

AECOM

Round 1 Workshop Summary Report

County of San Diego Planning & Development Services

**Land Development Code Comprehensive Update
May 2019**

LDC REGIONAL WORKSHOPS ROUND 1 SUMMARY REPORT DRAFT

TABLE OF CONTENTS

Executive Summary	3
Background	3
Public Workshop Locations	3
Workshop Format.....	3
Key Discussion Themes	4
Simplify the LDC	4
Incorporate Flexibility into the LDC	4
Ensure Context-Sensitive Regulation	4
Streamline Permitting	4
Introduction and Overview	5
Background	5
Public Workshop Locations	5
Workshop Format.....	5
Summary Reports: Regional Workshops.....	7
Central: County Operations Center	7
Setbacks and Parking	7
Uses and Animals	8
Agriculture Promotion.....	8
Permits and Procedures	9
Building Types, Density and County Places	9
Grove of Ideas.....	10
South: Spring Valley	11
Setbacks and Parking	12
Uses and Animals	12
Agriculture Promotion.....	12
Permits and Procedures	12
Building Types, Density and County Places	13
Grove of Ideas.....	13
East: Lakeside.....	13

Land Development Code Comprehensive Update

Setbacks and Parking	13
Uses and Animals	14
Agriculture Promotion.....	15
Permits and Procedures	15
Building Types, Density and County Places.....	16
Grove of Ideas.....	18
North: Valley Center.....	18
Setbacks and Parking	18
Uses and Animals	19
Agriculture Promotion.....	19
Permits and Procedures	19
Building Types, Density and County Places.....	20
Grove of Ideas.....	22

APPENDIX A

Regional Workshop PowerPoint.....	A-2
Regional Workshop Gallery and Station Boards	A-2
Central: County Operations Center	A-3
Exhibit Boards and Grove of Ideas	A-3
Comment Cards	A-11
South: Spring Valley	A-14
Exhibit Boards and Grove of Ideas	A-14
Comment Cards	A-20
East: Lakeside.....	A-21
Exhibit Boards and Grove of Ideas	A-21
Comment Cards	A-28
North: Valley Center.....	A-38
Exhibit Boards and Grove of Ideas	A-38
Comment Cards	A-46

1. EXECUTIVE SUMMARY

1.1 Background

Community Workshops Round #1 was the first round of four rounds of planned workshops for the Land Development Code (LDC) Update. The general purpose of the first round of public workshops was to provide background information about the project, and solicit public feedback on key zoning issues. This input will be used to inform priorities and guide development of the LDC update. Approximately 154 people attended the workshops across four dates. The public was encouraged to provide input via comment card and on boards.

1.2 Public Workshop Locations

Region	Date	Meeting Time	Location	Approximate Number of Attendees
Central County	2/28/19	9 – 11 am	County Operations Center	61
South County	3/11/19	5:30 – 7:30 pm	Spring Valley Community Center	10
East County	3/19/19	5:30 – 7:30 pm	Lakeside Community Center	44
North County	3/21/19	5:30 – 7:30 pm	Valley Center Middle School	39

1.3 Workshop Format

The workshop entailed a PowerPoint presentation and interactive boards to capture feedback from community participants. Workshop stations were as follows:

- Welcome
- Background Gallery: Overview of the LDC Update
- Setbacks and Parking
- Guide to the Zone Box
- Uses and Animals
- Agriculture Promotion
- Permits and Procedures
- Building Types, Density, and Places Determined by the General Plan
- Grove of Ideas: Poster to Capture Any Additional Comments

Section 3 of this summary presents the comments received at each station at each of the 4 workshops. Appendix A contains the PowerPoint presentation, meeting exhibit boards, and comment cards for each of the four workshops.

1.4 Key Discussion Themes

A wide range of input was provided at the Round 1 Workshops. This section summarizes key discussion themes from the workshops. For a comprehensive understanding of the richness of input, the discussion presented here should be reviewed in concert with Section 3, which presents detailed input from each of the workshops.

Simplify the LDC

Many commenters expressed that they would like the LDC to be easier to navigate and they would like the requirements to be easier to understand. Participants expressed a desire to be able to find what they need in one section of the LDC, rather than viewing various sections of the LDC to extract requirements. Some commenters also stated a desire for greater clarity and consistency in the LDC, and less opportunities for multiple interpretations or misinterpretation.

Incorporate Flexibility into the LDC

While there were mixed opinions on how many elements of the LDC should be regulated, many commenters called for flexibility in the LDC. Many noted that flexibility was necessary to support livelihoods, such as agriculture. Others noted that flexibility was important to support development and commercial activity.

