

COUNTY OF SAN DIEGO  
**VALLEY CENTER COMMUNITY PLANNING GROUP**  
**REGULAR MEETING AGENDA - MONDAY, JUNE 8, 2026, 7:00 P.M.**  
VALLEY CENTER COMMUNITY HALL - 28246 LILAC ROAD – VALLEY CENTER, CA 92082  
VIRTUAL ACCESS VIA ZOOM - MEETING ID: 864 190 6365, PASSCODE 347629

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 11, 2026.
- D. D. PUBLIC COMMUNICATION:
  - a. **Public Comments:** Members of the public may address the Planning Group on any topic not on the agenda. Please read the instructions on the back page.
  - b. **Mackenzie Little**, Community Health Department will share about Tobacco Prevention and how it affects the environment.
  - c. **Geoffrey Plageman**, AICP, Senior Planner with Planning Development Services and will share a presentation about the County’s housing goals and the implementation of the 6<sup>th</sup> Cycle Housing Element and a zoning ordinance.
  - d. **Dr. Matt Matthews**, An update on the Socially Equitable Cannabis Program. The Board of Supervisors rescheduled the topic to August 2026.
  - e. **Bob Littlejohn** – As a member of the San Diego/Riverside Chapter of the Forrest Fire Lookout Association, will provide an update regarding the staffing concerns for 3 towers.
  - f. **LaVonne Norwood & Dori Rattray** – A brief overview and introduction to the Valley Center Community Leadership Academy.
- E. ACTION ITEMS: (See disclaimer on the back)
  - a. A discretionary permit request on the Dharma Residence located at 9755 Old Castle Road, Valley Center. The request is for an open space vacation location. **Norwood (VOTE)**
- F. SUBCOMMITTEE REPORTS:
  - a. Cannabis – Dr. Matthews (see above)
  - b. Design Review Board - Bothof
  - c. Parks, Rec & Trails – Hodson
  - d. Emergency Evacuation – Harmes
  - e. Mobility – Barber \* Pauma Heights Road Speed & Roadside Vendor Update
- G. ADDITIONAL REPORTS:
  - a. Association of Planning - Hutchison
  - b. Board of Supervisors - Norwood
  - c. Enhancement – Lieber
  - d. Energy – Littlejohn
  - e. Community Plan Update – Ciupitu
  - f. Government – Stinson
  - g. Nominations – Harmes
  - h. CPG Update – Rattray
  - i. Revitalization – Barber
  - j. Tribal – Rattray
  - k. Water – Fajardo/Matthews
- H. CORRESPONDENCE:
  - a. Socially Equitable Cannabis Program
- I. NEXT REGULAR MEETING: JULY 13, 2026
- J. ADJOURNMENT

## Planning Group Members:

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**Public Comments:** Members of the public may address the Planning Group on any topic not on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. The Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

**Action Items:** (VCCPG advisory vote may be taken on the indicated items.) The agenda is available to members prior to regular meetings through advanced publication in the Valley RoadRunner, email distribution and public review at the Valley Center Community Hall.

