

Appendix B-1 – Analysis of Proposed Land Use Map / Zoning Changes

LAND USE CLEAN-UP

AL201

Proposed Change: Village Residential 2.9 to Public/Semi-Public

Basis for Change: Mapping Error

Community Recommendation	Approve ¹
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Opposition Expected	No
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Property Description

Property Owner:

Grossmont Union High School District

Property Size:

6 parcels (90 acres)

Location:

Adjacent to Alpine Blvd., just south of I-8 and approximately 1 ½ miles east of Tavern Road; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	VR-2.9	258
Proposed Change	Public/Semi-Public	0
GP Update Analyzed	VR-2.9 only	258

Zoning

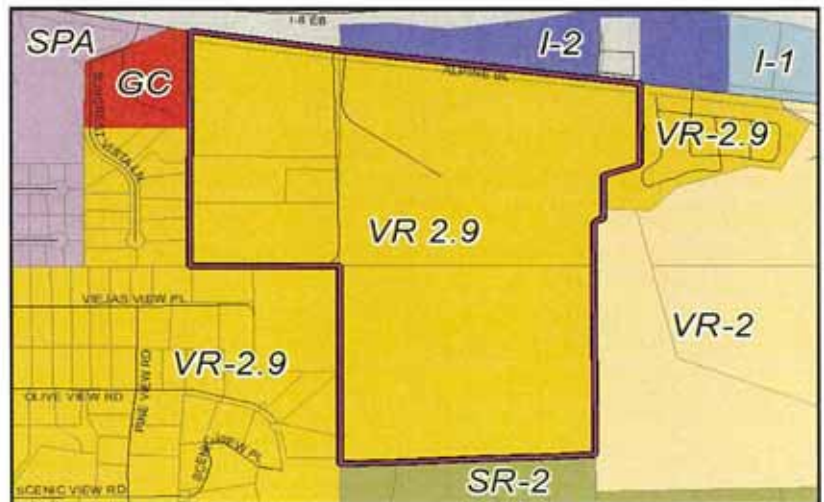
Scenario	Designation	Min. Lot Size
Existing	A70	15,000sf
Proposed	A70	15,000sf

Note:

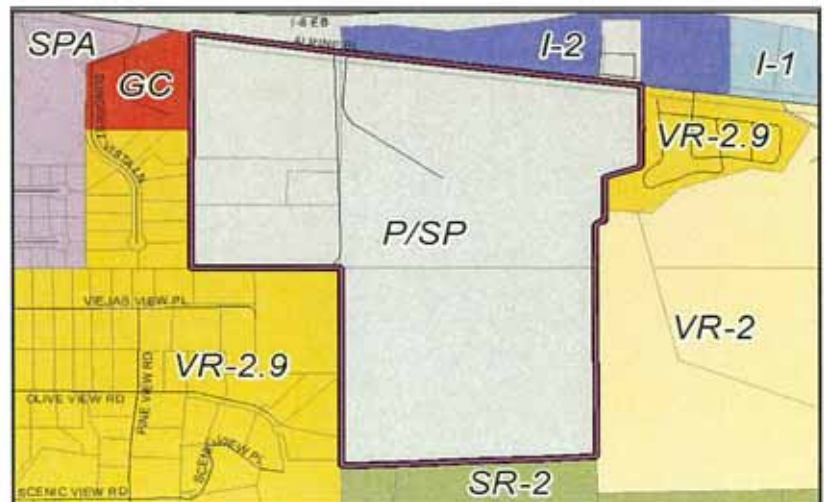
¹ Alpine CPG Minutes of 5-28-15 (attached)



Aerial Photo



General Plan



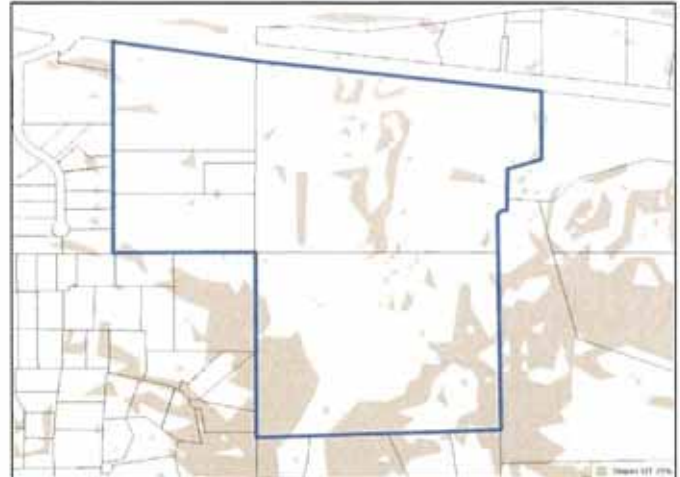
Staff Recommendation

LAND USE CLEAN-UP

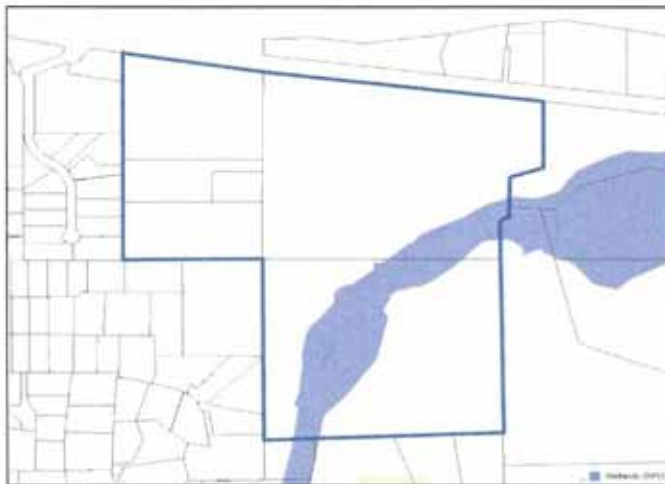
AL201



Vicinity Map



Steep Slope (Greater than 25%)



Wetlands



Fire Hazard Severity Zones

Context

These six parcels are owned by the Grossmont Union High School District and were mistakenly designated Village Residential 2.9 with the General Plan Update. The appropriate designation for public school properties is the proposed designation of Public/Semi-Public.

General Plan Consistency

See the General Plan Land Use Element, page 3-17 for a description of the Public/Semi-Public Facilities designation. Public school properties receive the Public/Semi-Public Facilities designation.

APNs

4040420100, 4040321400, 4040322400, 4040321600, 4040322300, 4042310500

LAND USE CLEAN-UP

Alpine CPG Minutes

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

FINAL REGULAR MEETING MINUTES

Thursday, May 28, 2015 at 6:00pm

1. Meeting was called to order @ 6:02pm
2. Invocation / Pledge of Allegiance
3. Roll Call of Members:

Present:

Glenda Archer
Charlie Jerney
Leslie Perricone
John Whalen

George Barnett
Travis Lyon
Lou Russo

Aaron Dabbs
Jennifer Martinez
Richard Saldano

Jim Easterling
Mike Milligan
Kippy Thomas

Absent (Excused):

Roger Garay

Tom Myers

2. County of San Diego General Plan Clean-Up handout showed that there were 6 parcels – comprising the Lazy A property – that have been proposed for a change in land use designation within the Alpine area. Staff recommendation is that this property should change from VR –Village Residential 2.9 to P/SP-Public-Semi-Public. According to county staff, the owner of the property (Grossmont Union High School District) supports this change. Motion to accept proposed Lazy A land use change along with the proposed text revisions in the general plan policy document made by: Jim Easterling, Second: Mike Milligan. Vote by acclamation 13/0.

LAND USE CLEAN-UP

CD201

Proposed Change: Rural Lands 20 to Public/Semi-Public

Basis for Change: Ownership Change

Community Recommendation	Approve ¹
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Opposition Expected	No
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Property Description

Property Owner:

Helix Water District

Property Size:

1 parcel (0.4 acres)

Location:

The parcel is accessed via Euclid Ave., and is located ½ mile north of Dehesa Road and 1 ½ miles southeast of I-8; inside the County Water Authority boundary

Prevalence of Constraints (see following page):

● – high; ◐ – partially; ○ – none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 20	1
Proposed Change	Public/Semi-Public	0
GP Update Analyzed	RL-20 & SR-4	1

Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	A70	4 acres

Note:

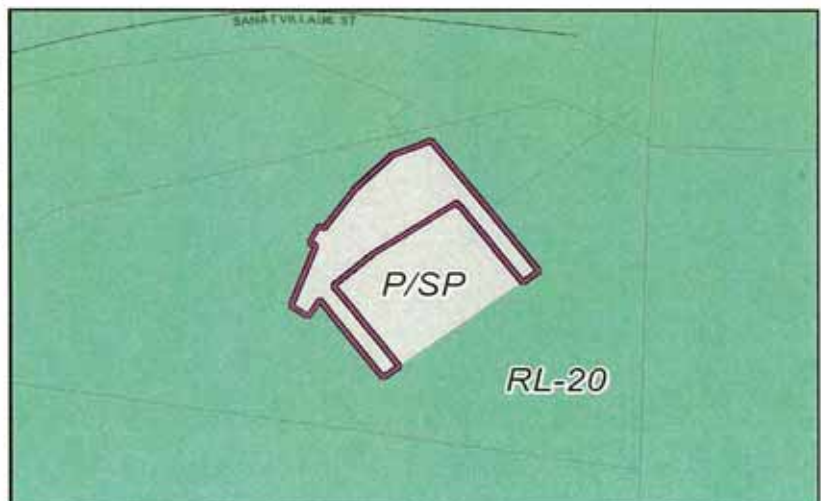
¹ Crest-Dehesa CPG Minutes of 4-13-15 (attached)



Aerial Photo



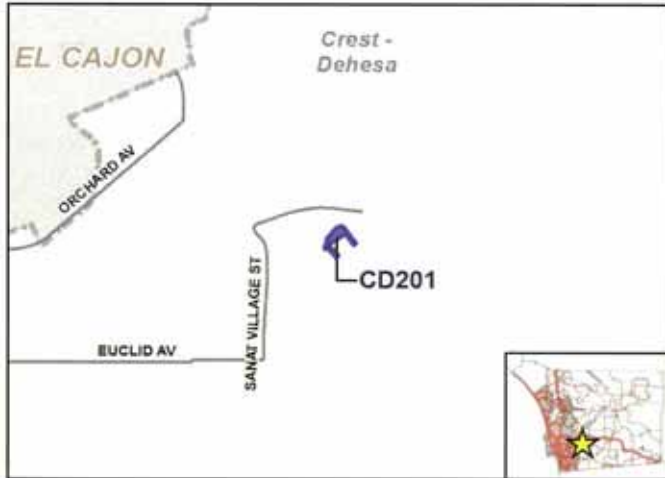
General Plan



Staff Recommendation

LAND USE CLEAN-UP

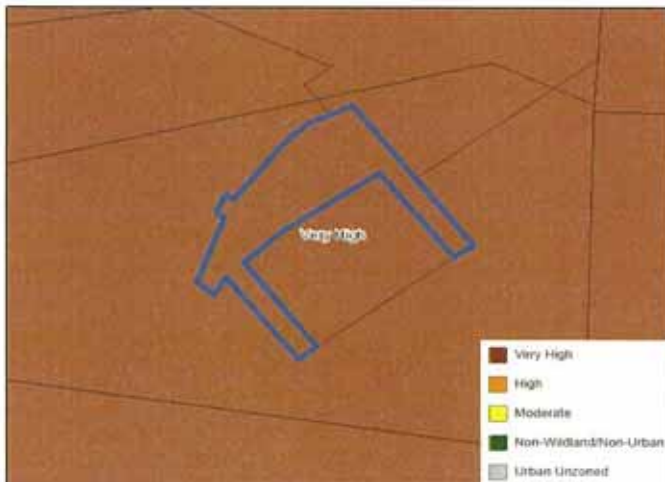
CD201



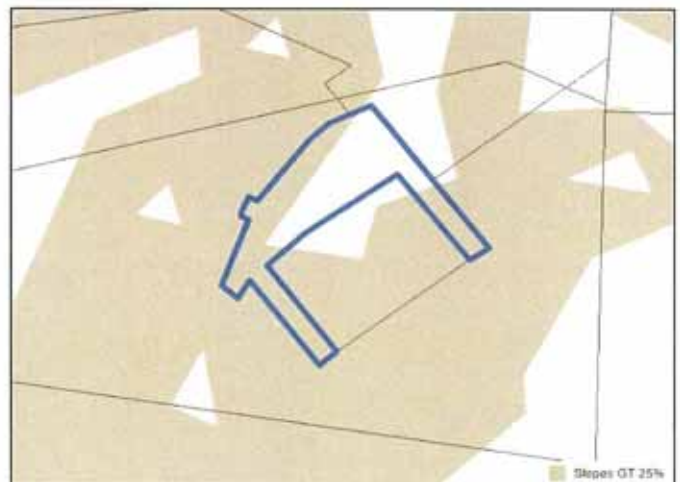
Vicinity Map



Habitat Evaluation Model



Fire Hazard Severity Zones



Steep Slope (greater than 25%)

Context

This parcel was acquired by the Helix Water District in 2012, in order to accommodate the remodeling and expansion of the district's water storage tank on the adjacent parcel (APN 512-100-03; currently designated P/SP).

General Plan Consistency

See the General Plan Land Use Element, page 3-17 for a description of the Public/Semi-Public Facilities designation. Water district properties receive the Public/Semi-Public Facilities designation.

APNs

5121005900

LAND USE CLEAN-UP

Crest-Dehesa CPG Minutes

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 13 April 2015, at Crest Community Building, 113 North Park Drive, El Cajon (Crest).

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:00 PM.

B. ROLL CALL. Planning Group members Bowen, Ulm, Slagill, Carroll, Walls, Wessel, Riggs, Bretz, Manning, Hertel and Underwood were present, forming a quorum of 11. Member Harris was absent, but not excused. Seat 10, Seat 12 and Seat 15 are vacant.

F1. Proposed wording change to the Community Plan, cleanup phase. Chairman Riggs briefed the Group about changes proposed by the Department of Planning and Development Services to the text of the Community Plan. These include: 1) changes to the language describing emergency egress routes from Crest, subject to modification by results of an upcoming meeting of Supervisor Jacob with the fire agencies; 2) a change of a 0.7-acre parcel in Harbison Canyon recently acquired by the County Department of Recreation, from Semi-Rural 1 to Open Space-Conservation; and 3) a change to a 0.4-acre parcel at the Helix Water District reservoir site in Crest, from Rural Lands 20 to Public/Semi-Public.

Following brief discussion by the Group, Pat Ulm moved that the Planning Group recommends approval of the Department of Planning and Development Services' proposed wording changes to the Community Plan. The motion passed (11 yes; 0 no; 0 abstain).

