

Valley Center Community Planning Group

Meeting Minutes for a Special Virtual Zoom meeting held on **March 22, 2021** at 6:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

A. Join Zoom Meeting:

<https://us02web.zoom.us/j/84124458159?pwd=QVBzZm54aGkxdmc4UGc0OGRpbXNDZz09> **Meeting**

ID: 841 2445 8159, **Passcode:** VCCPU#1

B. Roll Call

- Meeting was called to order at **6:00 p.m.** and a Quorum was established with **12 members present**. Ms. McCabe* arrived at 6:30 p.m.
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- ~~Riley Fraas~~ - **A**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P***
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray- **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

Guests:

- Kevin Johnston
- Richard Chin
- Robb Efird
- Nancy Bragado
- Sadie Gropen
- Nu Worldy
- Kerry Garza
- Tania Tuluie
- Erik J.
- William Del Pilar

C. Pledge of Allegiance - Chair Harmes

D. Action items (VCCPG advisory vote may be taken on the following items)

- Kevin Johnston introduced the County officials and the Sample Goals and Policies Matrix and Organizational Document. Sadie Gropen provided instructions about the highlighted color key that will be used during the meeting. She explained the process of recording the vote after reviewing each Item number.

Item 236:

- Mr. Hutchison recommended that the Planning Group consider keeping this Land Use/Community Character policy. Mr. Smith shared that Item 236 was something the County did not consider when Park Circle was planned. Mr. Garritson voiced his concerns about adding additional red tape to any project development.
- Ms. Norwood and Mr. Smith had a brief discussion about his change from originally supporting Item 236. Ms. Rattray asked about the original reason for interconnectedness.
- Chair Harmes explained that the wall around Park Circle is a fire barrier.
- Kerry Garza shared a comment about Park Circle. It is a high density village area and it is being built to 1/3 of the allowed density. Park Circle is not a good example to use when discussing "rural" development in the minimum 2 acre lot areas.
- **Motion: To Accept the County Staff Recommendation for Item 236.**

- **Maker/Second:** Smith/Norwood
- **Motion Carries 12-1-0 (Y-N-Ab)** Mr. Hutchison voted nay.

Item 24:

- Kevin Johnston shared that he will not introduce each Item number. He will answer any question that Planning Group members might have about an item to the best of his ability. Tania Tuluie (guest) made the recommendation to remove this item.
- Mr. Hutchison explained some of the original purpose of having this policy.
- **Motion: To Accept the County Staff Recommendation for Item 24.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 10-3-0 (Y-N-Ab)** Mr. Smith, Ms. Wolf, and Mr. Hutchison voted nay.

Item 17:

- Kevin Johnston explained that the County recommends the removal of this Item, as it is covered in other areas of the plan.
- Tania Tuluie (guest) recommended that Item 17 would be removed.
- **Motion: To Accept the County Staff Recommendation for Item 17.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 13-0-1 (Y-N-Ab)** Ms. McCabe abstained from the vote.

Item 230:

- **Motion: To Accept the County Staff Recommendation for Item 230.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 13-0-1 (Y-N-Ab)** Ms. Rattray abstained from the vote.

Item 209:

- Mr. Smith and Chair Chavez discussed this Item. Kevin Johnston discussed some of the goals that were made during CPG Meeting Deliberations.
- Mr. Hutchison would like to keep the height designator. Ms. Fajardo had a discussion with Mr. Hutchison about this Item.
- Robb Efird shared that this plan is a 20-30 year goal for the future. This allows for flexibility and innovation.
- **Motion: To keep the revised language of the subcommittee.**
- **Maker/Second:** Norwood/Smith
- **Motion Carries 13-1-0 (Y-N-Ab)** Mr. Garritson voted nay.

Item 259:

- There was discussion about the words “green” and “small” from the original language. Mr. Hutchison shared comments about the goal of Valley Center.
- Robb Efird shared that the staff recommends the removal of all of the text of Item 259.
- **Motion: To Accept the County Staff Recommendation for Item 259.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 26:

- Chair Harmes asked for input from Mr. Hutchison, who explained some of the reasoning behind the text. Ms. Adams had concerns that this item could take away rights of the property owners.

- There was discussion about commercial and agricultural uses. Kevin Johnston shared that this language could become problematic. The County would like to use language dealing with zoning.
- **Motion: To Accept the County Staff Recommendation for Item 26.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 13-0-1 (Y-N-Ab)** Ms. Rattray abstained.

Item 33:

- Kevin Johnston shared that there really is no need to keep this item, as it is covered in item 26.
- **Motion: To Accept the County Staff Recommendation for Item 33.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 247/253/254:

- Nancy Bragado shared a time check that the Planning Group had completed voting on 8 Items over the last hour.
- **Motion: To remove Items 247/253/254 from the General Plan.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 255:

- Mr. Smith suggested some revisions to the text. Kevin Johnston explained that this
- Mr. Garritson asked Mr. Johnston about whether this Item would add additional red tape to projects.
- **Motion: To add the revised Item 255 to the General Plan.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 13-1-0 (Y-N-Ab)** Mr. Garritson voted nay.

Item 31:

- There was discussion about tabling this Item.
- **Motion: Move to accept the staff recommendation for Item 31.**
- **Maker/Second:** Feliciano/Adams
- **Motion Fails 9-4-1 (Y-N-Ab)** Mr. Garritson, Ms. Norwood and Ms. Adams voted nay. Ms. Feliciano also voted nay after learning additional details about this vote from County representatives. Ms. Rattray abstained.
- **Motion: Move to table Item 31 until a later meeting.**
- **Maker/Second:** Feliciano/Adams
- **Motion Carries 13-1-0 (Y-N-Ab)** Mr. Garritson voted nay.