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

## Public Disclosure Notice

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

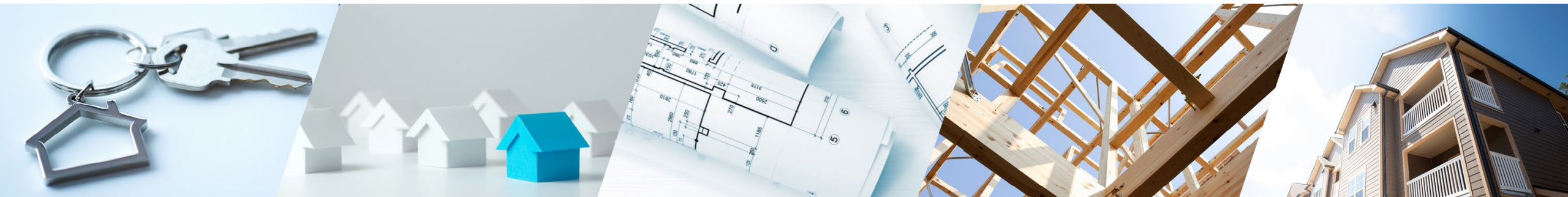


COUNTY OF SAN DIEGO  
**PLANNING & DEVELOPMENT  
SERVICES**



# Housing Unlocked: Valley Center CPG

June 8, 2026





# Housing Unlocked Outreach

## **Community and Stakeholder Meetings** *(2025 - current)*

- Information gathering and feedback collection

## **Zoning & Development Designators 101 Webinar** *(2/11/2026)*

- Introduction and review of the Development Designators

## **Options to Reduce Zoning Constraints on Housing Development webinar** *(3/11/2026)*

- Informational session on potential zoning solutions

## **Upcoming: Zoning Ordinance Amendments to Achieve General Plan Housing Goals webinar** *(6/17/2026)*

- Presentation on proposed zoning ordinance amendments

# General Plan and Zoning Ordinance



## County General Plan (GP)

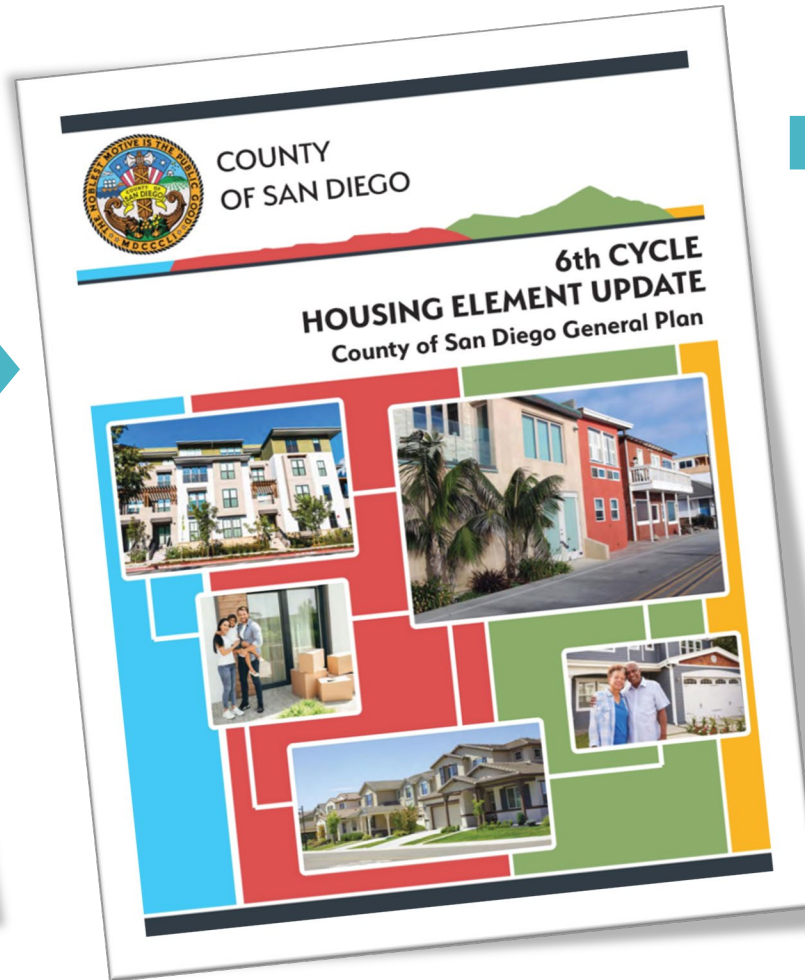
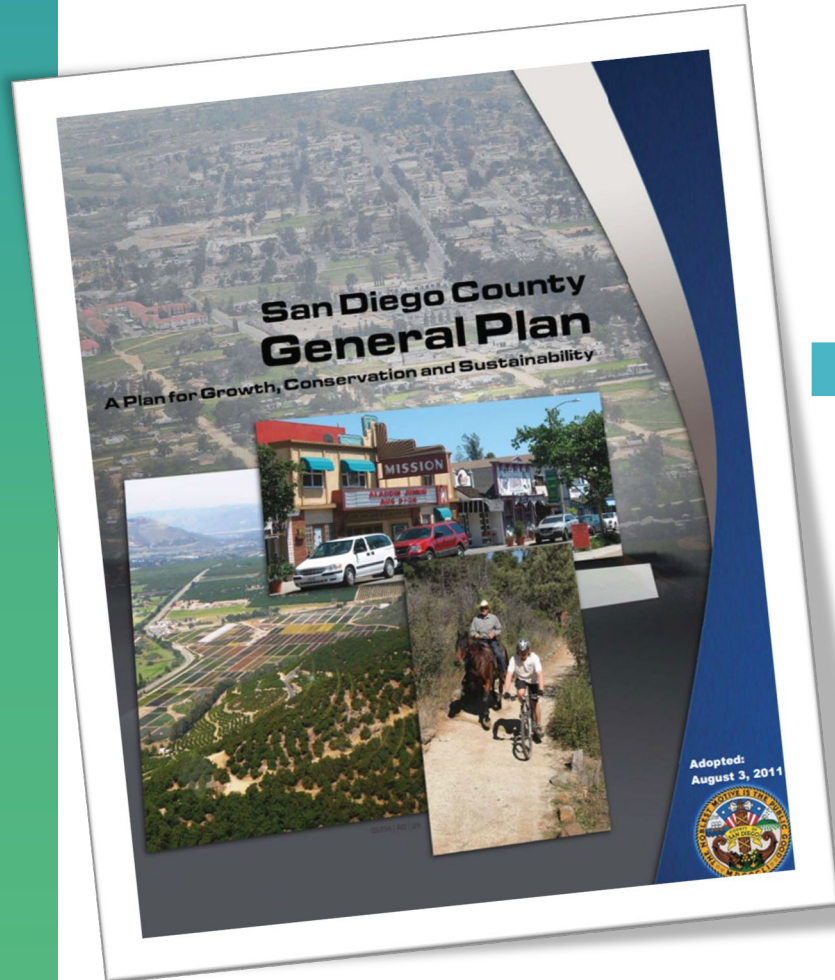
Regulates where housing can be built and how many homes can be built in an area  
(dwelling units/acre)



## County Zoning Ordinance (ZO)

Specifies more detailed requirements for building housing through Development Designators

# Housing Element



Implementation  
Plan



Update the Zoning  
Ordinance



Housing  
Unlocked

INTRO



# What is Housing Unlocked?

- ✔ **Housing Unlocked IS a Zoning Ordinance Amendment project:**
  - Analyze the Zoning Ordinance and Development Designators
  - Better facilitate General Plan development through Zoning
  - Consider best practices and alternative zoning options
- ✘ **It is NOT a General Plan Amendment:**
  - Support building more homes where they are currently allowed
  - Not a separate EIR



