

# *Hidden Meadows Community Sponsor Group*

*Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R*

*Meeting location: The Hidden Meadows Community Center 10141 Meadow Glen Way, East*

**April 26, 2012 at 7:00 p.m.**

## **Final Minutes**

- 1) CALL TO ORDER: Sealey, Chair 07:01pm.
- 2) ROLL CALL: Quorum establishment: Cox, Chagala, Alter, Targia, Dauber, Kapp, Sealey, Cook
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
  - a) Approval of February 23, 2012 minutes. Motion to accept minutes by Cox and seconded by Dauber— Motion passes 7-0-1 with Cook abstaining.
- 5) OPEN FORUM:

None
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
  - a) County Bicycle Transportation Plan

There is a request of support for the Board of Supervisors to pass a resolution to request a State Grant to work on a Bicycle Path improvements. Chairman Sealey will send an E-mail to the staff indicating our support.
  - b) San Diego Planning Commission Regular Meeting—April 27, 2012
    - i) Wind Energy Ordinance Amendment

Workshop will be set up to discuss more flexibility in the Wind Energy Ordinance. We are to send feedback to DPLU if we have any.
    - ii) Climate Action Plan

Action Plan must comply with State Law. If anyone has the time, the Chair encourages anyone to review the plan.
- 7) PUBLIC REVIEW / ACTION ITEMS:
  - a) General Plan Update, property specific request NC3A Sylvia Clark

This was a request that was before the Sponsor Group previously. The General Plan Update put a designator of 1 dwelling unit per 20 acres on the property, and the owners had requested 1 dwelling unit per 4 acres. The Sponsor Group did not support the request for 1 dwelling unit per 4 acres. A compromise with the staff has been reached whereby the staff will recommend 1 dwelling per 10 acres. This will also involve some additional 500 acres in the vicinity in addition to the 250 acres for this

parcel. Questions were raised about the slope and adjacent densities. Motion by Cox, seconded by Chagala to accept the 10 acre compromise. Motion passes 8-0.

b) Hartman/STP/ Easy Turf Storage Building: 3500-07-041

Chagala indicates he will be abstaining. Project has been before the Sponsor Group previously and there were questions about the trees which would block the view from I-15. The I-15 Design Review Board had come up with some types of trees to do this, and it was brought back to the County. Their Landscape Architect disagreed with the type of trees, and has asked for different types of trees as the trees that were agreed upon were not indigenous to the area. The new variety of tree is the only change from the last time the Group saw the plans. Motion by Cook, seconded by Targia to accept the change. Motion passes 7-0-1, with Chagala abstaining.

c) McGavern Site Plan "D" Designator, 3500-12-009

Proposed single story residence at the end of Tall Oak Lane. It was one of the lots along the new road and new development to the west of Hidden Meadows. We are to review and make a decision. The D designator is under the Major Use Permit for the subdivision and will be dictated by consistency with the design rules within the Meadows.

Steve McGavern speaks in favor of the project and explains the circumstances. House will blend with rocks in the area, and landscaping is to blend with the natural vegetation. After a review of the plans there was a motion by Alter, seconded by Dauber to approve the Site Plan. Motion passes 8-0.

d) General Plan Update, Zoning Cleanup 2012-05-09

The General Plan Cleanup would involve some small changes.

5 Use regulations changes for property that I-15 is setting on. All would change existing zoning to S94, Transportation Corridor. Also a parcel in Lawrence Welk Specific Plan would change to S88, Specific Plan Use Regulation.

Lot Size Regulation. Change of a parcel from 4 acre minimum parcel size to 1 acre minimum parcel size. This would match the density approved in the General Plan Update.

The last change is to a Setback Designator of a Commercial parcel from a C to an O. This would provide for a consistent setback designator in the area.

Motion by Alter, seconded by Chagala to support the plan changes. Motion passes 8-0.

Chairman Sealey stated that he was glad that the staff was spending time to provide for consistency within the General Plan and Zoning.

8) INFORMATION ONLY ITEMS:

a) Chairman Sealey notes that the form 700 is due and that we also need to complete ethics training.

b) Joan Van Ingen stated that Merriam Mountain is being proposed with half the number of units that was proposed before.

9) ADJOURNMENT 08:00 pm

10) Next regular meeting will be May 24, 2012 at the Hidden Meadow Community Center, 10141 Meadow Glen Way East.