

Valley Center Community Planning Group

Minutes for a regular meeting held on **July 10, 2023** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Delores Chavez Harmes, **Chair** | Dori Rattray, **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. Roll Call

- The Meeting was called to order at **7:01 p.m.** and a Quorum was established with **13* members present.**
- Lisa Adams - **P**
- Chris Barber - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **A**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- ~~Roya Sabeti~~ - **A**
- Larry Schmidt - **P**
- Kevin Smith - **P**

B. Pledge of Allegiance - Chair Harmes

C. Approval of June 12, 2023 Minutes

- **Motion: To Postpone the June 12, 2023 Minutes.**
- **Maker/Second:** Norwood/Rattray
- **Motion Carries 12-0-0 (Y-N-Ab).**
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D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

1. San Diego County Inclusionary Housing

- A presentation was made about Information on New State Housing Laws. This ordinance is a 2023 update.
- Ben Larson (County of San Diego Planner) introduced the purpose of aligning the County ordinances with the State laws. This update will reduce permitting confusion. It will implement goals and policies of the County’s Housing Element. It will comply with applicable state laws. It will address 21 housing bills.
- Housing production has not kept up with demand. Some policies will provide flexible standards for small housing projects of 3-10 units.
- There are changes in ADU regulations making it easier to build. The ordinances provide density bonuses. Low Barrier Navigation Centers (LBNCs) are shelters focused on moving people into permanent housing. Emergency Shelters are temporary housing that is limited to occupancy of six months or less. Supportive Housing provides non limit on the length of stay.

- AB 101 requires the County to allow Low Barrier Navigation Centers by-right in mixed-use zones. By-right has faster approval times, is less costly, meets objective
- Mixed-Use Zones will allow both residential and commercial village zones.
- Building permits currently take 2-3 years for developers. There was discussion about whether developers will have an incentive to build developments when these ordinances are implemented.
- AB 139 requires the County to identify a zone or zones where Emergency Shelters are allowed by-right. AB 2162 requires the County to allow Supportive zones.
- The County shared methods of participating in state law making. Engage San Diego County <http://engage.sandiegocounty.gov> will provide opportunities for the community to participate in this process.
- Ben shared information about the Housing Zoning Ordinance Timeline.
- There was discussion about the current processes and the proposed streamlined processes.
- Ms. Norwood, Chair Harmes, Mr. Hutchison, Ms. Rattray, Dr. Matthews, Mr. Garritson, and Mr. Barber all asked questions related to discretionary permits and bypassing the DRB and Planning Groups. There was discussion about the permitting process.
- There was discussion about homelessness and how an individual qualifies as homeless. There are multiple methods of how a city and County determines if someone is homeless. Mr. Garritson asked a question about how we can lessen the regulations for all people in the County.
- Mike Medrod (County of San Diego Planner) shared information about Inclusionary Housing. It will provide affordable housing to moderate and lower-income households. Affordable Housing data was shared about what currently is a moderate or lower-income household.
- Information was shared about Minimum Project Size and establishes which projects will be required to comply with an inclusionary housing requirement based on project size.
- The Minimum Set-Aside Example is to set aside 10%. There is also an Affordability percentage.
- Sarah Thornburg (County of San Diego Planner) provided details about the Alternative Compliance Options. In-Lieu Fees, Accessory Dwelling Units, Off-Site Development, and Land Donation are options. Incentives will be made available to developers who choose to provide Affordable Housing. There are Density Bonus Incentives and Expedited Review timelines. A workshop was held on March 24, 2023. Some of the feedback included increasing the distance for offsite compliance.
- Mr. Smith asked a question about a study based on the minimum number of units. The County would set aside money for developers who were provided In-Lieu Fees.
- Ms. Rattray asked a question about the increasing cost of fire insurance. Mr. Hutchison asked a question about how long the Affordable Housing requirement would remain part of the deed. It will likely remain for the minimum of 55 years.
- Mr. Schmidt asked if there was a requirement for the occupancy of each unit sold and if a property could be sold for a profit. Chair Harmes asked a question about people who are in

the 55 and above age category. David Ross (audience) asked if these policies might become similar to rent control ordinances in San Francisco.

- Dr. Matthews asked what happens when an individual no longer qualifies for affordable housing.
- Pamela Willet asked for updates about the traffic at Old Castle Road. Chair Harmes shared that the speed will be reduced. There was discussion about the current speed limit and the enforcement of these laws. Pamela also asked for updates about roundabouts in the community. Chair Harmes shared that the County is still reviewing the feasibility of roundabouts along Valley Center Road.