Item 567:

- There was a brief discussion about this Item.
- **Motion: To Accept the County Staff Recommendation for Item 567.**
- **Maker/Second:** Smith/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 62:

- There was discussion about this Item. Kevin Johnston explained how developers work with the County. The County cannot regulate the population of a community.
- Mr. Hutchison said that the County
- **Motion: To Accept the County Staff Recommendation for Item 62.**
- **Maker/Second:** Feliciano/Norwood
- **Motion Carries 12-2-0 (Y-N-Ab)** Ms. Fajardo and Mr. Smith voted nay.

Item 568:

- **Motion: To Accept the County Staff Recommendation for Item 568.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 189:

- Kevin Johnston said that this was a Policy item.
- **Motion: To Accept the County Staff Recommendation for Item 189.**
- **Maker/Second: Smith/Hutchison**
- **Motion Carries 13-1-0 (Y-N-Ab)** Ms. Adams voted nay.

Item 308:

- Ms. Norwood commented that gates add security to a home and a property. Knox locks should be added for emergencies. Mr. Hutchison shared that gates impede public safety. Chair Harmes asked a question about fire and police officials using a bolt cutter to get through a lock. Chair Harmes shared that Knox Locks are installed on gates so that fire officials and sheriffs can access properties in case of emergencies.
- Richard Chin shared that gates on public roads are not permitted.
- **Motion: To Accept the County Staff Recommendation for Item 308.**
- **Maker/Second:** Norwood/Harmes
- **Motion Carries 12-2-0 (Y-N-Ab)** Mr. Smith and Mr. Hutchison both voted nay.

Item 307:

- **Motion: To Accept the County Staff Recommendation for Item 307.**
- **Maker/Second:** Norwood/Garritson
- **Motion Carries 12-2-0 (Y-N-Ab)** Mr. Smith and Mr. Hutchison both voted nay.

Item 364:

- Kevin Johnston pointed out that the County already has language in other policies that will pr
- **Motion: To retain Item 364 and the original language.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries (Y-N-Ab)** Ms. Feliciano and Mr. Garritson both voted nay.

Item 18:

- Kevin Johnston said that there are inconsistencies in the General Plan if this Item remains.
- **Motion: To Accept the County Staff Recommendation for Item 307.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 12-2-0 (Y-N-Ab)** Mr. Hutchison and Ms. Fajardo both voted Nay.

Item 304:

- There was discussion about eminent domain by Ms. Adams and Mr. Smith. Ms. Adams believes this type of language could cause the County to use eminent domain. Kevin Johnston stated that the County will usually rely on the development of property rather than the usage of eminent domain. Ms. Rattray asked if the County has any plans to add additional roads.
- Kevin Johnston said that unless development takes place along proposed roads, it is very unlikely that a new road is built. Dr. Matthews asked about which vote would help the County build a road to the I-15. Cal Fire is working on building additional fire evacuation routes.
- Robb Efird said that this policy is just about which routes to include in the plan.
- **Motion: To keep the original language of Item 304.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 9-5-0 (Y-N-Ab)** Mr. Garritson, Chair Harmes, Ms. Norwood, Ms. Adams, and Ms. Fajardo voted nay.

Items 569/570:

- Dr. Matthews asked if the Planning Group could update additional policies in the future.
- **Motion: To Accept the County Staff Recommendation for Items 569 and 570.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 13:

- Kevin Johnston clarified details about Item 13. Tania Tuluie (guest) shared that this item is unclear and should be removed. She would also like to remove Item 112.
- Mr. Hutchison recommended the term "riparian habitat," but this was not a necessary modification, as the Item was removed.
- **Motion: To Accept the County Staff Recommendation for Item 13.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 11-3-0 (Y-N-Ab)** Dr. Matthews, Mr. Hutchison, and Ms. Fajardo voted nay.

Item 159:

- Ms. Feliciano asked for clarification about this Item. Mr. Smith would like to keep this policy as a goal. Tania Tuluie (guest) made the recommendation to remove this item.
- **Motion: To change Item 159 to a goal instead of a policy.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 12-2-0 (Y-N-Ab)** Mr. Radden and Mr. Garritson both voted nay.

Item 427:

- **Motion: To Accept the County Staff Recommendation for Item 427.**
- **Maker/Second:** Hutchison/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 431:

- **Motion: To Accept the County Staff Recommendation for Item 431.**
- **Maker/Second:** Garritson/Smith
- **Motion Carries 14-0-0 (Y-N-Ab)**

Item 428:

- Mr. Garritson and Ms. Norwood asked about how this Item presents an inconsistency issue with other policies. Ms. Fajardo asked for clarification about Item 428. Kevin Johnston said that typically open space with trails is for public use.
- **Motion: To keep the text of Policy, but add the word “passive” to this**
- **Maker/Second:** Feliciano/Norwood
- **Motion Carries 13-0-1 (Y-N-Ab)**

Item 430:

- **Motion: To accept the County Staff Recommendations for Item 430.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 14-0-0 (Y-N-Ab)**

I. Adjournment

- Next regular meeting of VCCPG: **Monday, April 12, 2021 at 7 p.m.**
- **The meeting adjourned at 9:31 p.m.**
- **Official minutes were recorded on a matrix by County staff.**

James Garritson, Secretary