2005. He says the lot is unsuitable for residential development. He wants to have VCCPG recommend that County staff revisit his issue. Glavinic says he asked Boulos about what notification he had about the change in designation. He thinks that, given nonconforming commercial uses on adjacent lots, Boulos should retain commercial use. Glavinic wants to throw the issue back to the County. Norwood-Johnson asks about how changes of zoning were accepted by nearby properties. Rudolf responds with a clarification of the process of County contacting neighboring parcel owners. Kerry Watts [Wynn Engineering] speaks in favor of a commercial designation for this property. He says it is not appropriate for housing. Boulos' property is flat with surrounding properties rising from it. He notes that sewer would be necessary for development. He thinks Boulos should have the commercial designation given the history of this property and lack of notice of change from the County. Jerry Gaughan, audience, expresses his concerns about such zoning changes as facing Boulos. He says most referrals want to zone for future uses while Boulos already had a commercial designation from the beginning. He says Boulos paid for commercial land and it has been taken away. He thinks removing value through rezoning is not right. Tom Yeager, audience, also spoke on behalf of Boulos' request for reconsideration. Rudolf reiterates a summary of the proposal recommended by the subcommittee. A discussion of the process ensues. Smith notes that BOS declined to take action. Rudolf declines a modification to his motion suggested by Davis to allow the property to revert to C-34 if no acceptable alternative can be found. Glavinic declines to support motion. Quinley objects to tenor of Glavinic's comments. Vick clarifies that motion is seeking options. Britsch says he made the motion at the SC and thought Boulos was agreeable. Davis voices objections to not allowing Boulos to continue historic use of property. Anderson asks about the failed percolation test and the need to acquire additional land in order to be developed. Rudolf clarifies what his motion is intended to do. Boulos says the motion doesn't provide much support for discussion of alternatives with County. Sandy Smith suggests some possible alternatives for a solution. Wants to know how many other properties would need to be adjusted to resolve the issue. Gaughan adds that County staff asked developers to return to planning groups for support. Rudolf asks about timetable for review.</p> | | | | | | | | | | | | | | |
| <p>Motion: Move to accept Subcommittee report [appended] and recommend the DPLU staff meet with Mr. Boulos to discuss available alternatives for his Canyon Road parcel.</p> | | | | | | | | | | | | | | |
| Maker/Second: Rudolf/Anderson | | | Carries/Fails 5-8-2 [Y-N-A] | | | | | | | | | | | |
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| Notes: Hofler and Bachman absent | | | | | | | | | | | | | | |

Motion: Move to Support Boulos in retaining commercial designation of some type, but no more intensive than C34, such as office/professional, with the issue coming back to VCCPG for review from DPLU

Maker/Second: Glavinic/Davis

Carries/Fails: 10-3-2 [Y-N-A]

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