

Proposed Valley Center Goals and Policies Subcommittee Recommendations

Item	Category	Type & Text	County Staff Recommendation/ Response/ Post-Public Review Recommendation	Related General Plan Goals & Policies	Related Community Plan Goal/Policy or Other Regulation	GPU Subcommittee 10/22/2020 Meeting
#31	Design Guidelines	Policy 6. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.	Initial Staff Rec/Rationale: <i>Design Guidelines</i> The wording is not clear and open to various interpretations. This type of issue is better suited for specific Design Guidelines standards. Post-Public Review Staff Response: NA	LU-9.6 Town Center Uses Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. LU-11.3 Pedestrian-Oriented Commercial Centers Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.	Valley Center Design Guidelines	<u>Subcommittee Comment:</u> Include in consideration for Design Guidelines and retain in Community Plan. <u>Public Comment:</u> Motion: Include in consideration for Design Guidelines and retain in Community Plan. Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#169	Design Guidelines	Policy LU-3.4.11 Encourage green development and green building practices.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> This is repetitive of the General Plan. GP Policy COS-15.1 calls for new buildings to be designed in accordance with "green building" programs. Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing the policy.	COS-15.1 Design and Construction of New Buildings Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the ease of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	NA	<u>Subcommittee Comment:</u> Remove from Community Plan - COS-15.1 adequately covers this Policy. Covered under other regulations, as well. Green development undefined - would have to add more specificity (LEED ND.) <u>Public Comment:</u> Already covered under existing State regulations. Motion: Remove from the Community Plan. Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#213	Design Guidelines - Architecture	Policy 1. Prohibit "big box" stores (How best? Through floor area ratios?)	Initial Staff Rec/Rationale: <i>Design Guidelines</i> During the update of the Design Guidelines, stakeholders can recommend components to ensure compatible designing with the Villages and outside the Villages properties zoned for commercial. The architectural, parking, and building placement guidelines covered in the Design Guidelines can address unfavorable design components typically associated with big box stores. Floor area ratios are not the appropriate mechanism for addressing this issue, as the allowed floor area would be determined based on the size of the property. Post-Public Review Staff Response: NA	LU-11.2 Compatibility with Community Character Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community. Valley Center Design Guidelines	NA	<u>Subcommittee Comment:</u> Language not specific enough to enforce. Suggest wording in Item #214 (also considered for DG). Consider for Design Guidelines. <u>Public Comment:</u> Motion: Consider for Design Guidelines. Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#182	Design Guidelines - Parking	Policy 6. Encourage a design that incorporates both on-street parking and parking to the rear-of-building in small, conveniently located and shared parking lots that are abundantly landscaped and mostly out-of-view.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> General Plan policy LU-11.3 states the preference for Villages and Village Design Guidelines throughout the County including compact, walkable configurations, parking in the rear or side, and retail street-fronting uses. In terms of Valley Center, the Design Guidelines will be updated as part of the process and this policy's intent would be considered as part of those updated Design Guidelines. Post-Public Review Staff Response: NA	LU-11.3 Pedestrian-Oriented Commercial Centers Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.	NA	<u>Subcommittee Comment:</u> Remove - Covered under DRB during design review process. <u>Public Comment:</u> Remove - Covered under DRB during design review process. Motion: Recommend Removal Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#129	Land Use - Regional Categories	Goal Maintain the boundaries of Village, Semi-Rural and Rural land use designations.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> The General Plan has strict policies (LU-1.2, LU-1.4) on GPAs proposing changes from Semi-Rural or Rural to a Village Regional Category and land use designation. This policy would remove the flexibility to allow stakeholders and decision-makers to consider changed circumstances (infrastructure/service extents, market conditions, public facilities, parks/open space, etc.) in the evaluation of land use proposals. Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing the policy.	LU-1 Primacy of the Land Use Element A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories. LU-1.2 Leapfrog Development Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. LU-1.4 Village Expansion Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding. Potential Village development would be accommodated by the General Plan road network. Public facilities and services can support the expansion without a reduction of services to other County residents. The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area. 	Land Use Goal 1: Preserve and enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories.	<u>Subcommittee Comment:</u> Recommend removal. <u>Public Comment:</u> Motion: Recommend removal. Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 4 Noes: 0