LAND USE CLEAN-UP

CD202

Proposed Change: Semi-Rural 1 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation Approve¹

Opposition Expected No

Property Description

Property Owner:

County of San Diego (recent DPR acquisition)

Property Size:

1 parcel (0.7 acres)

Location:

The parcel is accessed via St. George Drive and is located approximately 1/3 mile west of Harbison Canyon and four miles southeast of I-8; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- ◐ Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 1	1
Proposed Change	Open Space-Conservation	0
GP Update Analyzed	SR-1 only	1

Zoning

Scenario	Designation	Min. Lot Size
Existing	RS	10,000sf
Proposed	S80	-

Note:

¹ Crest-Dehesa CPG Minutes of 4-13-15 (attached)



Aerial Photo



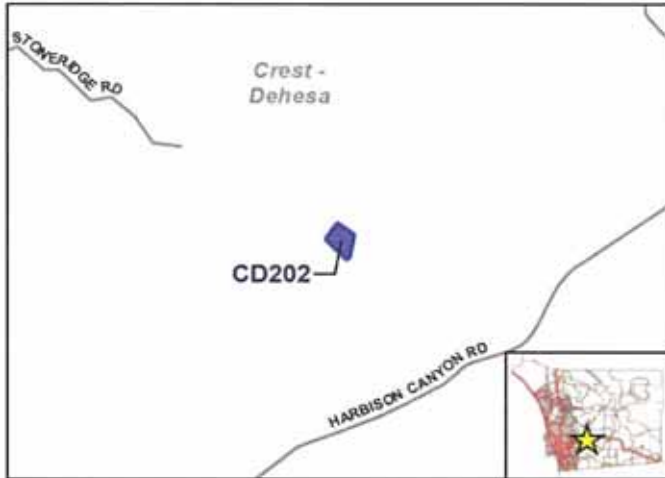
General Plan



Staff Recommendation

LAND USE CLEAN-UP

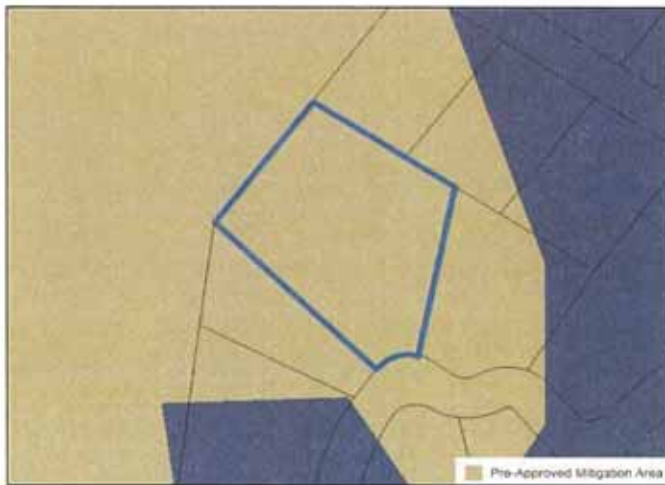
CD202



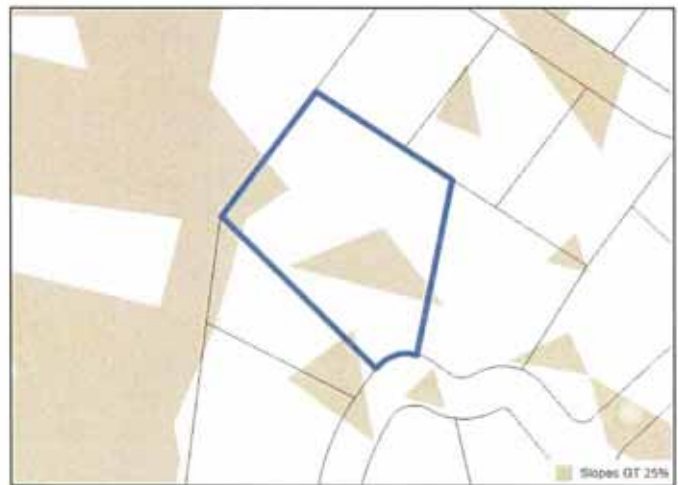
Vicinity Map



Habitat Evaluation Model



MSCP Designation



Steep Slope (Greater than 25%)

Context

This property was recently acquired by the County Department of Parks and Recreation for open space. The proposed change is to re-designate one parcel totaling 0.7 acres from SR-1 to Open Space-Conservation. This purchase adds to the County's 260-acre Stoneridge Preserve, expanding protection for the hillsides and canyons of coastal sage scrub, chaparral, and oak woodland vegetation in the area.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The acquisition and proposed OS-C designation provide additional protection for the sensitive habitats of Harbison Canyon.
- The subject parcel is within a Pre-Approved Mitigation Area of the adopted South County Sub-Area MSCP.

APNs

3992900300

LAND USE CLEAN-UP

Crest-Dehesa CPG Minutes

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 13 April 2015, at Crest Community Building, 113 North Park Drive, El Cajon (Crest).

F1. Proposed wording change to the Community Plan, cleanup phase. Chairman Riggs briefed the Group about changes proposed by the Department of Planning and Development Services to the text of the Community Plan. These include: 1) changes to the language describing emergency egress routes from Crest, subject to modification by results of an upcoming meeting of Supervisor Jacob with the fire agencies; 2) a change of a 0.7-acre parcel in Harbison Canyon recently acquired by the County Department of Recreation, from Semi-Rural 1 to Open Space-Conservation; and 3) a change to a 0.4-acre parcel at the Helix Water District reservoir site in Crest, from Rural Lands 20 to Public/Semi-Public.

Following brief discussion by the Group, Pat Ulm moved that the Planning Group recommends approval of the Department of Planning and Development Services' proposed wording changes to the Community Plan. The motion passed (11 yes; 0 no; 0 abstain).

LAND USE CLEAN-UP

JL201

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation Approve¹

Opposition Expected No

Property Description

Property Owner:

County of San Diego (recent DPR purchase)

Property Size:

2 parcels (114 acres)

Location:

Adjacent to SR-78; approximately one mile north of the Julian Rural Village boundary; outside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	RL-40	2
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-40 and RL-80	2 ²

Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	20 acres
Proposed	S80	20 acres

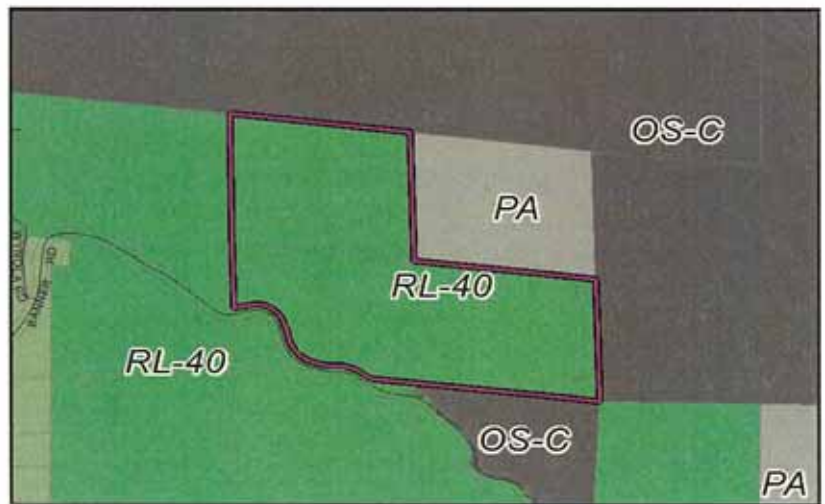
Note:

¹ Julian CPG Minutes of 6-8-15 (attached)

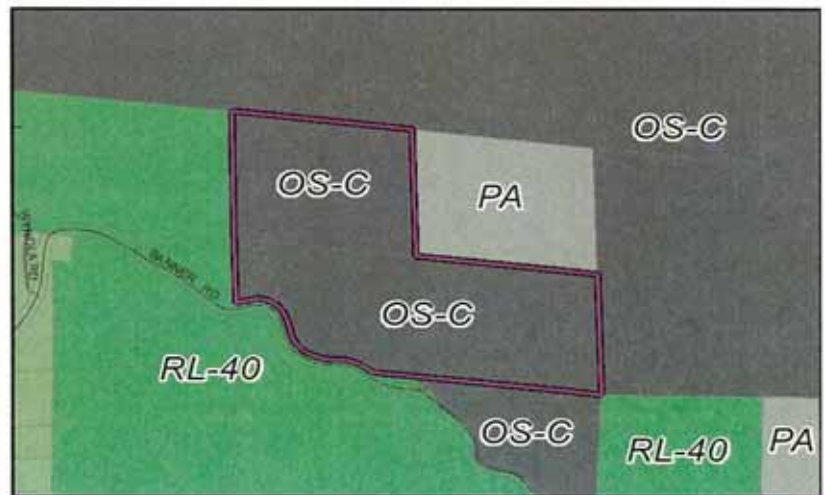
² Based on the most intensive designation analyzed



Aerial Photo



General Plan



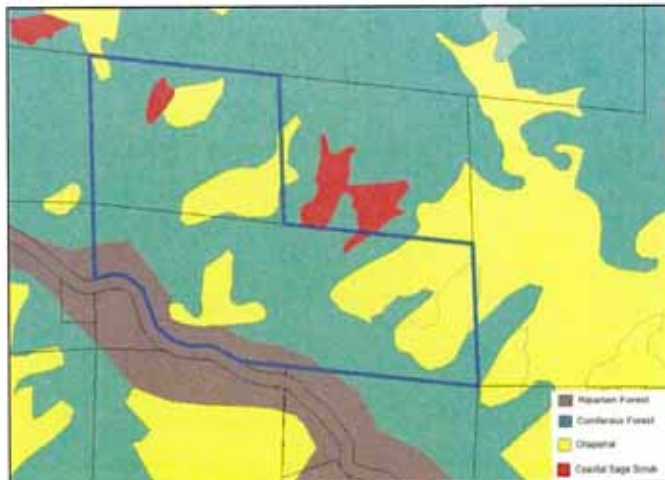
Staff Recommendation

LAND USE CLEAN-UP

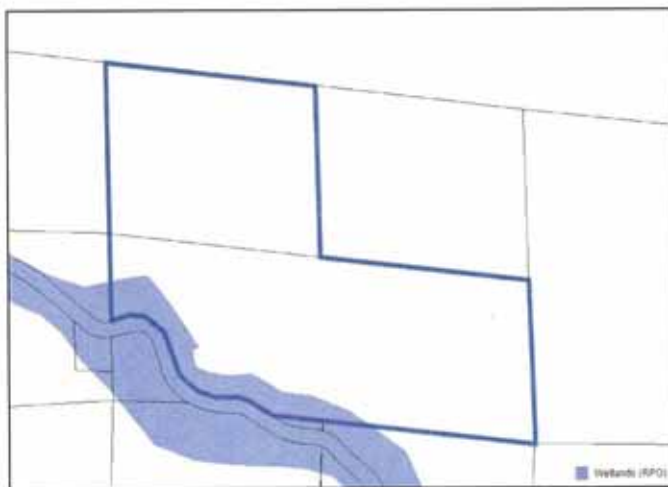
JL201



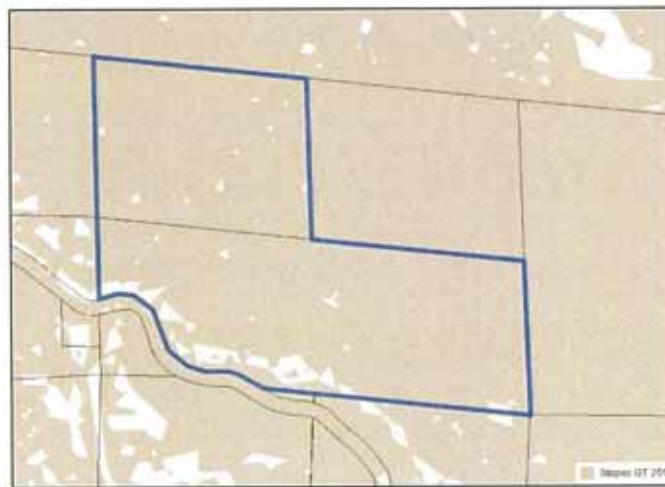
Vicinity Map



Vegetation



Wetlands



Steep Slope (Greater than 25%)

Context

This property was recently purchased by the County Department of Parks and Recreation for open space. The proposed change is to re-designate two parcels totaling 114 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Volcan Mountain Preserve, protecting a portion of the riparian corridor associated with Banner Creek, near SR-78.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.*

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The properties include a wetland and riparian woodland corridor, downhill from coniferous forests, all of which are a high priority for preservation (Tier 1 habitats)
- This acquisition adds to the existing 3,000+ acre Volcan Mountain Preserve

APNs

2500300800, 2500300900

LAND USE CLEAN-UP

Julian CPG Minutes

Julian Planning Group

June 8, 2015

Regular Meeting Minutes

Call to Order: 7:00 PM

**A. Roll call of Members Present: Corwin, Brown, Hayes,
Barnes, Dackermann, Birdsell**

**Excused: Law, Moretti, Redding, Mushet, &
Rikanshrud**

**1. 2015 General Plan – Proposed Land Use Map and zoning changes
for Julian; JL201 and JU202.**

**2. Motion to agree with County Plans for lot # JL 201 (Banner) by
Barnes, 2nd Corwin, Approved Unanimous.**

LAND USE CLEAN-UP

JL202

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation	Approve ¹
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Opposition Expected	No
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Property Description

Property Owner:

County of San Diego (recent DPR acquisition)

Property Size:

4 parcels (32 acres)

Location:

The parcel is accessed via Iron Springs Road, and is approximately 1.7 miles west of SR-79; outside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40	4
Proposed Change	Open Space-Conservation	0
GP Update Analyzed	RL-40 & RL-80	4

Zoning

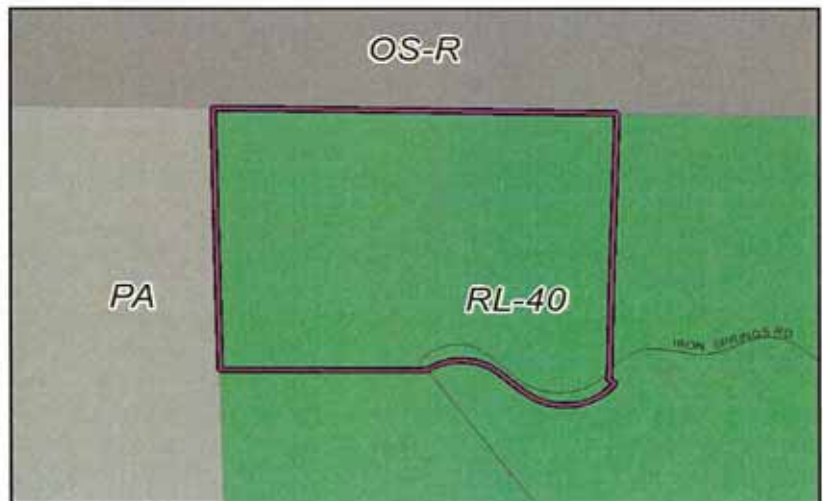
Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	S80	4 acres

Note:

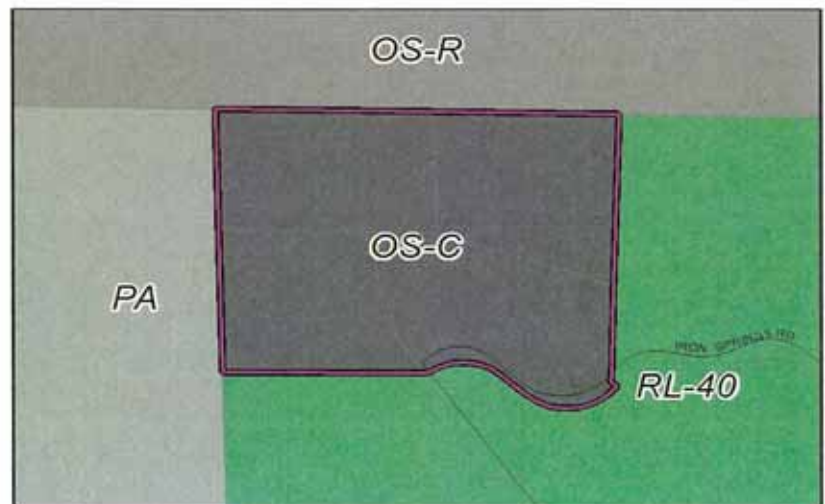
¹ Julian CPG Minutes of 6-8-15 (attached)



