

**FINAL MINUTES: JUNE 12, 2024, MEETING OF THE  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Senior Center**

**A. ROLL CALL, STATEMENTS, AND REVIEW/APPROVAL OF MINUTES**

Meeting called to order at 7:00 p.m. by Bunn.

Present: Joe Bunn (Chair), Sandra Farrell (Vice Chair), Harris Korn (Secretary), Karen Binns, and Dawn Haake.

Approval of May 2024 Minutes: Korn made motion to approve. Seconded by Bunn. Passed 5-0-0.

Bunn read the Advisory Roll Statement and the Public Forum Statement.

**B. PUBLIC COMMUNICATION**

1. Lee wants TOVCSG to arrange for a fire evacuation presentation. Bunn has contacted multiple fire departments and is waiting for their approval.
2. Tony requested that the NCER recycling plant project be on the agenda of the next meeting for the SG to take an action; however, it is on the agenda of the BOS on the same day as our SG meeting. We may need to call a special meeting.

**C. ACTION ITEMS:**

**1. SD County's Sustainable Land Use Framework (SLUF) Presentation:** The SLUF is a guiding document that strives to identify where and how development can best take place in the County. County staff are holding workshops and attending local events looking for community feedback. Q&A and discussion followed that included infill development, GHG emissions, fire and evacuation, public spaces, housing, transportation, economics, health and equity, climate, and environment. Comments made by the public and the sponsor group. Farrell noted she was concerned that County had not reached out to the local community, in particular the people that live in the VMT efficient and infill areas. Marlett responded that they are working on their outreach strategy. They have budget limitations, and County has a new group of people to help them with their outreach strategy. Binns noted that if they plan to go to the Board of Supervisors this summer but have not reached out to anyone in the community, it is not genuine to tell the Board they have done outreach. Tom Kumura, former Chair of the sponsor group, said after reviewing the documents he had significant concerns. One is the County's approach as a one size-fits-all, not a community focused approach. He said the County seemed far along in the process, but the word had not gotten out to the community about what the County was doing. Tony (resident) asked how the information will be presented to the Board. Marlett responded that they would provide the Board with a series of options, possibly to use a surgical approach, look at community by community or they could provide recommendations regarding changes to the entire General Plan. The Board will select options and then County staff will provide an implementation plan. County staff wants to have goals and objectives to present to BOS this Summer. The draft goals and objectives are listed on the County's website. Korn noted that the County appears to be putting the cart before the horse because it has presented to the group an affordable housing, infill and development feasibility when the SLUF framework has not been established. Marlette agreed and said her group was working closely with other groups in the County to coordinate the SLUF affordable housing, infill, etc. Another County staff person noted that much of the presentations relating to housing were to bring the County into compliance with new State laws. He said the County would like input on how to get the word out. Farrell recommended sending each resident a mailer because most people do not know about the Engage San Diego website. She noted there is no local paper anymore, and some elderly residents may not have internet access. Kumura said he did not understand the goals listed in the presentation, and the word salad graphics were confusing. A resident said that in rural communities, the words that needed to be added to the word-salad should be privacy, quiet, open space, and nature. Kumura added lack of insurance due to fire risk, traffic, and evacuation. Harris recommended a different visual depending upon the community you are talking about. Marlett agreed and said the County was mindful of that. Haake recommended the County go back to the basics found in the current General Plan, which addressed many of the points important to the community. Regarding transportation, Kumura said the County Sprinter Station is one of the least desirable hubs, and it should be brought up to the same standards as the other Sprinter Station. Marlett thanked the community for the feedback and promised to email Korn's request on what the budget was to get the SLUF costs for study.