#1	Land Use - Community Character	Goal 1. Preserve and enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> The existing General Plan goals referenced cover these subjects. The 2012 Proposals matrix provides similar goals that the community may want include instead. Post-Public Review Staff Response: <i>No Change to Recommendation</i> The text of the referenced General Plan policies is provided in the separate tab of the matrix (or separate bookmark if using the pdf). The following policies from the 2012 matrix are recommended for inclusion and address this issue and/or are closely related: <ul style="list-style-type: none"> Item 139 discusses concentrating commercial, office, industrial, and compact (higher density) residential uses in the Villages Item 176 is a goal that discusses the purpose/function of the two town centers within the Villages. Item 220 is a goal that references a diversity of housing product types in Villages Item 244 is a goal that summarizes the purpose of the Rural Lands Regional Category 	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character. LU-9 Distinct Villages and Community Cores Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character. LU-10 Function of Semi-Rural and Rural Lands Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	NA	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0

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#2	Land Use - Community Character	Goal 1.A. Village: Enhance the rural village character of Valley Center's North and South villages defined by the current nodes of industrial, commercial and higher density village residential land use designations	Initial Staff Rec/Rationale: <i>Recommend Removal</i> The existing General Plan goals referenced cover these subjects. The 2012 Proposals matrix provides similar goals that the community may want include instead. Post-Public Review Staff Response: <i>No Change to Recommendation</i> The text of the referenced General Plan policies is provided in the separate tab of the matrix (or separate bookmark if using the pdf). The following policies from the 2012 matrix are recommended for inclusion and address this issue and/or are closely related: - Item 139 discusses concentrating commercial, office, industrial, and compact (higher density) residential uses in the Villages - Item 176 is a goal that discusses the purpose/function of the two town centers within the Villages. - Item 220 is a goal that references a diversity of housing product types in Villages - Item 244 is a goal that summarizes the purpose of the Rural Lands Regional Category	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character. LU-9 Distinct Villages and Community Cores Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character. LU-10 Function of Semi-Rural and Rural Lands Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	NA	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#3	Land Use - Community Character	Goal 1.B. Semi-Rural Lands: Preserve and maintain the overall rural and agricultural character of the semi-rural areas.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> The existing General Plan goals referenced cover these subjects. The 2012 Proposals matrix provides similar goals that the community may want include instead. Post-Public Review Staff Response: <i>No Change to Recommendation</i> The text of the referenced General Plan policies is provided in the separate tab of the matrix (or separate bookmark if using the pdf). The following policies from the 2012 matrix are recommended for inclusion and address this issue and/or are closely related: - Item 139 discusses concentrating commercial, office, industrial, and compact (higher density) residential uses in the Villages - Item 176 is a goal that discusses the purpose/function of the two town centers within the Villages. - Item 220 is a goal that references a diversity of housing product types in Villages - Item 244 is a goal that summarizes the purpose of the Rural Lands Regional Category	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character. LU-9 Distinct Villages and Community Cores Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character. LU-10 Function of Semi-Rural and Rural Lands Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	NA	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#4	Land Use - Community Character	Goal 1.C. Rural Lands: Preserve and maintain the overall rural and agricultural character of the rural lands area outside the semi-rural area.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> The existing General Plan goals referenced cover these subjects. The 2012 Proposals matrix provides similar goals that the community may want include instead. Post-Public Review Staff Response: <i>No Change to Recommendation</i> The text of the referenced General Plan policies is provided in the separate tab of the matrix (or separate bookmark if using the pdf). The following policies from the 2012 matrix are recommended for inclusion and address this issue and/or are closely related: - Item 139 discusses concentrating commercial, office, industrial, and compact (higher density) residential uses in the Villages - Item 176 is a goal that discusses the purpose/function of the two town centers within the Villages. - Item 220 is a goal that references a diversity of housing product types in Villages - Item 244 is a goal that summarizes the purpose of the Rural Lands Regional Category	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character. LU-9 Distinct Villages and Community Cores Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character. LU-10 Function of Semi-Rural and Rural Lands Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	NA	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#10	Land Use - Community Character	Goal Development that maintains Valley Center's rural character through appropriate location and suitable site design.