Aerial Photo



General Plan



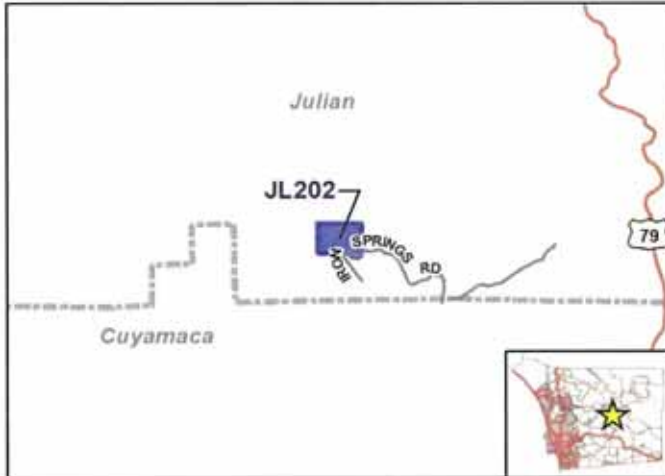
Staff Recommendation

JULIAN

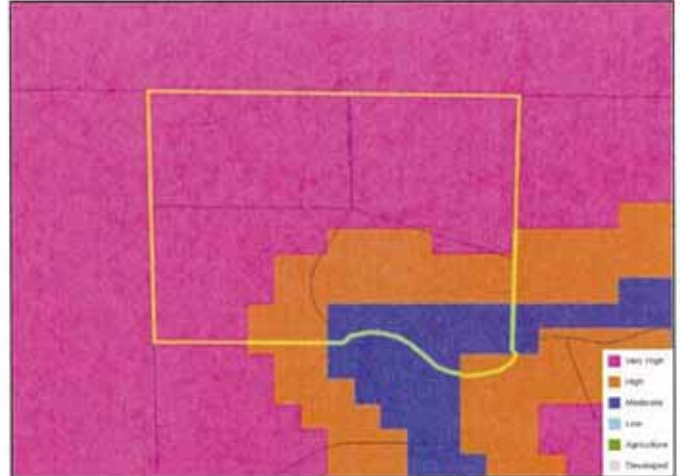
SEPTEMBER 2015

LAND USE CLEAN-UP

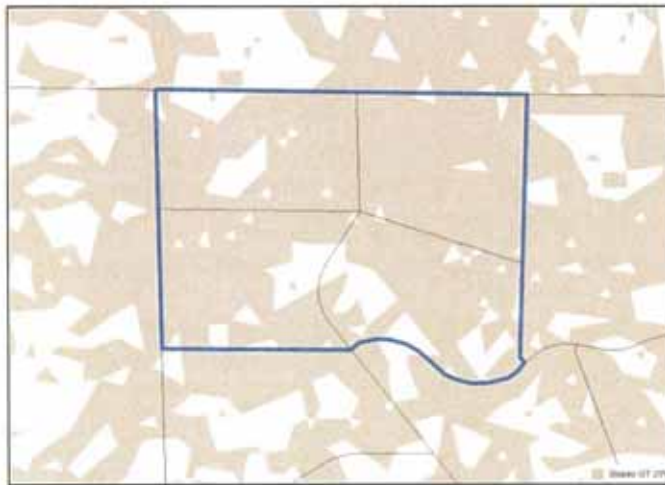
JL202



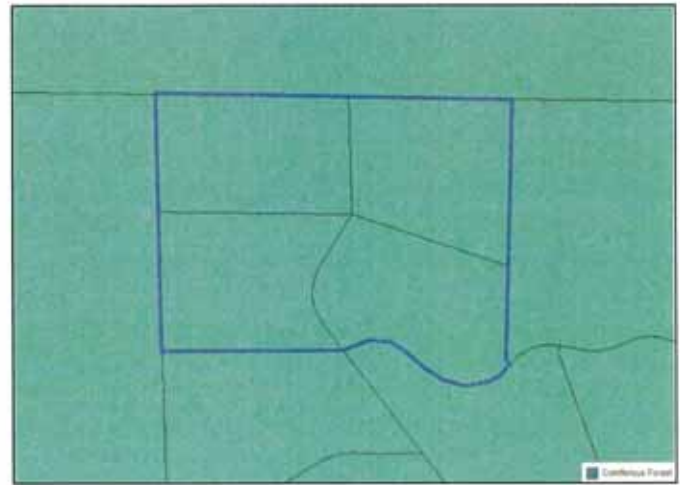
Vicinity Map



Habitat Evaluation Model



Steep Slope (Greater than 25%)



Vegetation

Context

This property was recently acquired by the County Department of Parks and Recreation for open space. The proposed change is to re-designate four parcels totaling 32 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Heise County Park of over 1,000 acres. This particular acquisition is intended for preservation, expanding protection for the coniferous forest of this area.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The acquisition and proposed OS-C designation provide additional protection for the coniferous forests of the Cuyamaca Mountains
- The acquisition was intended for preservation

APNs

2930203500, 2930203600, 2930203700, 2930203800

LAND USE CLEAN-UP

Julian CPG Minutes

Julian Planning Group

June 8, 2015

Regular Meeting Minutes

Call to Order: 7:00 PM

**A. Roll call of Members Present: Corwin, Brown, Hayes,
Barnes, Dackermann, Birdsell**

**Excused: Law, Moretti, Redding, Mushet, &
Rikanshrud**

**1. 2015 General Plan – Proposed Land Use Map and zoning changes
for Julian; JL201 and JU202.**

**2. Motion to agree with County Plans for lot # JL 201 (Banner) by
Barnes, 2nd Corwin, Approved Unanimous.**

LAND USE CLEAN-UP

LS201

Proposed Change: General Commercial to Village Residential 30

Basis for Change: Minor CPG Request

Community Recommendation	Approve ¹
Opposition Expected	No

Property Description

Property Owner:

Steven Worley

Property Size:

2 parcels (1.1 acres)

Location:

The two parcels are located on Pepper Drive, near the intersection with Winter Gardens Boulevard; approximately 1 ½ miles east of SR-67; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- ☐ Steep Slope (Greater than 25%)
- ☐ Floodplain
- ☐ Wetlands
- ☐ Sensitive Habitat
- ☐ Agricultural Lands
- ☐ Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	General Commercial (C36 zoning allows 40 du/acre on western parcel & 29 du/acre on eastern parcel)	37
Proposed Change	Village Residential 30	32
GP Update Analyzed	General Commercial only	37

Zoning

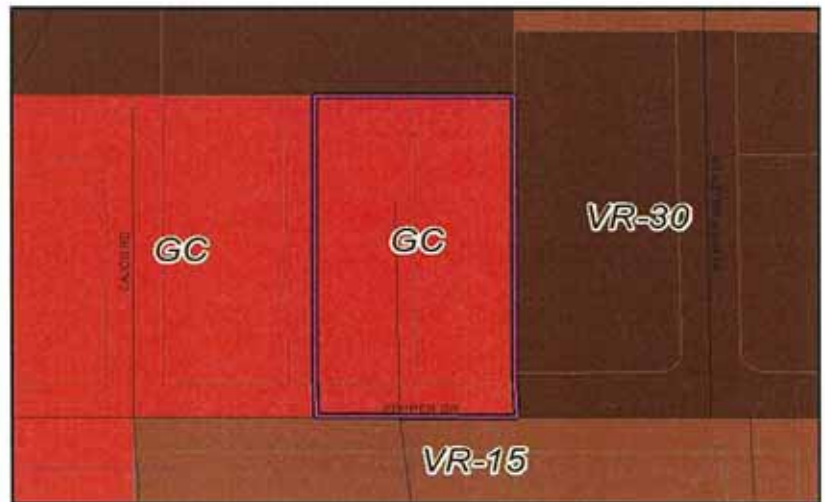
Scenario	Designation	Min. Lot Size
Existing	C36	N/A & 6,000sf
Proposed	RU	6,000sf

Note:

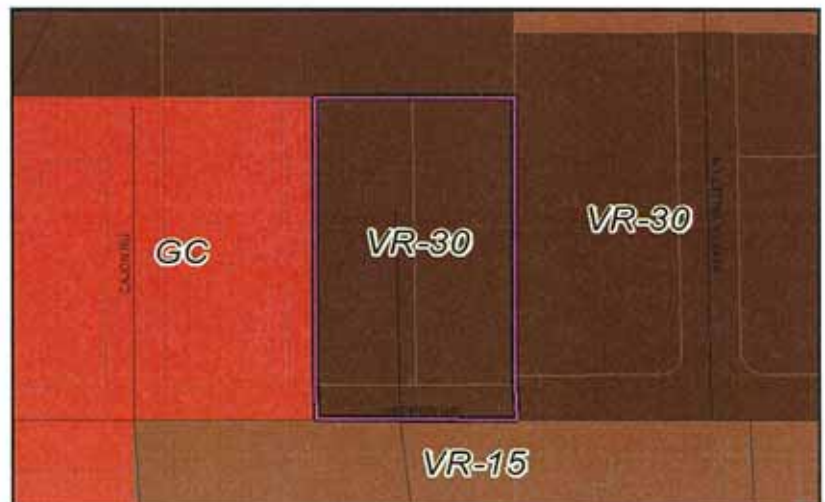
¹ Lakeside CPG Minutes of April 2, 2014 (attached)



Aerial Photo



General Plan



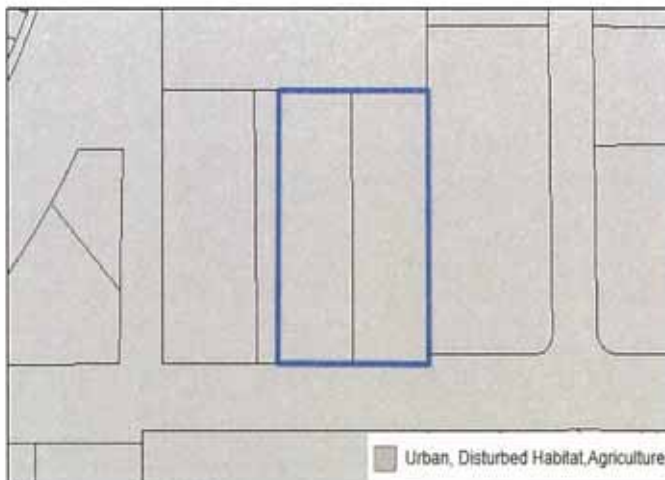
Staff Recommendation

LAND USE CLEAN-UP

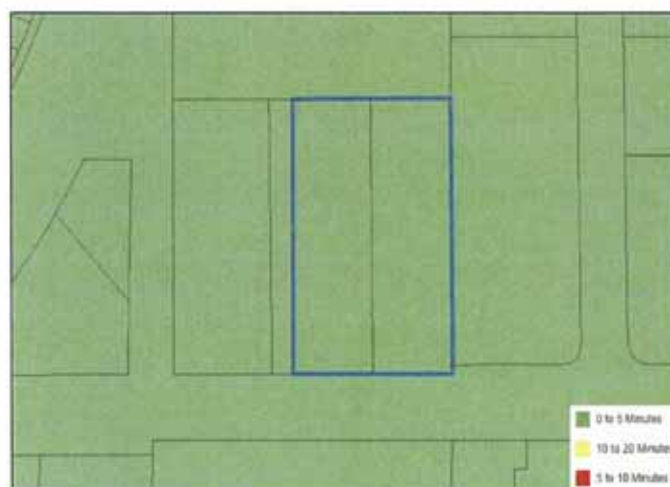
LS201



Vicinity Map



Habitat Evaluation Model



Emergency Response Travel Time



Fire Hazard Severity Zones

Context

The two parcels are in a Village area of commercial and high density residential uses. In the previous General Plan, the western lot was designated for commercial and the eastern lot was designated for high density residential. The Lakeside Community Planning Group and the property owner are recommending the proposed change from General Commercial to Village Residential 30, in response to the market demand for multi-family housing. The proposed change to VR-30 would be consistent with the analysis of the General Plan EIR, because the current zoning allows residential as a secondary use with densities of 40 and 29 dwelling units per acre.

General Plan Consistency

Policy LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.

The Village Residential 30 designation is consistent with policy COS-9.2 based on the following:

- The subject parcels contain no native vegetation, floodplains, steep slopes or other constraints limiting development potential
- The parcels are located within a Village area, surrounded by high density residential and commercial uses

APNs

3882603200, 3882603300

LAND USE CLEAN-UP

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES

WEDNESDAY, APRIL 2, 2014 – 6:30 PM

Members present: Wyatt Allen, Mark Baker, George Barnard, Julie Bugbee, Laura Cyphert (chair), Milt Cyphert, Tom Medvitz, Kristen Mitten (arrived at 7:10pm), Paul Sprecco, Bob Turner.

Members Absent: Seat #4 vacant, Jeff Brust, Lynn Carlson, Glenn Inverso, Linda Strom

Public present: Approximately 35

B. 2015 General Plan Clean up - The following are items which may be considered in the 2015 General Plan Clean up.

1. Rezoning of 1322 Pepper Drive (APN 388-260-33) and 1332 Pepper Drive (APN 388-260-32) – The parcels currently have a Land Use designation of C-1 (General Commercial) and zoning use regulation of C36 (General Commercial). Prior to the GP Update, 1322 was commercial and 1332 was high density residential. These parcels are basically in a land use 'transition area' with General Commercial on the west and Village Residential 30 (VR-30, 30 units per acre) on the east. These parcels will be considered for rezoning to multi-family housing.

- M. Baker recused himself due to a possible conflict with his seat on the Fire Board.

- The owner of the properties explained the present condition of the properties and asked the LCPG to consider rezoning these properties to Multifamily with the 2015 General Plan Clean Up.

- K. Mitten stated that it makes sense to place new density along our arterial streets, such as Pepper and Winter Gardens, that are served by transit.

- G. Barnard asked if neighbors were notified (as this is a rezoning, it is not a specific project)

- W. Allen pointed out that there is nothing historic here and commercial is not appropriate here.

No Public Comment

A motion to recommend Approval of the project was made by W. Allen and seconded by M Cyphert.