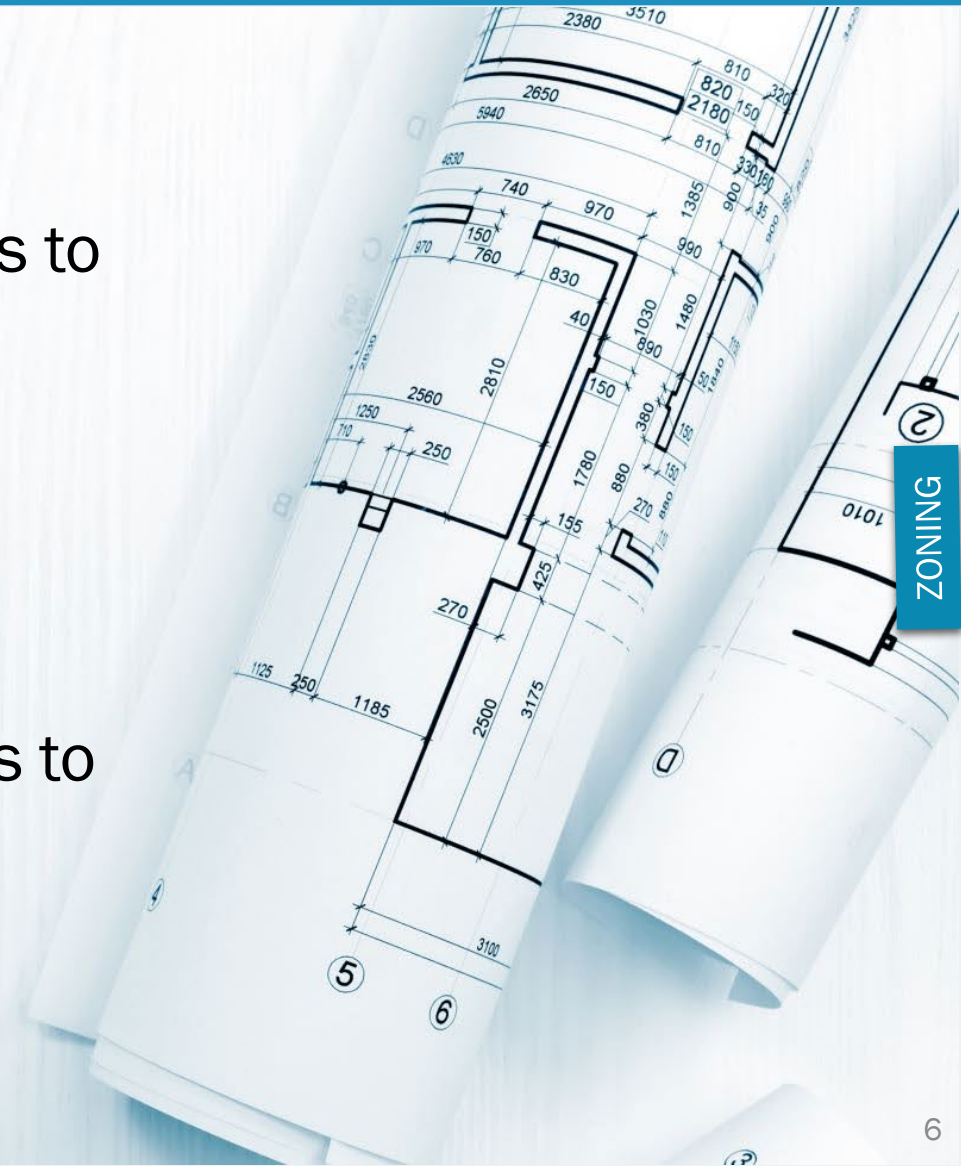
# Why are we reviewing Zoning?

## Housing Unlocked:

- Exploring solutions through zoning changes to make it easier to "unlock" housing as envisioned by the General Plan

## Development Designators:

- Review of specific development regulations to create more flexibility for development to produce more attainable housing options





# Housing Unlocked - Phase I

## Five Programs and One Board Directive:

- **Zoning Ordinance (ZO) & Development Designators (DD) (3.1.3.A)**  
*(Building Type, Building Height, Setbacks, Max FAR, Open Space, P Designator)*
- **ZO Amendments to Achieve Max Density (3.1.1.C)**
- **Diversity of Land Use and Build Types (3.1.1.D)**
- **Tiny Homes on Wheels (THOW)**
- **Expand Checklist Exemptions (3.1.1.K)**
- **Group Homes of 7 or More (3.3.2.A)**





# Zoning Ordinance (ZO)

## Development Designators (DD)

- Building Type
- Building Height
- Setbacks
- Max Floor Area Ratio (FAR)
- Open Space/P Designator

Example zone box with common development designators

ZONE		
USE REGULATIONS	RS	
ANIMAL REGULATIONS	Q	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	6000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	J
	Open Space	-
SPECIAL AREA REGULATIONS	-	



# Residential Density



SEMI-RURAL – 1 du/ac



VILLAGE RESIDENTIAL – 4.3 du/ac



VILLAGE RESIDENTIAL – 7.3 du/ac

## Description

**Maximum Density** is the **highest number of houses allowed in a specific area** by the General Plan (GP) or by the Zoning Ordinance (ZO). Density is shown in number of dwelling units per acre (du/ac).