**Action:** None

**2. SD County Options for Streamlining Affordable and Attainable Housing Presentation:** County is exploring three draft housing programs aimed at enhancing housing production for all income levels. Programs are: Small Lot Subdivision to encourage building smaller homes with no zoning changes; Senior and Assisted Living Housing to encourage building more facilities; and County By-Right to provide streamlined approvals for specific developments if at least 20% of units are for affordable housing. County staff are also looking for feedback on allowing property owners to build and sell ADUs as condos. Q&A and discussion followed, including CA state laws, parcel sizes, multi-family, design, and mixed use. Scheduled to go to BOS in Fall. County staff explained the incentives for builders to build more affordable housing include a reduction in parking and open space. Farrell asked that parking and open space be left in because lower income families need adequate parking and areas for children to play as much as or more so than wealthier families. She also asked that there be control over affordable

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units, so they are not sublet or have an occupancy rate beyond what they were designed to accommodate. Haake asked if the housing overlay would be on existing multifamily or all residential. County staff responded that there would be existing multifamily areas, so there would be incentives to create senior housing in those areas. The County does not have an overlay program drafted, but it is one of the options that will be presented to the Board of Supervisors. Haake recommended adequate parking for senior housing to accommodate not only the residents but also the caregivers and other employees who will be working at the senior housing facility or in the senior-designed units in multifamily projects. Lack of parking can really impact the surrounding neighborhood, Haake said. Staff presented an option to go beyond the State required density bonus and to add additional density bonuses for builders of low-income housing. Farrell asked why the County felt it needed to go beyond what was required in the State's density bonus program. County staff responded that the additional density bonuses would apply to senior and assisted living projects as an incentive for builders to build more senior housing. Staff then talked about options for encouraging accessible housing using universal design standards and visible design standards. Another program is to support additional housing on County owned land. The last program is the by-right program to streamline affordable housing projects that meet Objective Design Standards for the County to meet State Regional Housing Goals in RENA sites. In the North County area, most of those sites are around the Buena Creek Sprinter Station. The Board asked staff to look at creating a by-right process for the project that agreed to provide 20% affordable units for lower income households that meet 60% of the AMI within RENA areas and mixed-use areas. Farrell said County needed to provide a mix of housing in the RENA sites and not place all the very low-income in one location. Referring to the RENA sites at the Buena Creek Sprinter Station, she said there needs to be a mix of incomes and amenities like parks and sidewalks—all the things that make a residential area a community. The County said that it would do that with new projects. Haake said she felt concern about the proposal to allow developers to off-site lower income housing so that some communities end up with all the low-income housing and they do not have the amenities, parks, sidewalks, etc., and it creates inequities. County staff responded that there is an incentives package that provides incentives for developers who build low income within their projects that they cannot access if they build affordable units off site. Last option would be outside of RENA sites, where the project would have to be 100 percent affordable. The last program allows homeowners to build an ADU and sell it as a separate unit, but the property would not be subdivided. It would be like a condo and an HOA would need to be formed. It would allow people to downsize into the ADU and sell the main house, or vice versa. The Board would need to amend the zoning ordinance to allow for the sale of separate ADUs. Residents expressed concern that a parcel zoned for one home per acre could be split multiple times with a succession of ADUs, which would result in an overall density beyond what the General Plan had identified. This would impact various elements of the General Plan, including services, traffic, etc., to the point it would no longer be valid. A resident stated his feedback for the board: Accessory Dwelling units already going in have frayed neighbor relations. This approach to creating ADUs with separate ownership will create more problems. County staff said the bill that allows for the selling of ADUs has passed the state, but the County is not required to follow it. The Board asked staff to look at the possibilities and gather community input to take to the Board.

**Action:** None

**3. Sara Residence PDS 2024-VAR-24-017:** Presentation by property owner who needs a Discretionary Permit for a setback variance. Discussion followed.

**Action:** Bunn made motion to approve. Seconded by Farrell. Passed 5-0-0.

**4. Hanson Property PDS 2024-AD-24-008:** Presentation by property owner who needs an Administrative Permit for a fence height. Discussion followed.

**Action:** Bunn made motion to approve. Seconded by Haake. Passed 5-0-0.

**5. Association of Planning Groups (APG) – San Diego County:** TOVCSG representative Bunn gave an overview of June 1<sup>st</sup> meeting at Lakeside Library. Of the 19 members, 18 attended. Special mention is that CALTRANS is doing a VMT study and that TOVCSG was officially voted in as a member.

**Action:** None

#### **D. GROUP BUSINESS**

1. Announcements/Correspondence: None
2. Discussion/Action Items: None
3. Membership updates: None
4. Old Business: None
5. Subcommittee Buena Creek Road Report: None
6. Next Regular Meeting: June 17, 2024
7. Meeting Adjourned: 9 p.m.

**Respectfully Submitted,** Harris Korn, Secretary