Motion to Recommend Approval passed (10-0-0-4; M. Baker recused himself)

LAND USE CLEAN-UP

LS202

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation Approve¹

Opposition Expected No

Property Description

Property Owner:

County of San Diego (recent DPR acquisition)

Property Size:

1 parcel (38 acres)

Location:

Approximately a half mile east of the San Vicente Reservoir and 2.5 miles east of SR-67; outside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

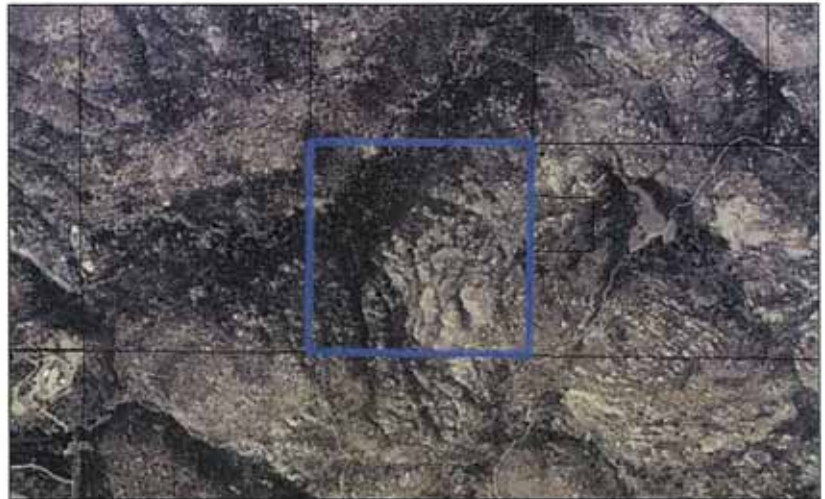
Scenario	Designation	DU's
Existing General Plan	RL-40	1
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-40 & RL-80	1

Zoning

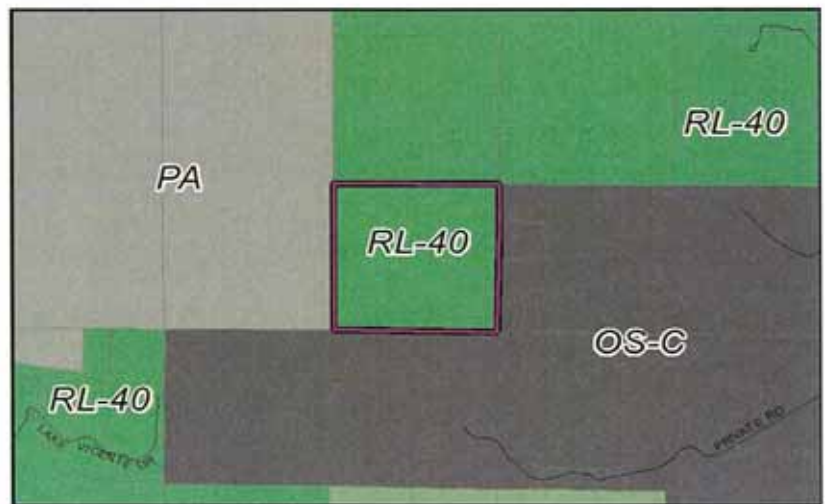
Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	S80	4 acres

Note:

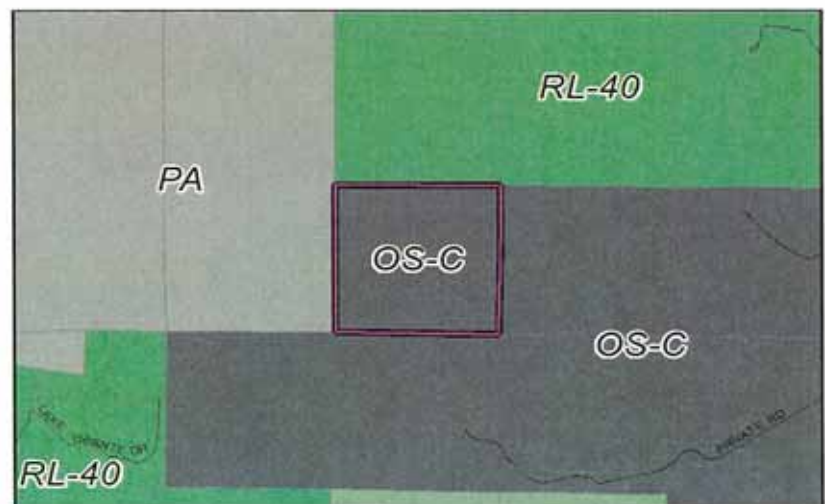
¹ Lakeside CPG Minutes of 6-3-15 (attached)



Aerial Photo



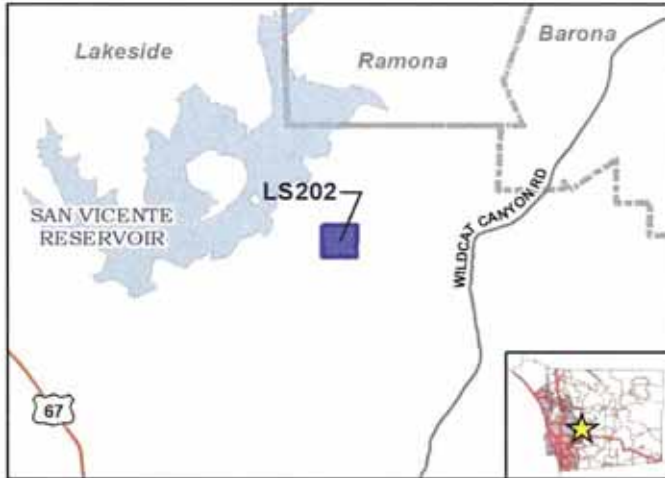
General Plan



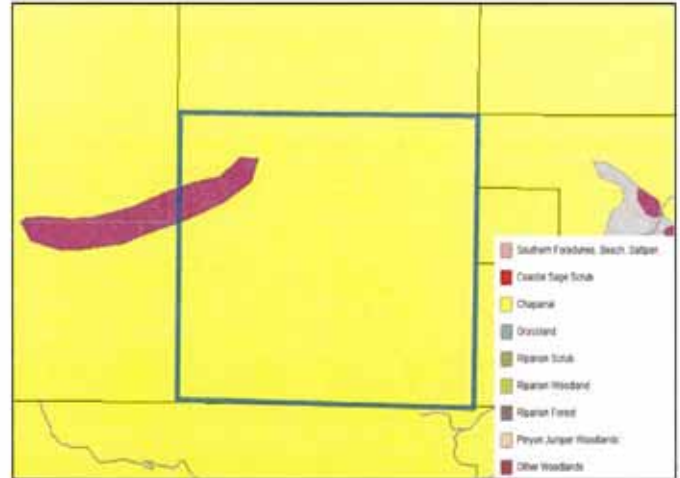
Staff Recommendation

LAND USE CLEAN-UP

LS202



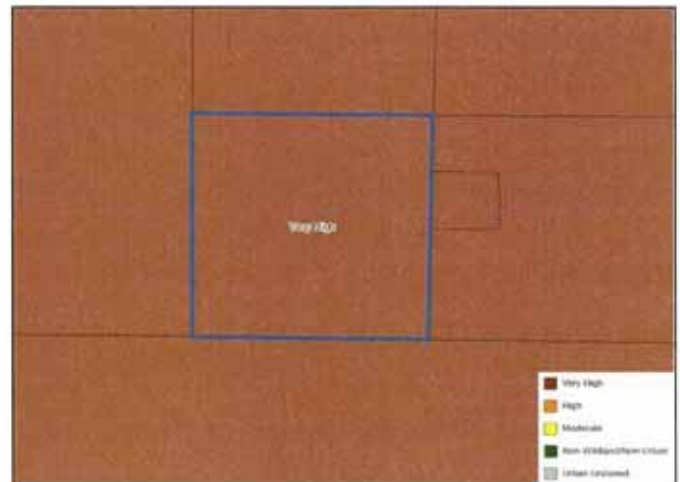
Steep Slope (greater than 25%)



Vegetation



Steep Slope (greater than 25%)



Fire Hazard Severity Zones

Context

This property was recently acquired by the County Department of Parks and Recreation for open space. The proposed change is to re-designate one parcel totaling 38 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Oak Oasis Preserve, providing additional protection to the chaparral and oak woodland habitats above the San Vicente Reservoir.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The entire area is in a MSCP Pre-Approved Mitigation Area (PAMA)
- This acquisition adds to the existing 450-acre Oak Oasis Preserve

APNs

3290900800

LAND USE CLEAN-UP

Lakeside CPG Minutes



County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): _____

Project Name: 2015 GENERAL PLAN CLEAN-UP

Planning/Sponsor Group: LAKE SIDE COMMUNITY P.G.

Results of Planning/Sponsor Group Review

Meeting Date: JUNE 3, 2015

A. Comments made by the group on the proposed project.

"CONCERN WITH LEAP FROG DEVELOPMENT ISSUE: RECOM -
MENTATION TO AVOID ALLOWING LEAP FROG DEVELOPMENT
TO TAKE PLACE AS OPPOSED TO SPECIFIC TO THE GENERAL
PLAN AMMENDMENT" (FROM MINUTES)

B. Advisory Vote: The Group ☐ Did ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☐ Approve without conditions
☒ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 12 Yes 0 No 0 Abstain 0 Vacant/Absent

C. Recommended conditions of approval:

2.1 PARKING SPACES - MOTRI FAMILY

Reported by: PAUL SPRECCO Position: PRESIDING CHAIR (ON) Date: JUNE 3, 2015
7/21/15

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

LAND USE CLEAN-UP

LS203

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation Approve¹

Opposition Expected No

Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (20 acres)

Location:

Near Sycamore Canyon Road, approximately a mile north of Santee Lakes Park and approximately 2 miles west of SR-67; outside the County Water Authority boundary.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40	1
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-40 & RL-80	1

Zoning

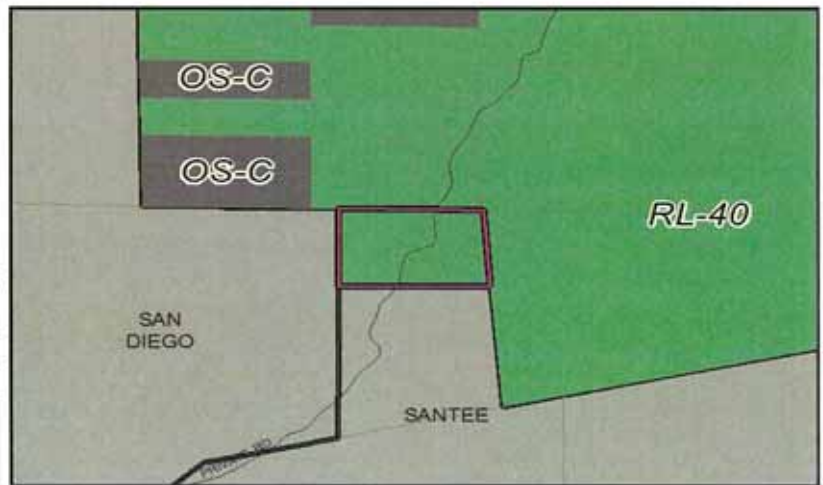
Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	S80	4 acres

Note:

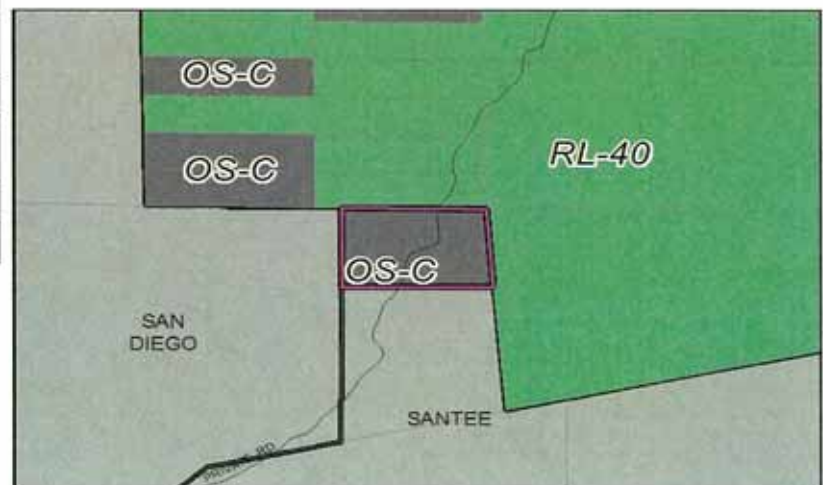
¹ Lakeside CPG Minutes of 6-3-15 (attached)



Aerial Photo



General Plan



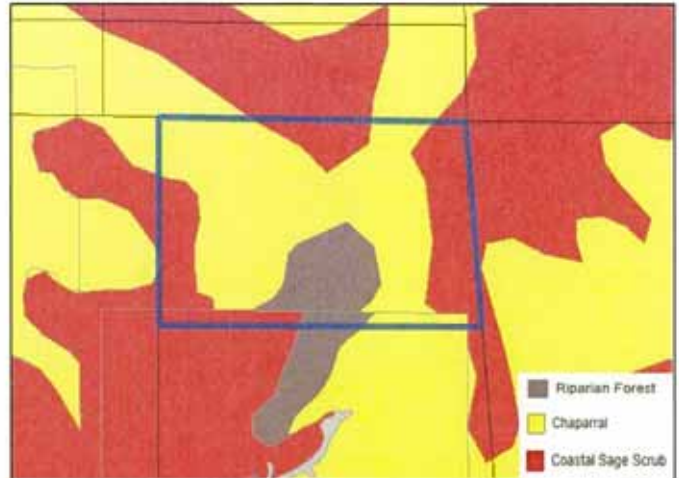
Staff Recommendation

LAND USE CLEAN-UP

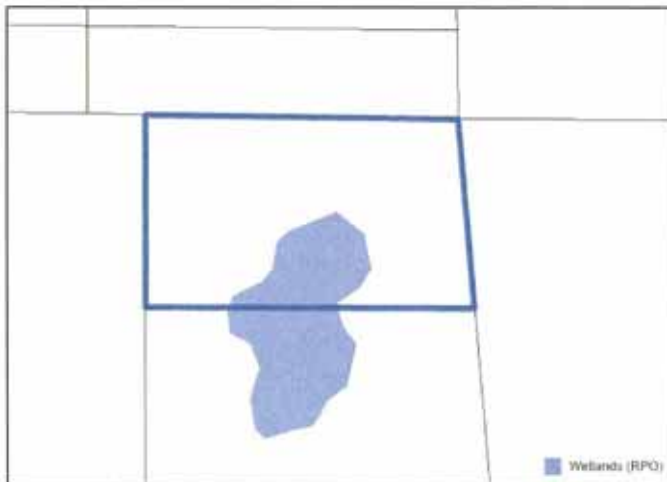
LS203



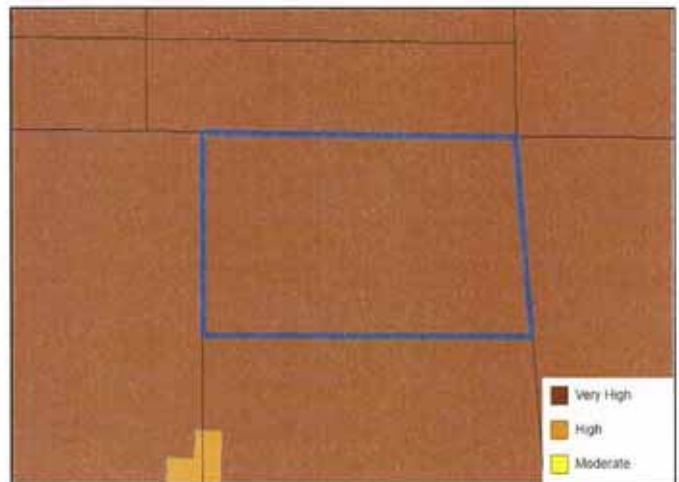
Vicinity Map



Vegetation



Wetlands



Fire Hazard Severity Zones

Context

This property was recently purchased by the County Department of Parks and Recreation for open space. The proposed change is to re-designate one parcel totaling 20 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Sycamore Canyon Preserve, providing protection for the wetlands and riparian corridor on the property that receive runoff from the Sycamore Canyon area and drain to Santee Lakes and the San Diego River.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The entire area is in a MSCP Pre-Approved Mitigation Area (PAMA)
- This acquisition adds to the existing 2,500+ acre Sycamore Canyon Preserve

APNs

3740300100

LAND USE CLEAN-UP

Lakeside CPG Minutes



County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): _____

Project Name: 2015 GENERAL PLAN CLEAN-UP

Planning/Sponsor Group: LAKESIDE COMMUNITY P.G.