# Building Type (DD)

Single Family  
Detached (B – N)

Duplex (E – R)

Triplex (G – V)



## Consideration

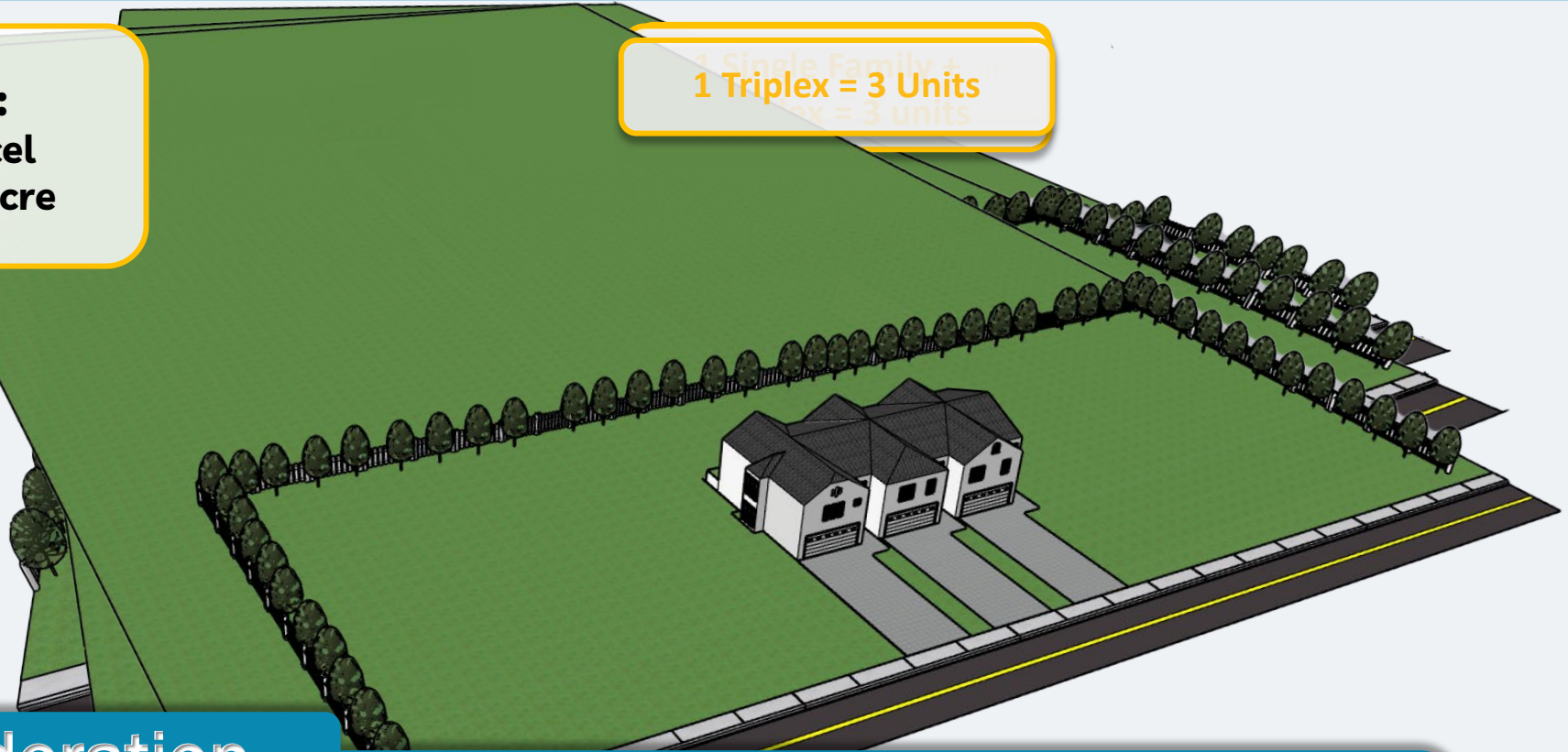
**Allow additional building types while maintaining existing densities.**