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> The policy would need additional clarity to be enforced and would ideally separate out different resources. There are other existing policies, 2012 proposals, and other regulations that address these types of resources and this type of broad stroke policy without clear definitions would lead to inconsistencies with other regulations and inconsistent interpretations. Post-Public Review Staff Response: <i>No Change to Recommendation</i> The County accidentally excluded this policy from the matrix, but it was numbered correctly in the Community Plan pdf with matrix item numbers. The County is also clear on Fred's reference with the note of p. 11, A-1 from the Community Plan. That being said, the comment doesn't seem to fit the existing policy as it doesn't refer to public access within open space easements. Most large open space preserves allow trails and public access; however, there are many open space easement areas that do not have trails nor allow public access in order to allow for the necessary resource protection required.	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character. Rural Subdivision Design Guidelines (guidance in subdivision design; not regulatory)	NA	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#18	Land Use - Community Character	Policy 5. Require new residential development to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks. Follow Valley Center's Community Right of Way Development Standards.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> This is not consistent with the Valley Center J-36 Community Right of Way Development Standards, which allow different treatments in different areas. Post-Public Review Staff Response: <i>No Change to Recommendation</i> The Valley Center J-36 Community Right of Way Development standards do allow curbs, gutters, and sidewalks in the Villages and the Industrial area. See Table 1 on p. 13, Table 2 on p. 14, and Table 3 on p. 15. In addition, section 3.2.1 states, "As shown in the tables in Section 3.1, there are several options for the design of the travel way edge: a natural swale, no curb, asphalt curb, rolled concrete and concrete curb and gutters." It goes on to state concrete curbs and gutters are allowed only in the Industrial Zone 3 and in Zone 4 (both Villages). There is nothing in the policy about landscaping in the right of way.	LU-12.4 Planning for Compatibility Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside pressure areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved. M-4.5 Context Sensitive Road Design Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	Valley Center J-36 Community Right of Way Development Standards	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0

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#144	Land Use - Community Character	Policy LU-3.1.6 Require any on-site amenities and services to be compatible with sub-area character and reflect activities that typically take place in the area.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> On-site amenities and services will be reviewed on a project by project basis. Post-Public Review Staff Response: NA	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	Existing Goals & Policies matrix #10 (CP Land Use-General Goal) Development that maintains Valley Center's rural character through appropriate location and suitable site design.	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
					Existing Goals and Policies matrix #11 (CP Land Use-Residential Policy 1) Preserve and enhance the rural character of the Valley CPA.	
					Rural Subdivision Design Guidelines	
#145	Land Use - Community Character	Goal LU-3.2: New development respects and furthers the community's rural heritage and quality of life. The skin of the earth is not disturbed any more than is absolutely necessary.	Initial Staff Rec/Rationale: <i>Review Similar Existing/Proposed Policies</i> There are several references to maintaining rural character in the Existing CP and 2012 proposals. For maximum effectiveness, they should be consolidated in 1-2 policies. The second sentence of this proposed policy seems to be in line with encouraging clustering (flexibility in lot sizes without affecting allowed density), which doesn't match the intent of other 2012 proposals. Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing the policy.	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	Existing Goals & Policies matrix #10 (CP Land Use-General Goal) Development that maintains Valley Center's rural character through appropriate location and suitable site design.	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
					Existing Goals and Policies matrix #11 (CP Land Use-Residential Policy 1) Preserve and enhance the rural character of the Valley CPA.	
					Rural Subdivision Design Guidelines	
#146	Land Use - Community Character	Policy LU-3.3.1. Support development in Semi-Rural areas of single family homes at slope-dependent densities providing that development is consistent with surrounding built neighborhoods and respectful of natural resources and features that characterize these areas, their mesas, valleys and gentle slopes.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> There are several references to maintaining rural character in the Existing CP and 2012 proposals. For maximum effectiveness, they should be consolidated in 1-2 policies. The County would not anticipate this policy to have much impact because the direction is unclear (e.g. "consistent with" and "respectful of natural resources and features" will have different meanings depending on the reader). Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing the policy.	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	Existing Goals & Policies matrix #8 (CP Land Use-General Goal) A pattern of development that conserves Valley Center's natural beauty and resources, and retains Valley Center's rural character.	<u>Subcommittee Comment:</u> Recommend removal. Text covered under staff recommendation of item #148. <u>Public Comment:</u> Motion: Recommend removal of items # 1, 2, 3, 4, 10, 18, 144, 145, 146 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 4 Noes: 0
				LU-6.6 Integration of Natural Features into Project Design Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	Existing Goals & Policies matrix #13 (CP Land Use-Residential Policy 1) Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops, and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements.	