Results of Planning/Sponsor Group Review

Meeting Date: JUNE 3, 2015

A. Comments made by the group on the proposed project.

"CONCERN WITH LEAPFROG DEVELOPMENT ISSUE: RECOM -
MENTATION TO AVOID ALLOWING LEAPFROG DEVELOPMENT
TO TAKE PLACE AS OPPOSED TO SPECIFIC TO THE GENERAL
PLAN AMMENDMENT" (FROM MINUTES)

B. Advisory Vote: The Group ☐ Did ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☐ Approve without conditions
☒ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 12 Yes 0 No 0 Abstain 0 Vacant/Absent

C. Recommended conditions of approval:

2.1 PARKING SPACES - Multi Family

Reported by: PAUL SPRECCO Position: PRESIDING CHAIR (LCPG) Date: JUNE 3, 2015
7/21/15

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

LAND USE CLEAN-UP

LS204

Proposed Change: 1-acre zoning min. lot size to 10,000sf; 'B' setback to 'H' setback

Basis for Change: Mapping Error – zoning min. lot size & setback inconsistency with GP designation

Community Recommendation	Approve ¹
Opposition Expected	No

Property Description

Property Owner:

Theresa Brehl, Shirley Odom, and Valdez Family Trust

Property Size:

3 parcels (4.4 acres)

Location:

The parcels are accessed via Jackson Hill Drive, near the northern cul-de-sac; approximately a half mile northwest of I-8; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

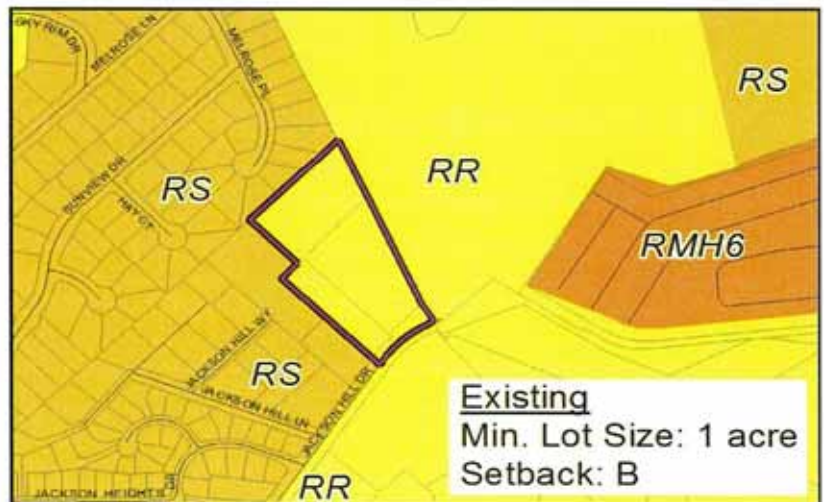
General Plan		
Scenario	Designation	DU's
Existing General Plan	Village Residential 4.3	17
No Proposed GP Change	Village Residential 4.3	17
GP Update Analyzed	VR-4.3 only	17
Zoning		
Scenario	Designation	Min. Lot Size
Existing	RR	1 acre
Proposed	RR	10,000sf

Note:

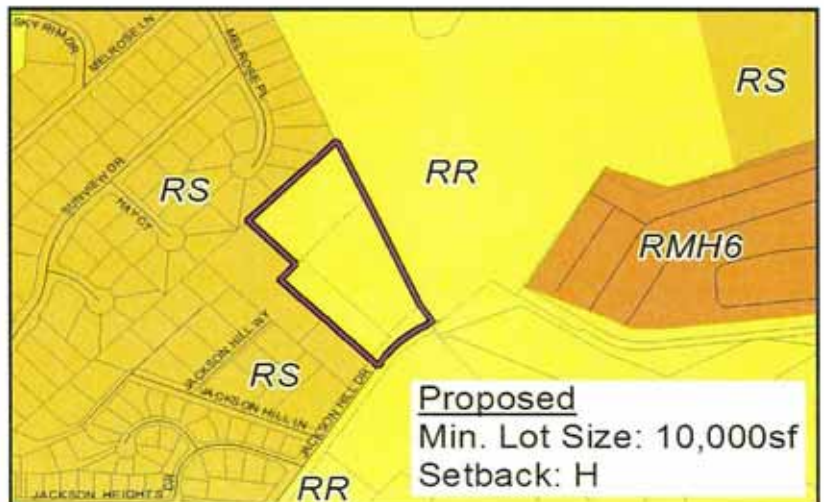
¹ Lakeside CPG minutes of 6-3-15 (attached)



Aerial Photo



Current Zoning



Staff Recommended Zoning (for consistency with current VR-4.3 GP designation)

LAND USE CLEAN-UP

LS204



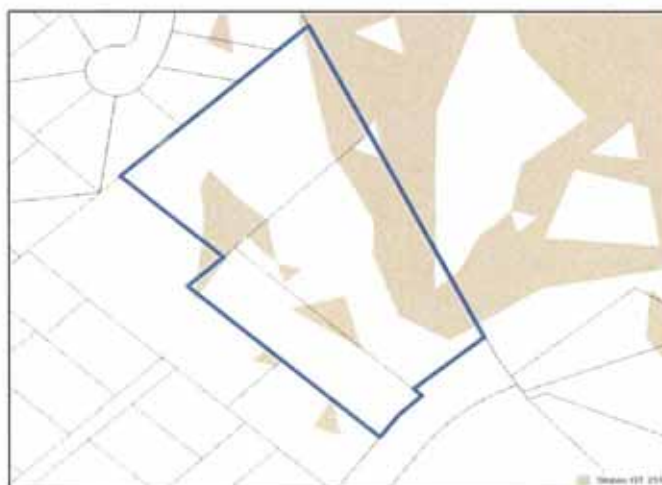
General Plan Designation (no GP changes proposed)



Vicinity Map



Vegetation



Steep Slope (greater than 25%)

Context

The subject parcels are located within the Village Boundary of Lakeside, on the edge of a large group of parcels designated VR-4.3 (4.3 units per acre). The zoning minimum lot size of 1 acre was mistakenly left unchanged with the General Plan Update change to VR-4.3 (previous density was equivalent to SR-1). The minimum lot size of 1 acre would prevent the property owners from achieving the density allowed under VR-4.3. As such, a change to a 10,000 square feet minimum lot size is proposed, in order to establish zoning and General Plan consistency.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

The proposed change to a 2-acre zoning minimum lot size is consistent with policy LU-1.9 based on the following:

- The current Village Residential 4.3 designation allows 4.3 units per acre.
- Property owners would not be able to achieve the VR-4.3 density potential with the current minimum lot size of 10,000 square feet.

APN

4003902100, 4003902000, 4003900500

LAND USE CLEAN-UP

Lakeside CPG Minutes



County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): _____

Project Name: 2015 GENERAL PLAN CLEAN-UP

Planning/Sponsor Group: LAKE SIDE COMMUNITY P.G.

Results of Planning/Sponsor Group Review

Meeting Date: JUNE 3, 2015

A. Comments made by the group on the proposed project.

"CONCERN WITH LEAP FROG DEVELOPMENT ISSUE: RECOM -
MENTATION TO AVOID ALLOWING LEAP FROG DEVELOPMENT
TO TAKE PLACE AS OPPOSED TO SPECIFIC TO THE GENERAL
PLAN AMENDMENT" (FROM MINUTES)

B. Advisory Vote: The Group ☐ Did ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☐ Approve without conditions
☒ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 12 Yes 0 No 0 Abstain 0 Vacant/Absent

C. Recommended conditions of approval:

2.1 PARKING SPACES - Multi Family

Reported by: PAUL SPRECCO Position: PRESIDENT CHAIR (ON) LCPG Date: JUNE 3, 2015
7/21/15

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

LAND USE CLEAN-UP

NC201

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation	N/A ¹
Opposition Expected	No

Property Description

Property Owner:

County of San Diego

Property Size:

19 parcels (382 acres)

Location:

Just outside the eastern boundary of the City of Escondido; approximately a half mile east of Bear Valley Parkway and less than a quarter mile southwest of Lake Wohlford; the western portion of the area is within the County Water Authority boundary and the eastern portion is outside the boundary.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40	19
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-20, RL-40, & RL-80	21 ²

Zoning

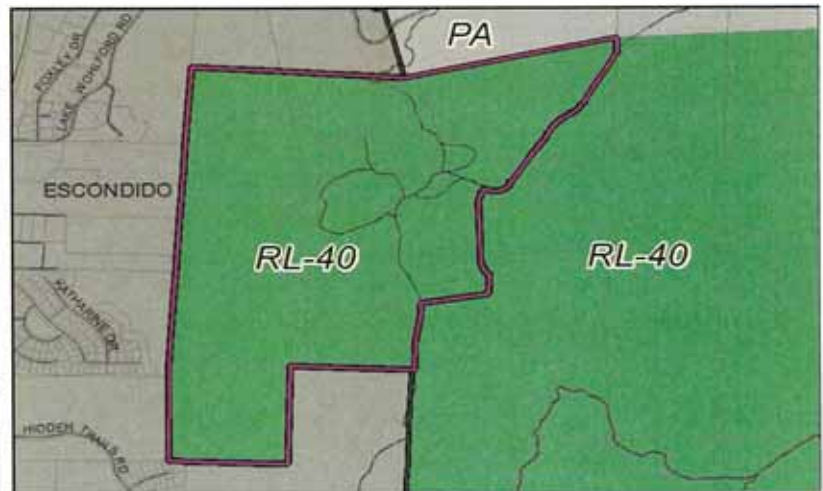
Scenario	Designation	Min. Lot Size
Existing	A70	10 acres
Proposed	S80	10 acres

¹ This area of the North County Metro Subregion is not served by a planning group

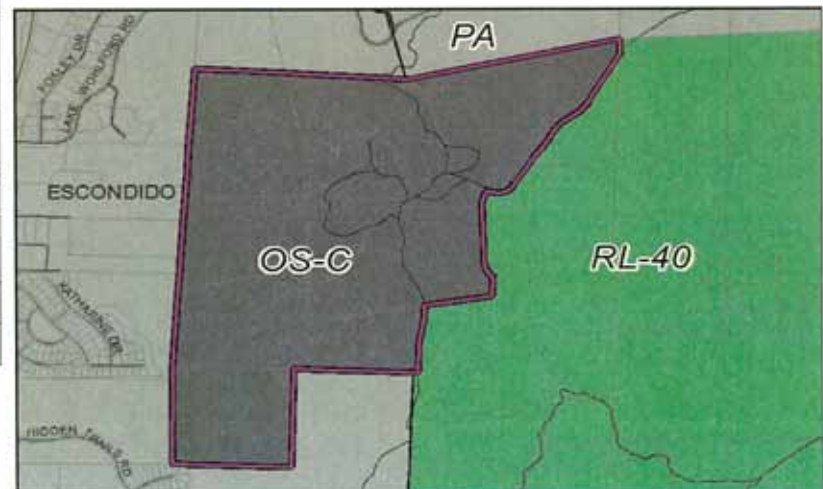
² Based on most intensive designations analyzed



Aerial Photo



General Plan



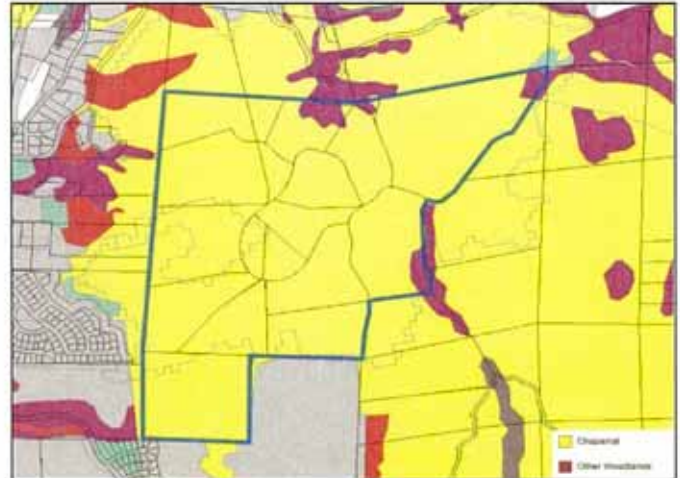
Staff Recommendation

LAND USE CLEAN-UP

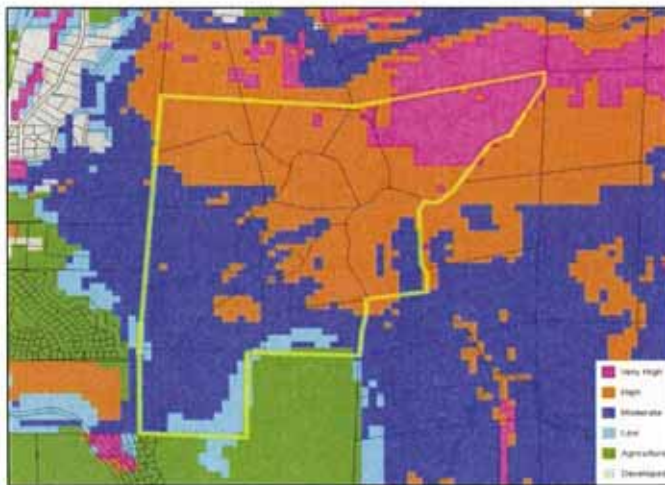
NC201



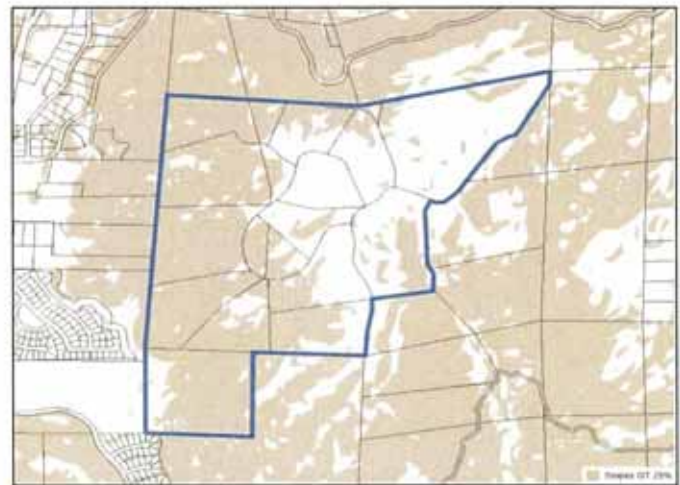
Vicinity Map



Vegetation



Habitat Evaluation



Steep Slope (greater than 25%)

Context

NC201 consists of 19 parcels totaling 382 acres, located a quarter mile west of Lake Wohlford. The subject parcels are proposed to change from RL-40 to Open Space-Conservation. This acquisition combines with 418 acres acquired by the Escondido Creek Conservancy to form the Bottle Peak Preserve. These acquisitions serve to protect much of the headwaters of the Escondido Creek, including high quality Southern mixed chaparral, oak woodlands, and riparian habitats.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The properties acquired combine with nearby properties to form the headwaters of the Escondido Creek, which serves as a critical wildlife corridor in this area of the County.
- These acquisitions by the County combine with the adjacent properties preserved by the Escondido Creek Conservancy to form a preserve of over 800 acres.