# Building Type (DD)

**Example:**  
1-acre parcel  
3 units per acre

1 Single Family +  
1 Duplex +  
1 Triplex = 3 units



## Consideration

**Allow additional building types while maintaining existing densities.**



# Building Height (DD)



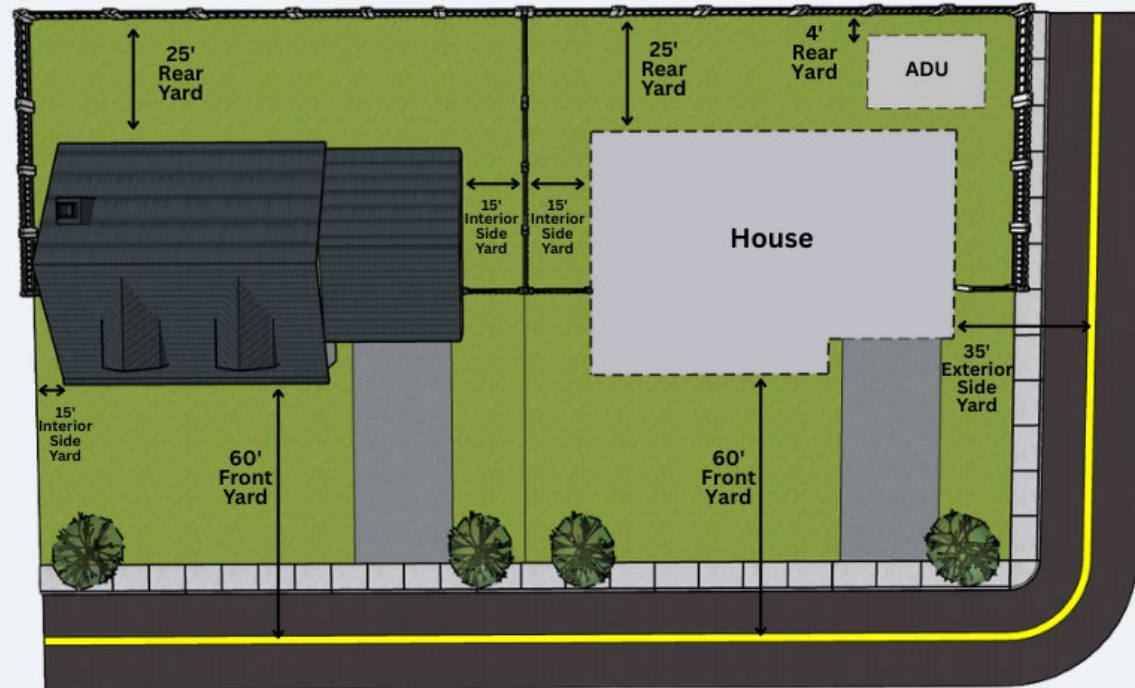
\*Image displays 'F'  
Designator:  
Max height: 30'  
Max stories: 3

## Consideration

**Remove limit on stories while maintaining existing height regulations.**



# Setbacks (DD)



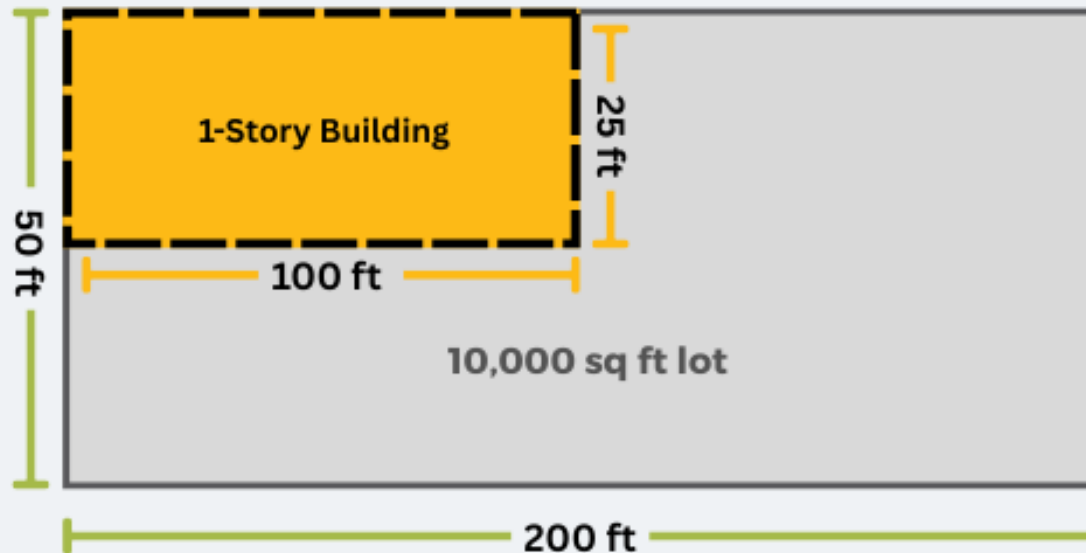
**\*Image reflects 'C' setback designator**

## Consideration

**Reduce or remove setbacks between main buildings and rely on existing building and fire codes.**



# Floor Area Ratio (DD)



$$\text{Floor Area Ratio (FAR)} = \frac{\text{Total floor area of building}}{\text{Total floor area of lot size}}$$

$$\text{Example} = \frac{100\text{ft} \times 25\text{ft}}{200\text{ft} \times 50\text{ft}} = .25 \text{ FAR}$$