				LU-6.9 Development Conformance with Topography Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	Rural Subdivision Design Guidelines	
#147	Land Use - Community Character	Policy LU-3.3.2 Support development in Rural designations of single family homes and permitted agri-businesses when conservation site planning respects the scale, irregularity and diversity that characterizes rural development.	Initial Staff Rec/Rationale: <i>Recommend Inclusion</i> There are several references to maintaining rural character in the Existing CP and 2012 proposals. This one refers to preferring irregularity and diversity as important for development within the Rural Lands designated properties. Please reference existing policy (Land Use-Community Character Policy 2), though that policy is not specific to any Regional Category or group of land use designations. Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing the policy.	LU-2 Maintenance of the County's Rural Character Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	Existing Goals & Policies matrix #6 (CP Community Character Policy 2) Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require that site design is consistent with the rural character of the community.	<u>Subcommittee Comment:</u> <u>Public Comment:</u> Motion: Recommend inclusion Maker: Pam Wiedenkiller Second: Kevin Smith Vote: Ayes: 4 Noes: 0
					Existing Goals & Policies matrix #8 (CP Land Use-General Goal) Development that maintains Valley Center's rural character through appropriate location and suitable site design.	
					Rural Subdivision Design Guidelines	
#132	Land Use - Village Boundary	Policy LU-1.3 Prohibit expansion of the Village Boundary and/or sewer services until properties within the established Village boundary are built out. (Commercial area provided in this plan already exceeds Valley Center's build-out needs by 100%; and Village residential units provided in this plan reflect a 1000% increase over existing conditions. The community will be ill-served by expanding Village boundaries until growth is achieved where it is already planned.)	Initial Staff Rec/Rationale: <i>Recommend Removal or Revision</i> The policy will be open to interpretation because there is no definition of "built out" and the text in parentheses is outdated now. Please see General Plan policies LU-1.2 and LU-1.4 related to Village expansion and LU-14.4 related to sewer service expansion to determine if additional area-specific circumstances should be addressed for Valley Center. Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing or revising the policy.	LU-1.3 Leasing Development Prohibit leasing development which is inconsistent with the Community Development Model. Leasing Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development certification or an equivalent. For purposes of this policy, leasing development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.	NA	<u>Subcommittee Comment:</u> Recommend revision - change language from "built out" to "developed." Recommend removal. <u>Public Comment:</u> Object to language in policies. Motion: Recommend removal for item #132 and 133. Maker: Steve Hultchison Second: Lisa Adams Vote: Ayes: 4 Noes: 0
				LU-1.4 Village Expansion Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding. Potential Village development would be accommodated by the General Plan road network. Public facilities and services can support the expansion without a reduction of services to other County residents. The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area. 		
				LU-14.4 Sewer Facilities Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond other Village boundaries or extend Urban Limit Lines, whichever is more restrictive, except: <ul style="list-style-type: none"> When necessary for public health, safety, or welfare; When within existing sewer district boundaries; When necessary for a conservation subdivision adjacent to existing sewer facilities; or Where specifically allowed in the community plan. 		