APNs

2401100300, 2403500600, 2403500700, 2403600100, 2403600200, 2403600300, 2403600400, 2403600500, 2403600600, 2403600700, 2403700100, 2403700200, 2403700300, 2403700400, 2403700500, 2403800100, 2403800200, 2403800300, 2403400600

LAND USE CLEAN-UP

SD201

Proposed Change: City of Encinitas (proposed detachment) to SR-2

Basis for Change: Request for detachment from the City of Encinitas

Community Recommendation	Approve ¹
--------------------------	----------------------

Opposition Expected	No
---------------------	----

Property Description

Property Owner:

Van Akeren, Timothy L & Terri S

Property Size:

1 parcel (0.13 acres)

Location:

On Rancho Serena Road, just west of El Camino Real, and approximately 1 mile east of I-5; inside the County Water Authority boundary.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

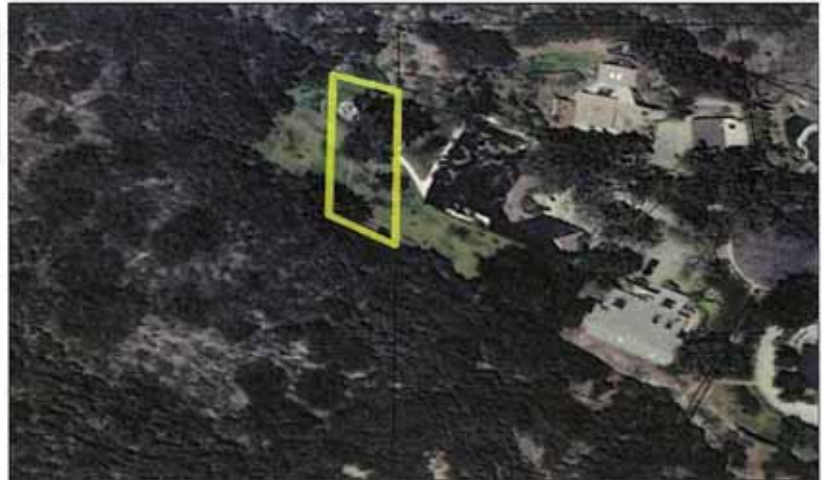
Scenario	Designation	DU's
Existing General Plan	(currently in the City of Encinitas)	N/A
Proposed Change	Semi-Rural 2 (SR-2)	1
GP Update Analyzed	(currently in the City of Encinitas)	N/A

Zoning

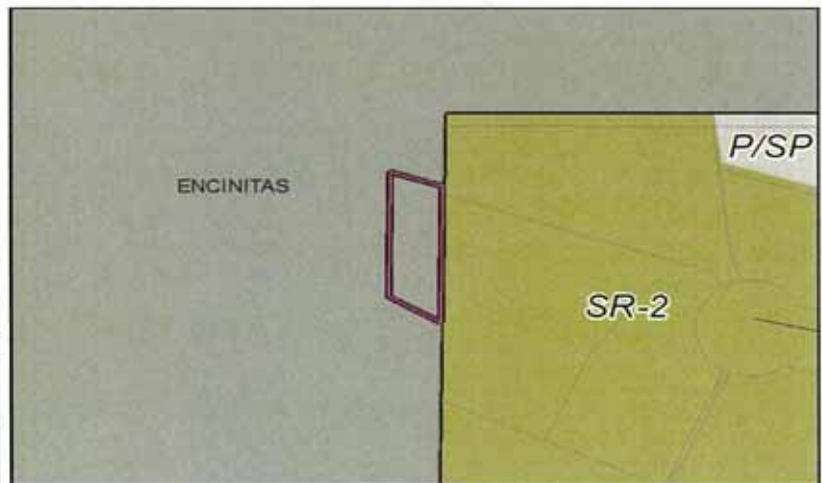
Scenario	Designation	Min. Lot Size
Existing	N/A	N/A
Proposed	RV	-

Note:

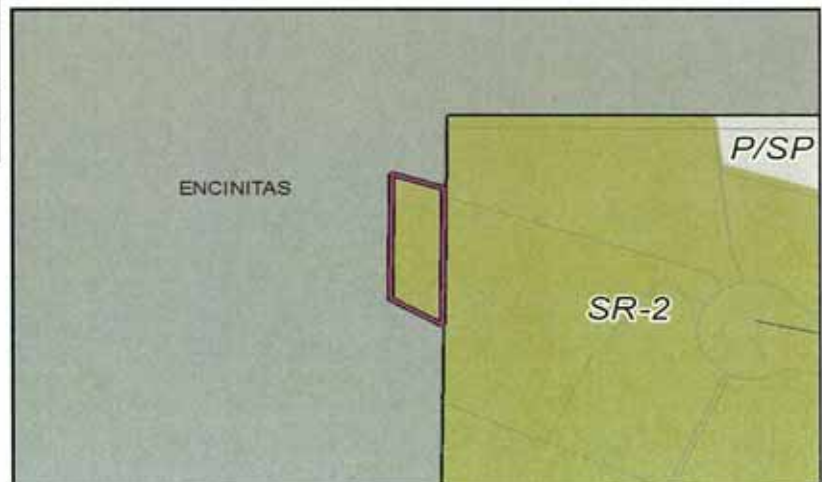
¹ San Dieguito CPG Minutes of 6-11-15 (attached)



Aerial Photo



General Plan (parcel is currently within the City of Encinitas – proposed detachment)



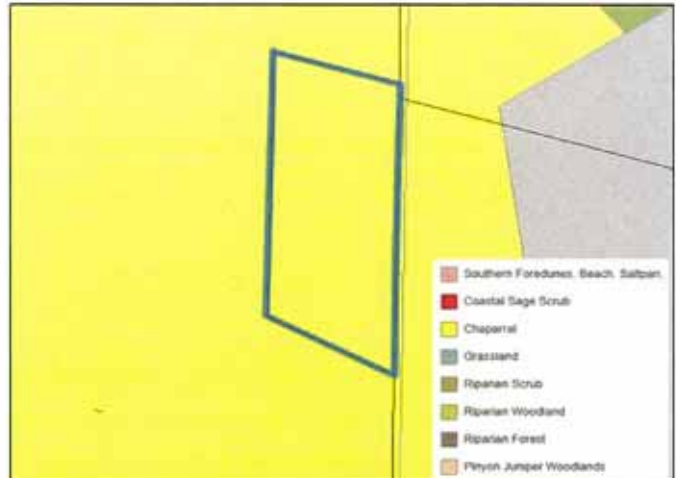
Staff Recommendation

LAND USE CLEAN-UP

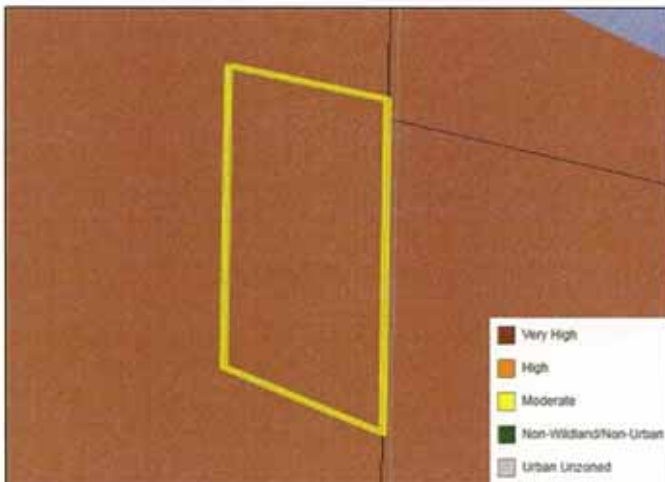
SD201



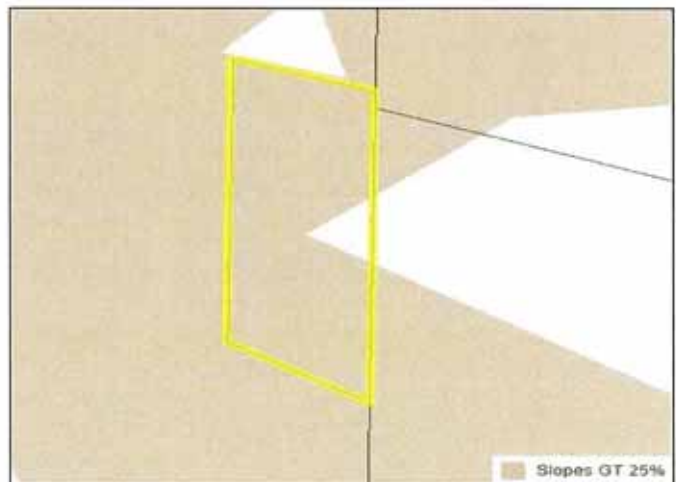
Vicinity Map



Vegetation



Fire Hazard Severity Zones



Steep Slope (greater than 25%)

Context

When the City of Encinitas incorporated in 1986, this parcel was accidentally included in the parcels incorporated into the City. The parcel was conveyed from the County to the Rancho Serena Community Association (one of the previous owners) in 1981. The parcel is used as a backyard for the single family residence located on adjacent parcel number 262-130-30. The owners discovered the situation when they applied for a merger of the lots with the County, as their purchase documents showed both parcels were within the unincorporated County. With the support of the City of Encinitas, the proposal is to detach the parcel from the City jurisdiction. The first step in the detachment process is for the County to establish a General Plan designation and zoning for the property. As part of this GPA/Rezone, the proposal is to match the General Plan designation (SR-2) and zoning (Residential Variable – RV) on the adjacent parcel and on the rest of the properties on the north side of Rancho Serena Road. In addition to the contingent General Plan and zoning designations proposed, the GPA would include a proposed Regional Category designation of Semi-Rural for the parcel.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The Semi-Rural 2 designation is consistent with policy LU-1.3 based on the following:

The subject parcel is within a neighborhood of many estate lots, with almost the entire area designated SR-2 (parcels in the floodplain or under public/semi-public ownership are designated RL-20 and P/SP respectively).

APNs

2620713700

SAN DIEGUITO

SEPTEMBER 2015

LAND USE CLEAN-UP

San Dieguito CPG

From: loikaj@cox.net
Sent: Monday, June 15, 2015 4:35 PM
To: Bruce Liska; Johnston, Kevin
Subject: Re: 2015 General Plan Clean-Up

Hi Kevin,

Yes, we approved the changes that were submitted. I am waiting for a file from the acting Chair that needs to be included in my distribution before I send out the Minutes, which will have our position noted.

thanks,
lois

----- "Johnston wrote:

- > Hi Bruce and Lois,
 - > I'm just checking to see if the CPG recommended approval of the proposed GP text changes and proposed San Dieguito Land Use Map/zoning changes (SD201 and SD202) in the 2015 General Plan Clean-Up at your meeting last week.
 - > If you could forward the final minutes once they are approved at your next meeting, I'd appreciate it.
 - > Thanks
 - > Kevin
-

LAND USE CLEAN-UP

SV201

Proposed Change: General Commercial to Village Residential 15

Basis for Change: Minor CPG Request

Community Recommendation	Approve ¹
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Opposition Expected	No
---------------------	----

Property Description

Property Owners:

Various

Property Size:

6 parcels (1.4 acres)

Location:

The properties are located on either side of Central Avenue, just north of Troy Street, and approximately ¼ mile east of SR-125; inside the County Water Authority boundary.

Prevalence of Constraints (see following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones (urban/unzoned)

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	General Commercial (C36 zoning allows 40 du/ac)	53
Proposed Change	VR-15	18
GP Update Analyzed	General Commercial (C36 zoning allows 40 du/ac)	53

Zoning

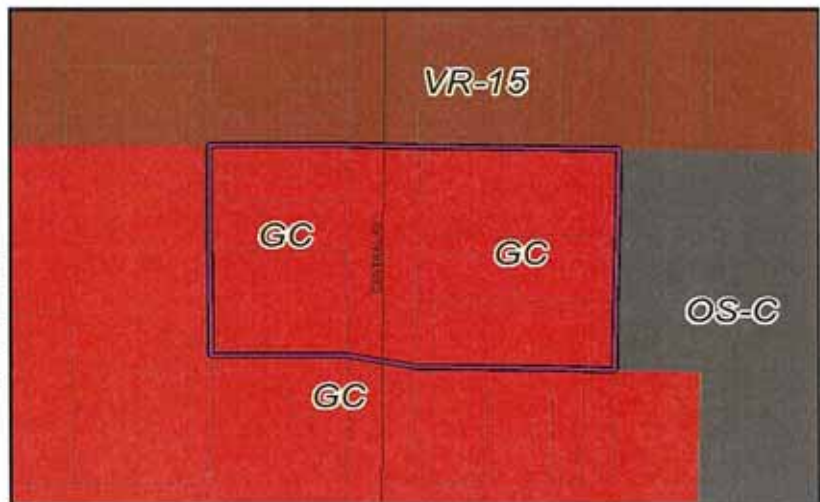
Scenario	Designation	Min. Lot Size
Existing	C36	-
Proposed	RV	10,000sf

Note:

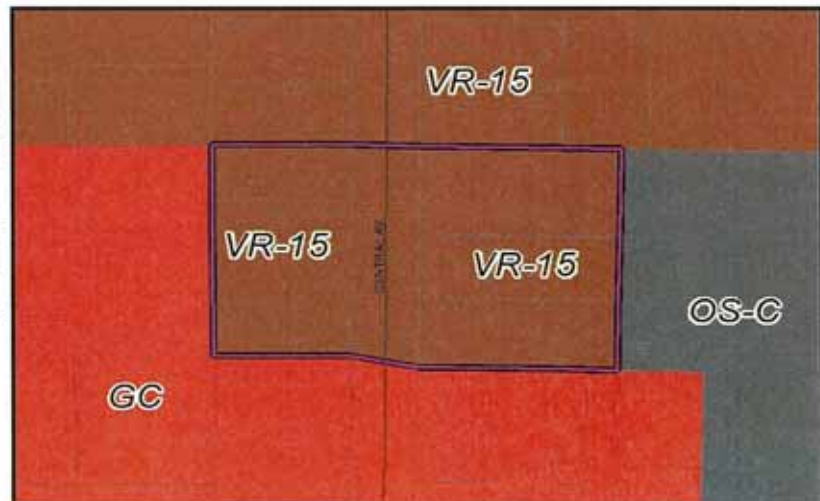
¹ Spring Valley CPG Minutes of April 8, 2014 (attached)



Aerial Photo



General Plan



Staff Recommendation

LAND USE CLEAN-UP

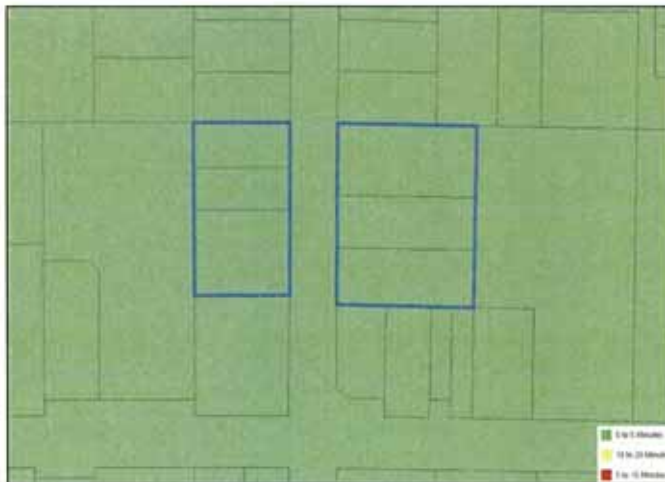
SV201



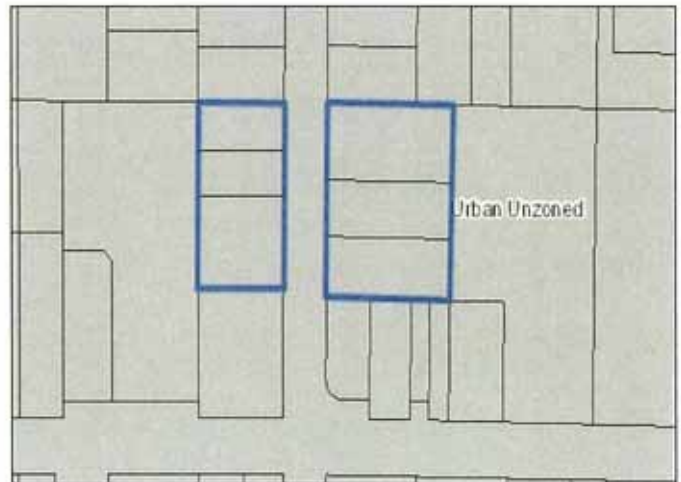
Vicinity Map



Steep Slope (greater than 25%)



Emergency Response Travel Time



Floodplain

Context

SV201 is a planning group requested item, proposing a change from General Commercial to Village Residential 15, for six parcels in Spring Valley. Each of these parcels has been used for residential for the past 60 years or more. The current C36 (General Commercial) zoning went into effect in 1979. Property owners have faced difficulties in selling their properties due to increasingly stringent lending policies and the reluctance of banks to lend for residential use in a commercial zone. Under the existing General Commercial Land Use designation, the residential density is set in zoning. The current C36 zoning allows up to 40 units per acre (residential as a secondary use). The proposed VR-15 designation would limit the residential density to 15 units per acre. The VR-15 designation would match the designation of an adjacent 75-acre area to the north (on both sides of Lamar Street).

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The Village Residential 15 designation is consistent with policy LU-1.3 based on the following:

- The subject parcels are within the Village Regional Category, adjacent to a 75-acre area that is currently designated VR-15
- The parcels have been used for residential for the last 60+ years.