## Consideration

**Exempt residential garages or accessory structures from FAR calculations.**



# Open Space (DD)

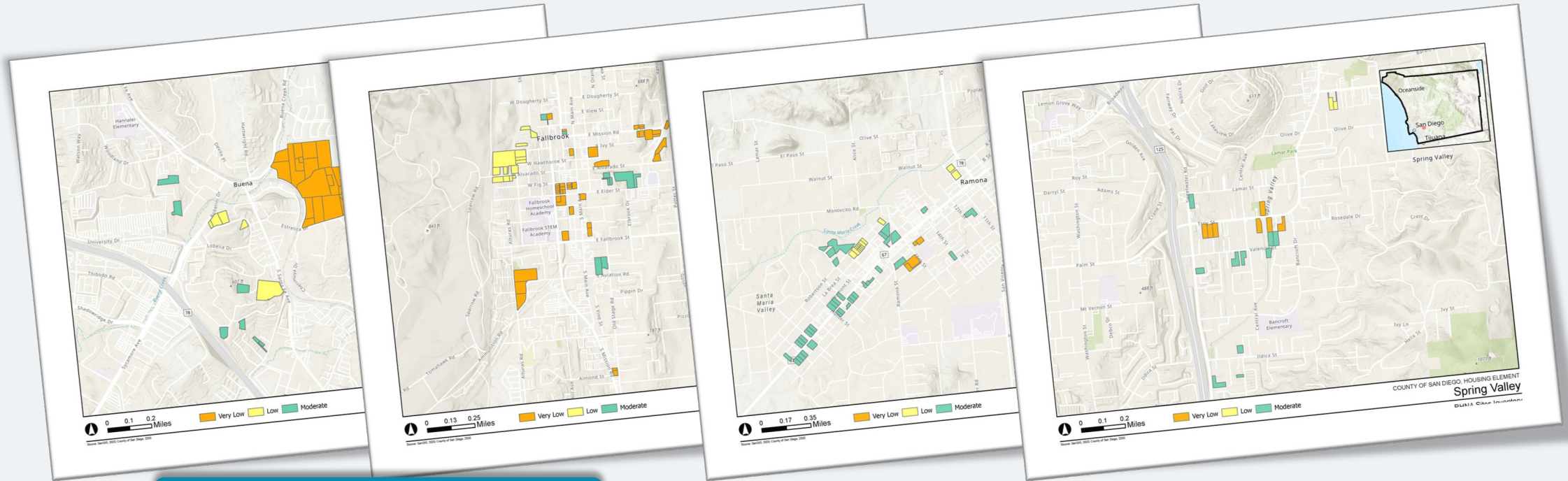


## Consideration

**Allow usable group open space on rooftops or within setbacks.**

**P-designator: Same as above and allow modifications of open space requirements in Planned Developments.**

# Achieve GP Density



## Consideration

**Require certain residential housing sites (e.g. RHNA sites) to build to at least 70% of the density provided by the General Plan.**



# Diversity of Use/Type



## Consideration

**Acknowledge new and emerging building technologies like prefabricated and 3D printed construction.**



# Tiny Homes on Wheels (THOW)



## Consideration

**Codify the existing Board Directive that allows THOW as primary and accessory uses.**



# Checklist Exemptions



## Consideration

**Same exemption process with expanded exemptions for certain code enforcement cases.**

**Better promotion of existing maps and checklists to assist applicants.**

# Group Homes



## Consideration

**Streamline a reasonable accommodations approval process for group homes of seven or more persons.**

# Project Phasing



## Housing Unlocked

### Phase I (2026)

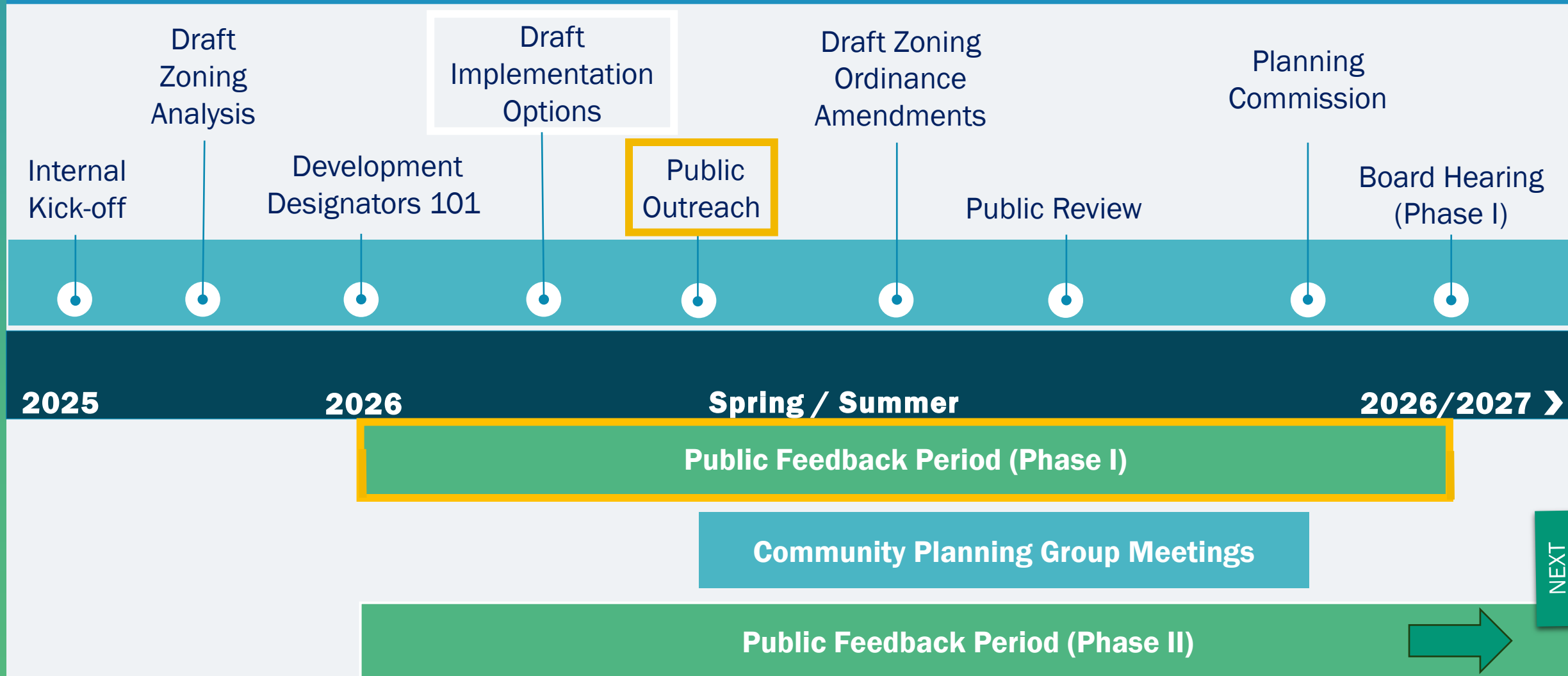
- Most immediate impact
- Quicker updates
- State & Board priorities