2. Memory Care Facility

- Salem Christian Homes is a nonprofit organization. Sally Schifman, the project manager, introduced the mission statement for the organization. Rob Bollins is the CEO of Salem Christian Homes. The 20-acre project is east of I-15, south of Old Castle Road, and east of Gordon Hill Road. The facility is built for the sole purpose of providing care for adults with disabilities and memory health issues.
- The project will have three buildings that will house ten people in each building. The project will provide approximately 30 people with assisted living services on site. Visitor lodging is also proposed on the site plan. The project is currently in the preliminary planning stage and they will continue to provide updates to the Planning Group and share online updates. <https://www.salemchristianhomes.org> provides more information about the organization. Carmen (audience) asked if the organization would use local builders and vendors. Staff will come from local resources.

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

1. Belmont Estates Improvement Extension – County Tract Map No’s5110-1: (Barber) Belmont Estates aka Tres Ninas is requesting a two-year extension from BOS in September 2023 on their Improvement Agreement. An extension would allow the applicant to have two additional years to complete the improvements required by their map (road improvement, utility improvements, etc.). This action would not change any condition or the design of the project. (Vote)

- **Motion: To approve the Belmont Estates Improvement Extension.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries (Y-N-Ab)**
- Mr. Barber introduced the property owner, Chris McKeller. He explained that he has not developed the property because it is not economically feasible at the moment. The property is approved for 14 lots. He does not believe that the market will change. The property has final approval plans.

2. Butterfield Trails Ranch: County vote to approve. (Update).

- Chair Harmes shared that the County has voted to approve the acquisition of Butterfield Trails Ranch.

F. Subcommittee Reports

1) Emergency Evacuation (Harmes):

- Hi-Low Program sound tool implemented by VCFPD provides early warning to citizens about fires, floods, chemical releases and other emergencies. three-minute "high-low" tone - like that used by many European ambulances and police.
- The Evacuation Pass for Agriculture and Livestock (Ag Pass) would allow law enforcement and fire officials to identify pass holders at roadblocks and inside an evacuated area. Only fire and law enforcement can make the decision for entry, which will be based on fire behavior and safety for the pass holders. Holding a pass doesn't authorize an individual to ignore evacuation orders and it doesn't guarantee access. Since conditions can quickly change, the final decision on access will be determined by law enforcement and fire personnel at each roadblock and within the evacuated area.

2) Cannabis Subcommittee (Matthews):

- Dr. Matthews provided a brief update about upcoming meetings related to cannabis.

3) Parks & Rec/Trails (Norwood):

- Adams Park will have a number of upgrades made from August 2023 to August 2024. A lot of the projects address ADU standards.

4) Mobility (Adams):

- The speed limit will be reduced along MacTan Road and Fruitvale Road.

5) Tribal Liaison (Chair):

- A brief update was provided about tribal requirements.

6) Design Review Board (Smith/Adams):

- Circle K has met with the DRB and is working to meet the 42 inch signage requirements. Chair Harmes shared how an applicant can apply to become a member on the board. The applicant can submit a PDF application to the Chair. The Planning Group will receive the application from Dr. Michael Farrier next month.

7) CPU (Cipiuto):

- The Citygate report for supplemental emergency response analysis is in development, and we're continuing inter-departmental and consultant coordination to prepare portions of the Implementation Plan that aren't dependent on determinations for the Pre-Final (pre-hearings) CCP. Once the Citygate report and exhibits for new VCRCCP options are finalized (hopefully by late August), I'll be reaching out to you and Lisa to look at dates for the combined Subcommittee meeting referenced in the attached June update (below).
- Phase 4 outreach (2022-2023) – Meetings with focus groups, visiting Village businesses to discuss the project, new options development.
- Continuing later this year – SC/CPG considering new options, Citygate report, and deliberations on recommendations for the Pre-Final CCP
- Ongoing coordination with public safety personnel (VCFPD, County FPD, CHP, Sheriff) throughout each outreach phase. Public safety input has been critical in the development of new CCP options.

8) Revitalization Subcommittee (Rattray):

- Information was provided about graffiti removal.

9) Website:

- No update.
- **Motion: To nominate James Garritson to take over the website responsibilities.**
- **Maker/Second:** Harmes/Rattray
- **Motion Carries (Y-N-Ab)**

10) CAN/411 (Fajardo):

- Cheaper Lithium-ion batteries have caused a number of fires. Information was provided about Fire Station Number 3 and updates to Fire Stations Number 1 and 2. The Fire District is looking into the possibility of selling a portion of the Fire Station 3 property and use the proceeds to build Fire Station 4.

11) Nominations & Board (Harmes/Fajardo):

- Ms. Fajardo contacted a previous applicant, but has not received a response. Mr. Jon Vick has requested that the Planning Group consider an applicant who is in favor of roundabouts.

G. Adjournment

- Next regular meeting of VCCPG: **August 14, 2023 at 7 p.m.**
- **The meeting adjourned at 9:35 p.m.**
- **Minutes were approved on September 11, 2023**

James Garritson, Secretary