APNs

5032621600, 5032621700, 5032621800, 5032735000, 5032734900, 5032734800

LAND USE CLEAN-UP

Spring Valley CPG Minutes

Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91978

Regular Meeting Minutes

Meeting held at: San Miguel Fire District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

April 8, 2014

Members	1. Robert Eble	9. Clifton Cunningham
	2. Lora Lowes	10. Vacant
	3. Jeff Hansen	11. Vacant
	4. Marilyn Wilkinson (a)	12. Walter Lake
	5. Vacant	13. Edward Woodruff
	6. John Eugenio, Secretary	14. James Comeau, Chairman
	7. Richard Preuss	15. L. Ben Motten
	8. Michael Daly, Vice Chairman (a)	

Chairman James Comeau called the meeting to order at 7:10 p.m. with a quorum of 8 present. Walter Lake arrived at 7:15 and Richard Preuss arrived at 7:40.

B. Central Avenue Rezoning and General Plan Change. 2911 - 2940 Central Avenue: Proponent: Nancy Grimm
Presenter: Lowes. The following Spring Valley property owners spoke during the public input regarding rezoning of specific addresses along Central Avenue, Dana Springs, 2934 Central Ave and Daniel Perez, 2030 Chardonnay Tr., Chula Vista.

2911 to 2940 Central Ave. Spring Valley, CA are currently zoned commercial. Residents of those properties would like to have the zoning changed to residential.

A letter is being prepared that addresses those concerns and will be addressed to PDS, and copy to affected residents.

Motion to support and approve change from commercial to residential for properties located at 2911 to 2940 Central Ave. Spring Valley, CA.

Motion passed 10-0-0-2-3

LAND USE CLEAN-UP

SV202

Proposed Change: Public/Semi-Public Facilities to Village Residential 7.3

Basis for Change: Mapping Error

Community Recommendation	Approve ¹
--------------------------	----------------------

Opposition Expected	No
---------------------	----

Property Description

Property Owner:

Abdulmagid Elghraoui Living Trust

Property Size:

2 parcels (0.9 acres)

Location:

The property is located near the corner of Harness Street and Sweetwater Road, a half mile north of Jamacha Road; inside the County Water Authority boundary

Prevalence of Constraints (see following page):

● – high; ◐ – partially; ○ – none

- ☐ Steep Slope (Greater than 25%)
- ☐ Floodplain
- ☐ Wetlands
- ☐ Sensitive Habitat
- ☐ Agricultural Lands
- ☐ Fire Hazard Severity Zones (urban/unzoned)

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities	0
Proposed Change	VR-7.3	6
GP Update Analyzed	Public/Semi-Public Facilities only	0

Zoning

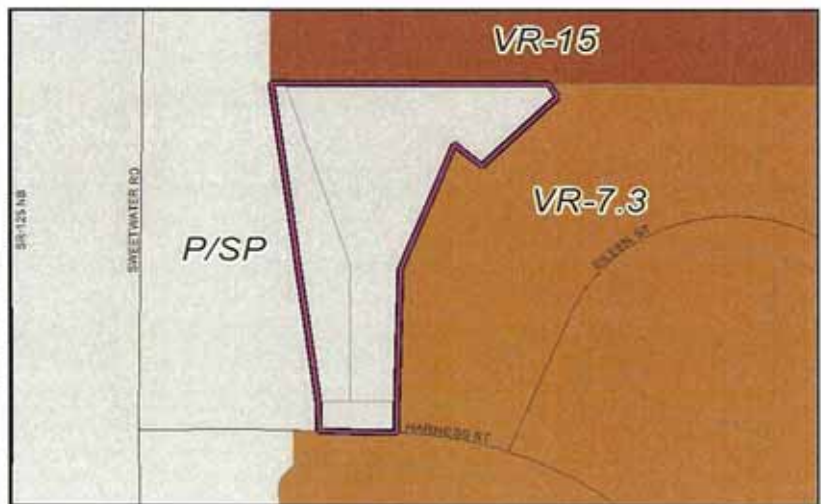
Scenario	Designation	Min. Lot Size
Existing	RS/S94	6,000sf
Proposed	RS	6,000sf

Note:

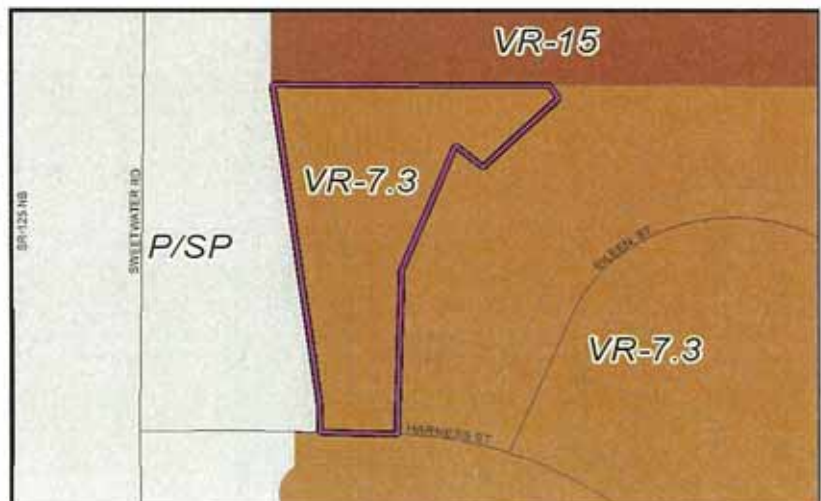
¹ Spring Valley CPG Recommendation Form of 5/12/15



Aerial Photo



General Plan



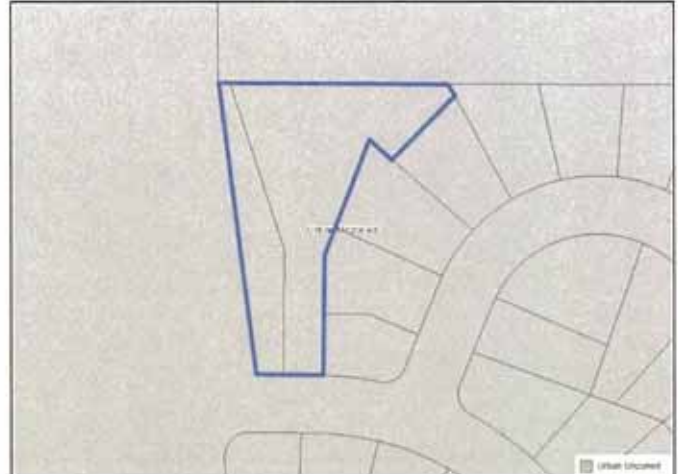
Staff Recommendation

LAND USE CLEAN-UP

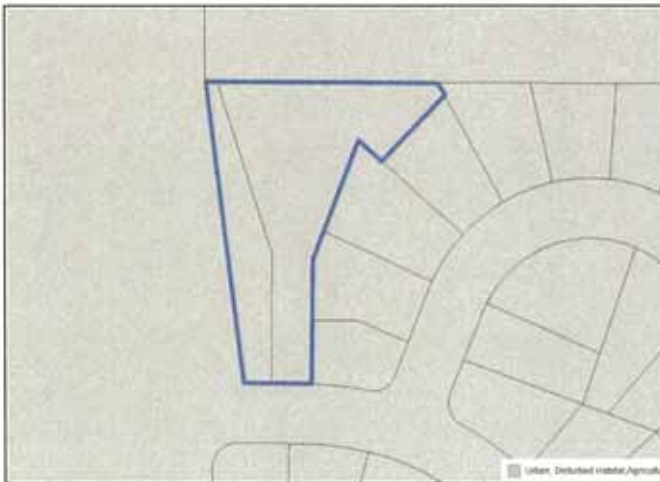
SV202



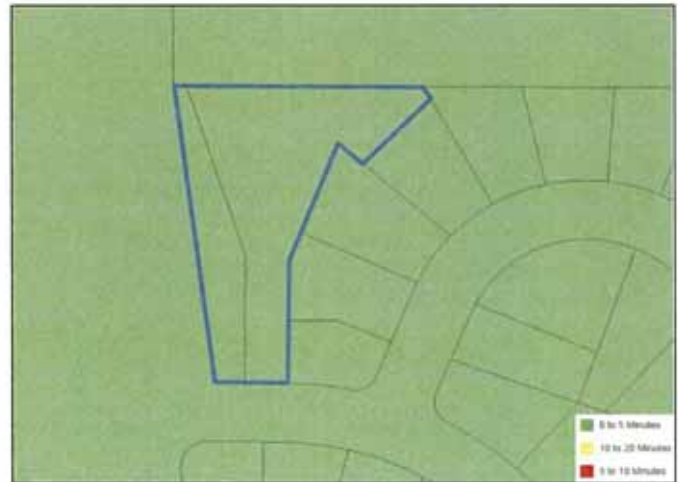
Vicinity Map



Fire Hazard Severity Zones



Vegetation (all urban/disturbed)



Emergency Response Travel Time

Context

The SV202 item is a proposed correction of a mapping error, in addition to an ownership change. The larger parcel was mistakenly designated Public/Semi-Public Facilities during the General Plan Update. As the parcel is under private ownership, the proposal is to change the General Plan designation to VR-7.3, and to change the Regional Category to Village, reflecting the mapping of the rest of this neighborhood. The adjacent 10,000 square-foot parcel was transferred from public to private ownership after the General Plan Update, and the same change is proposed on this parcel. No zoning changes are proposed for the larger parcel. The smaller parcel is proposed to change from S94 (Transportation & Utility Corridor) to RS (Residential Single) for zoning consistency.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The Village Residential 7.3 designation is consistent with policy LU-1.3 based on the following:

- The subject parcels are within the Village Boundary, adjacent to a 40-acre area that is currently designated VR-7.3
- The parcels are under private ownership, and the larger parcel was mistakenly designated Public/Semi-Public in the General Plan Update.

APNs

5781021400, 5781021500

LAND USE CLEAN-UP

Spring Valley CPG Recommendation Form



County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): GPA 14.001; REZ 14.001; SV 202

Project Name: GENERAL PLAN CLEANUP

Planning/Sponsor Group: SPRING VALLEY

Results of Planning/Sponsor Group Review

Meeting Date: 5/12/2015

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group ☒ Did ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 10 Yes 0 No 0 Abstain 2/3 Vacant/Absent

C. Recommended conditions of approval:

Reported by: JAS COMEAU Position: 14 CHAIR Date: 5/13/2015

LAND USE CLEAN-UP

SW201 (zoning only)

Proposed Change: 'A' building type to 'C' building type; no minimum lot size to 1-acre minimum lot size

Basis for Change: Ownership Change

Community Recommendation	Approve ¹
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Opposition Expected	No
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Property Description

Property Owner:

San Miguel Farms LLC

Property Size:

2 parcels (5.3 acres)

Location:

The parcels are located adjacent to the SR-125 corridor; less than a quarter mile south of San Miguel Road; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public	2 ²
No Proposed GP Change	Public/Semi-Public	2 ²
GP Update Analyzed	P/SP only	2 ²

Zoning

Scenario	Designation	Min. Lot Size
Existing	S90	-
Proposed	S90	1 acre

Note:

¹ Sweetwater CPG Minutes of 7-7-15 (attached)

² Per GP Policy LU-1.6, properties designated P/SP are assigned an underlying designation of RL-80, which applies when P/SP properties are sold into private ownership.



Aerial Photo



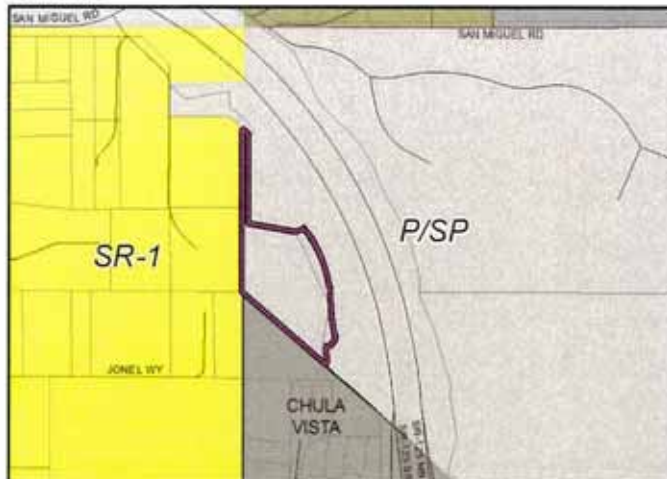
Current Zoning



Staff Recommended Zoning

LAND USE CLEAN-UP

SW201



General Plan Designation (no GP changes proposed)



Vicinity Map



MSCP Designation



Steep Slope (greater than 25%)

Context

The subject parcels were sold into private ownership in 2014. Per General Plan Policy LU-1.6, properties designated Public/Semi-Public are assigned an underlying designation of Rural Lands 80. When such properties are transferred into private ownership, the RL-80 designation shall apply. Under the RL-80 designation and the S90 zoning, property owners can apply for building permits for a single family residence on a legal lot. The current zoning applies the 'A' building type, which doesn't allow a single family residence. The proposal is to change the building type to 'C' and to change the zoning minimum lot size to 1 acre (currently no minimum lot size), for consistency with surrounding residential properties, so that the property owner would have viable use of these properties under the RL-80 underlying designation.

General Plan Consistency

Policy LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.

The proposed change to the 'C' building type is consistent with policy LU-3.1 based on the following:

- Policy LU-1.6 applies the RL-80 designation now that these properties are in private ownership, but the building type does not allow a single family residence.
- The subject parcels are within a single family residential neighborhood, within the Semi-Rural Regional Category, approximately one mile from the Village.

APNs

5851110800, 5851110900

LAND USE CLEAN-UP

Sweetwater CPG Minutes

County of San Diego Sweetwater Community Planning Group

REGULAR MEETING MINUTES AMENDED TUESDAY

July 7, 2015 7:00PM

Bonita-Sunnyside Fire Department
4900 Bonita Road Bonita CA 91902

Administrative Items

Item #1: Roll call: Liz Stonehouse, Steve Stonehouse, John Taylor, Harriet Taylor, Judy Tieber, Diane Carter, Uwe Werner and Daryl Hern, Sheri Todus, Doc Stokos, Rick and Irene Blacklock, Tony Tieber.

Excused: Mark Kukuchek, Michael Garrod

Item #5: Revisit SW201 and General Plan 2010 text changes: Do to circumstances beyond our control, the item was voted on and passed incorrectly. There should be two motions, the first on building type and minimum land size and the second on GP2020 language cleanup. Liz motioned: Regarding SW201, to change the zoning building type from building type 'a' to building type 'c' and change the zoning minimum lot size from none to one acre. Aye 9, noe 2, Daryl and Diane. Abstentions one, Tony.
Liz motioned to approve the 2015 General Plan Cleanup as submitted. Aye 10, abstentions, Tony, Rick, Irene.

LAND USE CLEAN-UP

VC201

Proposed Change: Staff: No GP change; zoning change from RR (Rural Residential) to RC (Residential Commercial)
 CPG: GP change from SR-2 to General Commercial; zoning change from RR to C34 (General Commercial/Residential)

Basis for Change: Minor CPG Request

Community Recommendation	See above ¹
Opposition Expected	Yes

Property Description

Property Owner:

Ibrahim & Ibtissam Boulos and Aly Family Trust

Property Size:

1 parcel (1 acre)

Location:

At the intersection of Canyon Road and Valley Center Road; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- Steep Slope (Greater than 25%)
- ◐ Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 2 (SR-2)	1
Proposed Change	No General Plan change (zoning only) ²	1
GP Update Analyzed	Rural Commercial (C-4) and SR-2	2 ³

Zoning

Scenario	Designation
Existing	RR (Rural Residential)
Requested	RC (Residential Commercial) ²

Note:

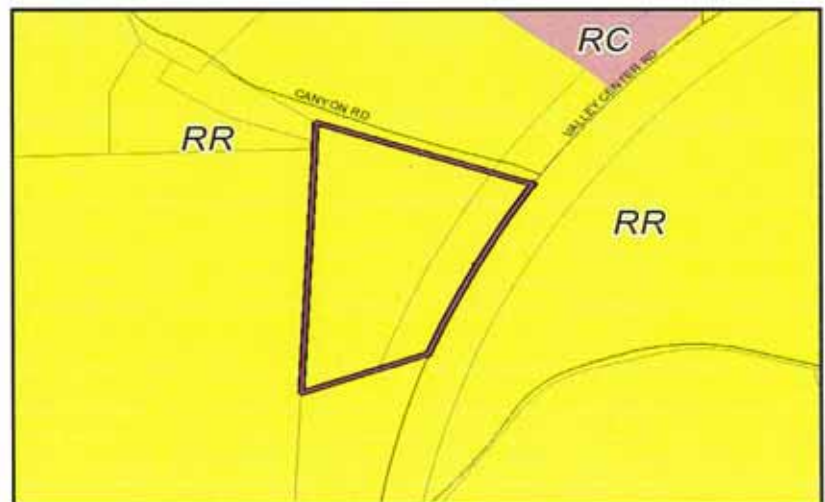
¹ Valley Center CPG Minutes of December 8, 2014 (attached)

² As noted above, the staff recommendation is no General Plan change, and a zoning change from RR to RC. The CPG has recommended a return to the C34 zoning that was in place prior to the GP Update. This zoning would require a change to the General Commercial (C-1) designation that was also in place prior to the GP Update.