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#133	Land Use - Village Boundary	Policy LU-1.4 Prohibit the establishment of new Village areas in the CPA except in the context of a comprehensive General Plan Update	Initial Staff Rec/Rationale: <i>Recommend Removal or Revision</i> This addresses the same issue as 2012 proposed policy LU-1.3, but is inconsistent with that. Stakeholders should consider the feedback within that row and the GP policies referenced. Post-Public Review Staff Response: <i>No Change to Recommendation</i> Staff would need additional information on the concerns with removing or revising the policy.	LU-1.2 Leapfrog Development Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. LU-1.4 Village Expansion Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where at of the following criteria are met: <ul style="list-style-type: none"> 	NA	<u>Subcommittee Comment:</u> Recommend revision - change language from "built out" to "developed." Recommend removal. <u>Public Comment:</u> Object to language in policies. Motion: Recommend removal for item #132 and 133. Maker: Steve Hutchison Second: Lisa Adams Vote: Ayes: 4 Noes: 0
#222	Land Use - Village Densities	Policy 2. Neighborhoods closest to the Village core include a mix of the denser housing. Density decreases as it approaches the boundary of Semi-Rural properties along Misty Oak.	Initial Staff Rec/Rationale: <i>Recommend Removal</i> This is covered in the General Plan policies referenced. Post-Public Review Staff Response: NA	LU-1.3 Development Patterns Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands. LU-2.3 Development Densities and Lot Sizes Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community. LU-2.4 Relationship of Land Uses to Community Character Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	NA	<u>Subcommittee Comment:</u> Remove item <u>Public Comment:</u> Motion: Recommend removal Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 4 Noes: 0
#176	Land Use - Village Development	Goal LU-4.1 Two compact and master-planned "town centers" provide local shopping and services, central gathering places for public community activities, and expanded options for housing.	Initial Staff Rec/Rationale: <i>Recommend Inclusion with Revision</i> Master plans for both villages would be difficult at this point so staff is recommending the following revision: Proposed revision: Two compact "town centers" provide local shopping and services, central gathering places for public community activities, and expanded options for housing. Post-Public Review Staff Response: NA	LU-9 Distinct Villages and Community Cores Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character. LU-9.5 Village Uses Encourage development of district areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types. LU-9.6 Town Center Uses Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. LU-9.7 Town Center Planning and Design Plan and guide the development of Town Center and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Whenever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.	NA	<u>Subcommittee Comment:</u> Recommend inclusion with revision, as revised by staff. <u>Public Comment:</u> Motion: Adopt the proposed revised language Maker: Steve Hutchison Second: Pam Wiedenkiller Vote: Ayes: 4 Noes: 0
#140	Land Use - Village Residential Uses	Policy LU-3.1.2 Encourage achievement of allotted density in Village areas.	Initial Staff Rec/Rationale: <i>Recommend Inclusion</i> The GP policy referenced in this row is similar but calls for achieving at least 80% of the permitted density on sites designated at 15 to 30 units per acre. This policy proposal would cover all Village areas. Post-Public Review Staff Response: NA	H-1.2 Development Intensity Relative to Permitted Density Encourage a development intensity of at least 80 percent of the maximum permitted gross density for sites designated at 15 to 30 dwelling units per acre in development projects.	NA	<u>Subcommittee Comment:</u> Recommend removal - reluctant to encourage development to full density allotted. Covered under H-1.2. <u>Public Comment:</u> Motion: Recommend removal Maker: Steve Hutchison Second: Pam Wiedenkiller Vote: Ayes: 4 Noes: 0
#209	Zoning Development Designators - Villages	Policy 9. Limit village development to two-stories except for special features that the community desires, such as bell and clock towers, and church steeples	Initial Staff Rec/Rationale: <i>Recommend Removal</i> While most of the properties in the Villages have a "G" height designator (allowing a maximum of 35' and two stories), a process is available through a discretionary Administrative Permit or Major Use Permit to allow an additional story. These would go to the CPG for review and require staff making findings of community character compatibility and harmony with the scale and bulk of dwellings on adjacent properties in the same zone (see Zoning Ordinance sections 4610 - 4622). Prohibiting a third story under these special circumstances would limit creative solutions to achieving density within Villages, where the exterior may match the scale and bulk of most two-story structures. Such projects within Villages would also have to comply with the Design Guidelines. Finally, phrases like "special features that the community desires" could lead to confusion and differing opinions on application of this policy. Post-Public Review Staff Response: NA	NA	Zoning Ordinance	<u>Subcommittee Comment:</u> Recommend inclusion to retain two-story limit. Remove words "community desires". Revise language so the proposed is two stories with a maximum of three. Recommend inclusion with revision: Proposed revision: "Village development is encouraged to be two-stories and no more than three stories including special features such as bell and clock towers, and steeples." <u>Public Comment:</u> Suggest a cap of three stories to accommodate density. Agree with Subcommittee comments. Address each project on its own merit with individual developer/project. Motion: Recommend inclusion with revision: Proposed revision: "Village development is encouraged to be two-stories and no more than three stories including special features such as bell and clock towers, and steeples." Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 4 Noes: 0