### Phase II (2027)

- Achieve long-range goals
- Longer update process



# Project Timeline



NEXT

# Thank you!



Visit our website:

[Housing Unlocked | Engage San Diego County](https://engage.sandiegocounty.gov/housing-unlocked)

(<https://engage.sandiegocounty.gov/housing-unlocked>)

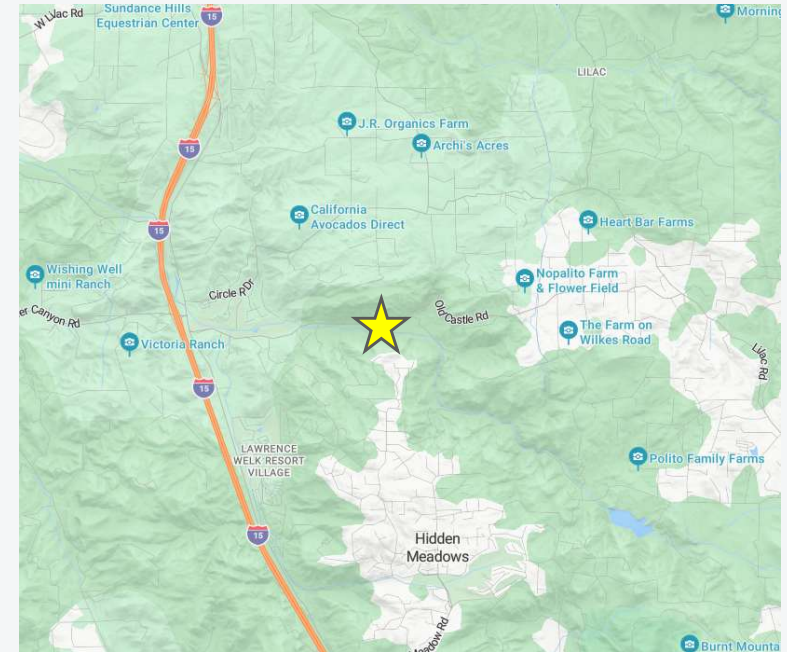
Share more feedback:

Email: [PDS.LongRangePlanning@sdcounty.ca.gov](mailto:PDS.LongRangePlanning@sdcounty.ca.gov)

Phone Number: (858) 505-6677



# Open Space Vacation (PDS2026-VAC-26-001) Dharma Residence County of San Diego – Valley Center Community Planning Group June 8, 2026



**SITE**

The 9.2 acre site has multiple easements on it, with two major open space easements. One on the north side of the site over the creek, and a second on the southern side of the site on the uphill area. Only a small portion of non-easemented land is left in the center of the property. This is where the house is proposed.

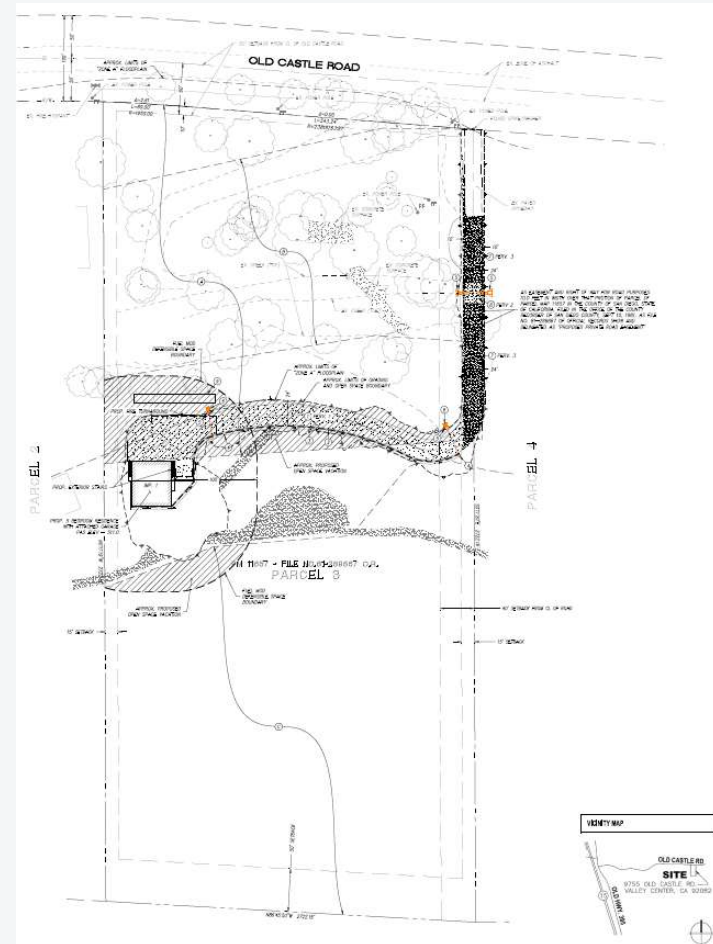
- Legend**
- Parcel A - Property In Question, Fee
  - Parcel B - Easement
  - Item # 3 - Easement for Pipe Lines & Facilities  
In 10/19/1956 BK6308 Pg113 of Official Records  
The exact location of the easement cannot be determined and is not plottable
  - Item # 4 - Easement for Public Utilities  
In 06/21/1962 Inst # 62-105669 of Official Records  
Affects said portion as described in the document
  - Item # 5 - Easement for Open Space  
In 09/02/1981 Inst # 81-281981 & 01/22/1992  
Inst # 92-33259 of Official Records  
Affects said portion as described in the document
  - Item # 7 - Easement for Flowage  
In 09/02/1981 Inst # 81-281983 of Official Records  
Affects said portion as described in the document
  - Item # 17 - Easement for Open Space  
In 11/15/1991 Inst # 91-592858 of Official Records  
Affects said portion as described in the document