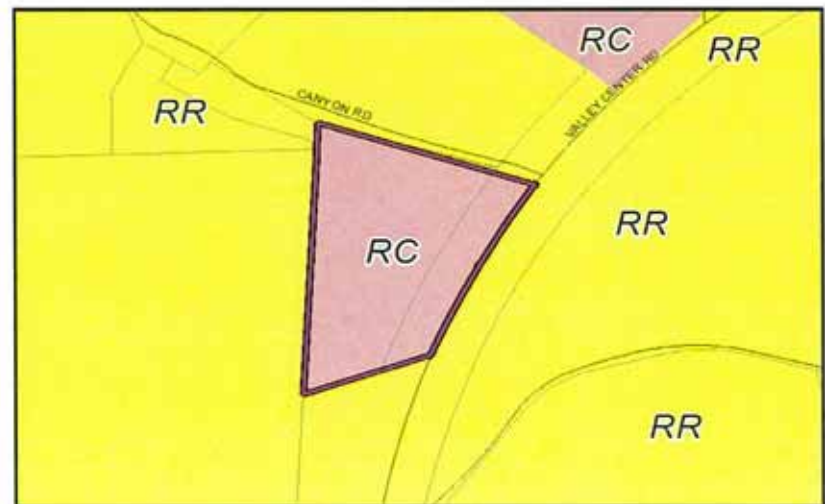
³ Based on the most intensive designation analyzed



Aerial Photo



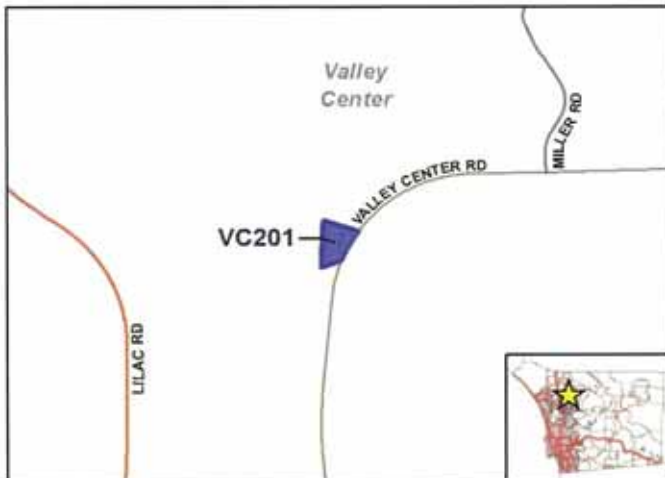
Current Zoning



Staff Recommended Zoning

LAND USE CLEAN-UP

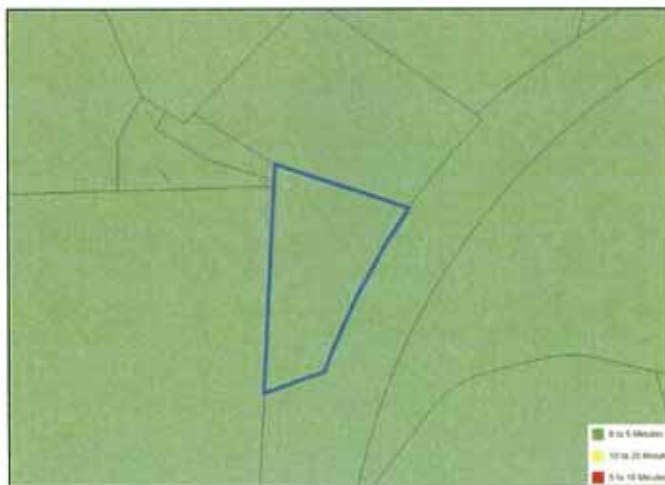
VC201



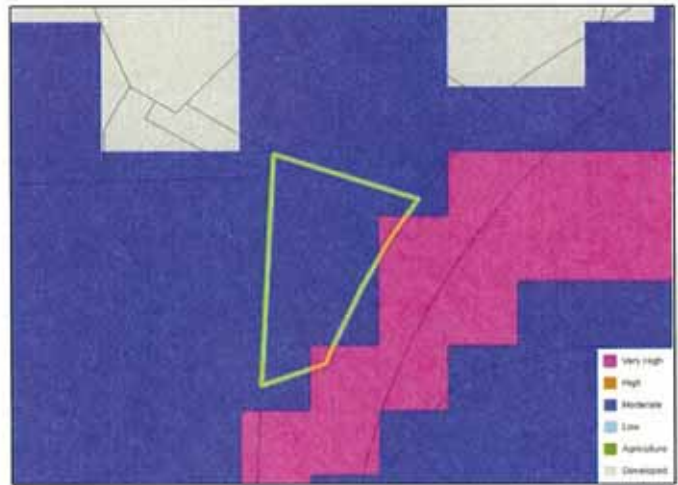
Vicinity Map



Floodplain



Emergency Response Travel Time



Habitat Evaluation Model

Context

Through most of the General Plan Update process, the draft maps called for this parcel to remain commercial, as it was in the previous General Plan. Prior to the 2010 Planning Commission hearings on the General Plan Update, the staff recommendation was changed to the Semi-Rural 2 designation (at the request of the CPG), to be in conformance with the Community Plan policies that call for keeping commercial designations in the Villages. After the General Plan Update, the property owner sought support from the CPG for a return to the C34 (General Commercial/Residential) zoning that was in place prior to the GP Update. While the CPG initially supported such a change, staff found inconsistencies with three of the commercial policies of the Valley Center Community Plan. On February 10, 2014, the CPG voted to recommend approval of proposed exception language to the three policies, which would allow exceptions for those few parcels zoned commercial in July 2011 and Rezoned to non-commercial zoning with the adoption of the General Plan Update in August 2011. The exception language is included in the Draft Plan for this project. Staff is recommending a change to the least intensive commercial zoning – RC (Residential Commercial). Such a zoning change would not require a General Plan designation change and would demonstrate consistency with General Plan policies, existing zoning and existing Land Use Mapping in this area of Valley Center Road, between the two Villages. The CPG is recommending a return to the previous General Commercial with C34 zoning.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The retention of the Semi-Rural 2 designation is consistent with this policy because this area on either side of Valley Center road between the two Villages is designated SR-2. Placing a General Commercial designation in the middle of this area would not fit the pattern of land use mapping in this area. The change to the RC (Residential Commercial) zone can be allowed under the SR-2 designation.

APN

1851431600

VALLEY CENTER

SEPTEMBER 2015

LAND USE CLEAN-UP

Valley Center Community Planning Group Minutes (recommendation on GP/zoning)

Valley Center Community Planning Group Preliminary Minutes of the December 8, 2014 Meeting Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison 7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082														
A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services DPW=Department of Public Works DRB=Valley Center Design Review Board N=Nay P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea														
Forwarded to Members: 4 December 2015														
Approved:														
A		Call to Order and Roll Call by Seat #:								7:00 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
MILLER	HUTCHISON	JANISCH	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	BOULOS	NORWOOD	SMITH	JACKSON	RUDDOLF	FAJARDO	LAVENTURE
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Notes:														
Quorum Established: 15 present														

E3	Discussion and possible vote on PDS staff recommendations presented by Kevin Johnson for Zoning of the Boulos property (located at Valley Center and Canyon Road intersection). DPDS Staff suggest retaining the Semi-Rural 2 (SR-2) General Plan Land use designation and changing the zoning use regulation to Residential Commercial. RC zoning can be allowed under the SR-2 designation upon completion of special circumstances findings. The zoning change could be included in the Draft Plan for the 2015 General Plan Clean-Up and would be consistent with the Valley Center Community Plan if three changes to the Community Plan were made. (Quinley)
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Motion: Move to support VCCPG vote made in April 2012 on this property, which supports Boulos in retaining a C-34 zoning														
Maker/Second: Smith/Norwood								Carries: 8-5-2 [Y-N-A]						
MILLER	HUTCHISON	JANISCH	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	BOULOS	NORWOOD	SMITH	JACKSON	RUDDOLF	FAJARDO	LAVENTURE
Y	N	Y	Y	Y	N	N	Y	R	Y	Y	N	N	A	Y
Notes: Boulos recuses because of direct interest in the subject property; Fajardo abstains because she is unfamiliar with the property and issue history.														

LAND USE CLEAN-UP

VC202 (zoning only)

Proposed Change: 10-acre zoning minimum lot size to 2-acre zoning minimum lot size

Basis for Change: Mapping Error – zoning min. lot size inconsistency with GP designation

Community Recommendation N/A¹

Opposition Expected No

Property Description

Property Owner:

Various

Property Size:

4 parcels (38 acres)

Location:

The parcels are accessed via Sierra Rojo Lane and Sierra Rojo Rd, and are located a half mile west of Lilac Rd; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

◐ Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 2	14
No Proposed GP Change	Semi-Rural 2	14
GP Update Analyzed	SR-2 only	14

Zoning

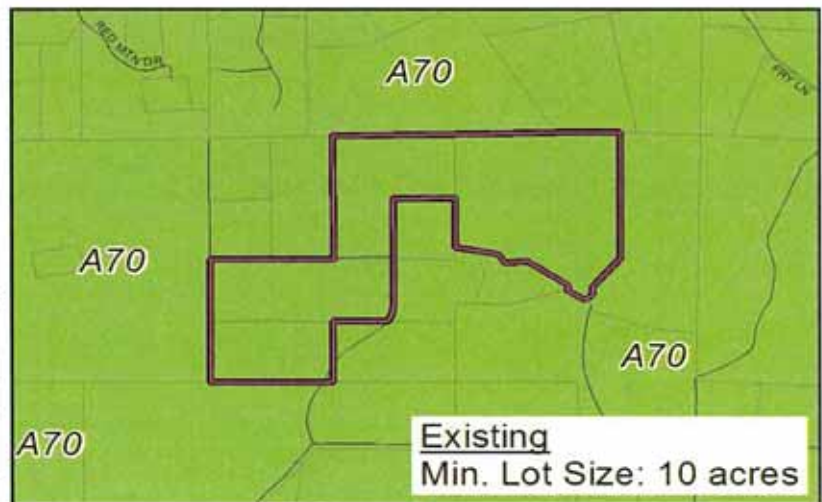
Scenario	Designation	Min. Lot Size
Existing	A70	10 acres
Proposed	A70	2 acres

Note:

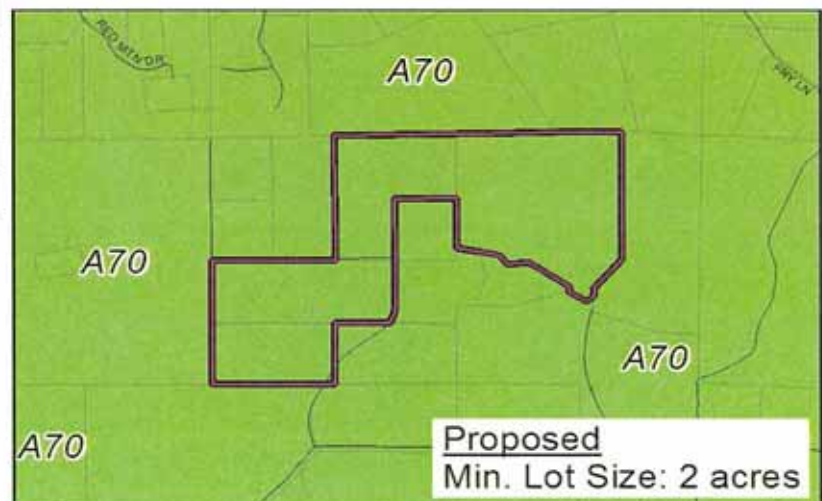
¹ No CPG recommendation received on this item



Aerial Photo



Current Zoning



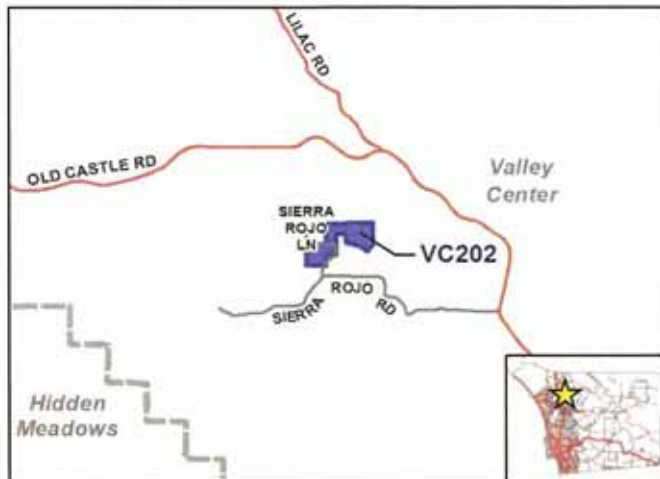
Staff Recommended Zoning (for consistency with current SR-2 GP designation)

LAND USE CLEAN-UP

VC202



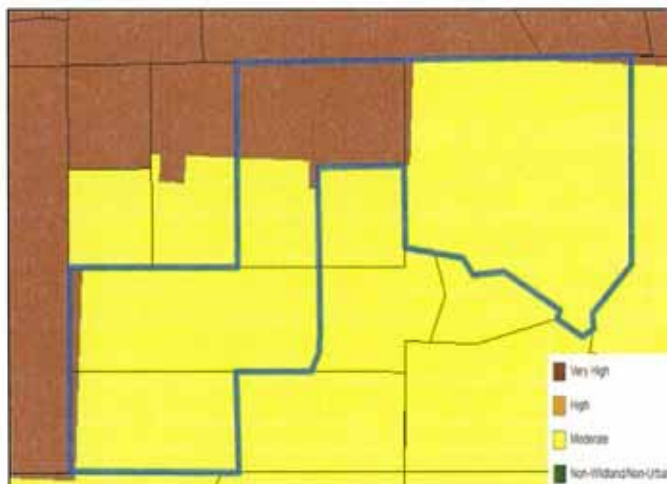
General Plan Designation (no GP changes proposed)



Fire Hazard Severity Zones



Habitat Evaluation



Fire Hazard Severity Zones

Context

The subject parcels are located in a large area of SR-2 designated properties, just northwest of the northern village of Valley Center. The zoning minimum lot size of 10 acres was mistakenly left unchanged with the General Plan Update change to SR-2. The minimum lot size of 10 acres would prevent the property owners from achieving the density allowed under SR-2. As such, a change to a 2-acre minimum lot size is proposed, in order to establish zoning and General Plan consistency.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

The proposed change to a 2-acre zoning minimum lot size is consistent with policy LU-1.9 based on the following:

- The current Semi-Rural 2 General Plan designation allows 1 dwelling unit per 2 acres in the areas of less than 25% slope.
- Property owners would not be able to achieve the SR-2 density potential with the current zoning minimum lot size of 10 acres.

APNs

1851601900, 1851604300, 1851604200, 1851606900