## PROJECT

An Open Space Easement Vacation of approximately 30,280 square feet is being requested to allow the development for a single-family residence with fuel mod defensible space buffers and associated access improvements, including grading for an improved driveway and construction of a new bridge over the onsite creek.

Most of the easements for open space remain. We are only asking to vacate enough to allow the house and its access to be built. Every attempt to minimize and mitigate impact to sensitive biology is being taken, including utilizing the existing graded areas and access drives.

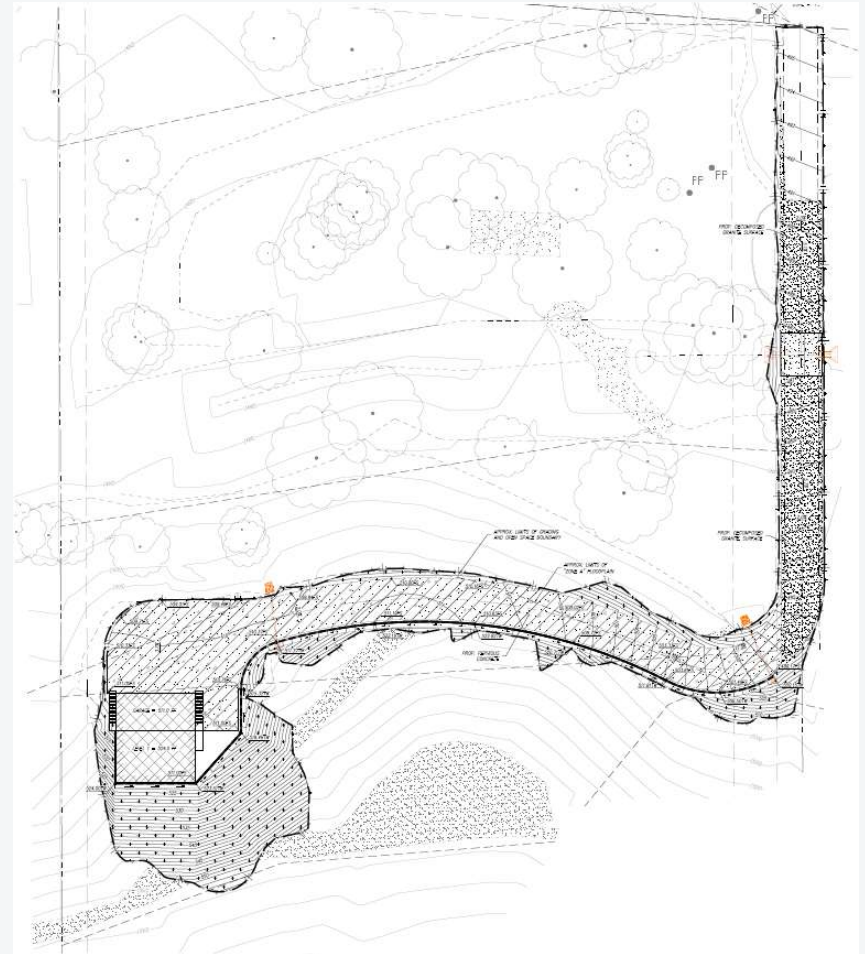


## PROCESS

The open space easement requires us to work with the County to confirm conformance with regulations and codes, including reviews from Planning, Engineering, Fire District, and Environmental reviews like Biology and Cultural.

Once reviews are complete and additional changes are made and comments from the reviewers are satisfied, an easement vacation requires a two-part hearing from County Board of Supervisors.

After approval from the Board, we can process the building permit and final engineering permits for the residence and access.



## SINGLE FAMILY RESIDENCE

1<sup>st</sup> Floor: 1,388 SF

2<sup>nd</sup> Floor: 1,346 SF

Total Living Area: 2,734 SF

Garage: 1,000 SF

Total Building Area: 3,374 SF

Lot Size: 400,971 SF (9.2 ac)

FAR: 0.09

Additional house specs:

- 4 bedrooms
- 2.5 baths
- Kitchen, Dining, Workshop, Office, Family, Living Room
- 4 bay garage





# Thank you!

Questions & Answers