Ensure Context-Sensitive Regulation

Many participants noted that the LDC Update needs to reflect spatial preferences. Specific comments were made articulating participants' views on appropriate character, scale, standards, and uses for given communities, neighborhoods, or areas. For example, some participants commented that they would not support reduced parking standards in certain areas because those areas do not have sufficient transit service to provide connectivity to retail and commercial uses.

Streamline Permitting

Many attendees stated they would like to see permitting processes streamlined. These comments included requests for online permitting application submittals and processing; greater consistency in interpretation of regulations and standards; reduced permitting fees; and decreased permit processing times.

General Comments

Comments from attendees ranged widely in scope and content. Many comments supported preserving the rural and semi-rural character of the County, and expressed the value of maintaining the character of the County's diverse communities. Some individuals voiced opposition to existing General Plan land use designations, particularly related to down-zonings that occurred with the 2011 General Plan Update. Additional comments were provided concerning: the impact of short-term rentals; traffic resulting from wineries, or agri-tourism activities; the need for alternative avenues for generating revenue for agricultural land owners; and the perception that agri-tourism and general tourism threatens the character and/or functionality of the unincorporated county. Not all participant comments were relevant to the LDC Update; most notably, a variety of comments were made related to code enforcement needs for a range of uses or activities. All comments will be conveyed to the relevant County departments.

2. INTRODUCTION AND OVERVIEW

2.1 Background

Community Workshops Round #1 was the first round of four rounds of planned workshops for the Land Development Code (LDC) Update. The general purpose of the first round of public workshops was to provide background information about the project, and solicit public feedback on key zoning issues. This input will be used to inform priorities and guide development of the LDC update. Approximately 154 people attended the workshops across four dates. The public was encouraged to provide input by placing post-its on boards in response to framing questions, and via comment card.

2.2 Public Workshop Locations

Region	Date	Meeting Time	Location	Approximate Number of Attendees
Central County	2/28/19	9 – 11 am	County Operations Center	61
South County	3/11/19	5:30 – 7:30 pm	Spring Valley Community Center	10
East County	3/19/19	5:30 – 7:30 pm	Lakeside Community Center	44
North County	3/21/19	5:30 – 7:30 pm	Valley Center Middle School	39

2.3 Workshop Format

The workshops entailed a PowerPoint presentation and interactive boards to capture feedback from community participants. Appendix A contains the PowerPoint presentation, meeting exhibit boards, and comment cards for each of the four workshops. Several input stations were set up, plus a welcome/orientation table, a background gallery, and a “know your zoning” laptop station. The stations consisted of the following:

Background Gallery

The Background Gallery provided an overview of the LDC Update, including the importance of community input. The Background Gallery contained much of the information provided in the PowerPoint presentation, allowing participants to follow up on any topics of interest identified during the presentation.

Station 1: Setbacks and Parking

This station provided framing questions related to setbacks and parking and solicited feedback that can help inform potential modifications to these zoning elements. Participants were asked the following questions:

Setbacks: Is the space between the street and homes in your neighborhood appropriate for the community character? Are there places where the buildings should be closer to the street, or further from the street? Why? Have setback standards discouraged you from expanding your home or business?

Parking: Is there enough parking, or too much, when you visit businesses in your community? Have parking requirements discouraged you from improving your property or opening a business? Have parking requirements impacted your home or commercial development plans? How?

Station 2: Guide to the Zone Box

This station provided an overview of how the public currently obtains a property's zoning designations. It included laptops that facilitators used to help participants learn about zoning for their property.

Station 3: Uses and Animals

This station provided framing questions related to uses and animals and solicited feedback that can help inform potential modifications to these zoning elements. Participants were asked the following questions:

Uses: Do you have the right mix of uses in your neighborhood or village? What uses should be included, or are not appropriate, in your neighborhood or community? Does your neighborhood or village have the right mix of residential and services? Has your use designator prevented you from expanding your home or business?

Animals: Do you keep animals on your property? Do you know what types of animals you are allowed to have? Are the type and number of large animals (cows, horses, alpaca) in your community appropriate? Have you had challenges or complaints related to keeping animals on your, or a neighbors, property?

Station 4: Agriculture Promotion

This station provided framing questions regarding agriculture promotion and solicited feedback that can help inform potential modifications to this zoning element. Participants were asked the following questions:

Agriculture Promotion: How can agricultural activities be further supported by the code? What improvements would make the Zoning Ordinance easier to use? What regulations could be further streamlined?

Station 5: Permits and Procedures

This station solicited feedback on participants' experience with permitting and procedures. Participants were asked the following questions:

Permits and Procedures: Have you applied for a permit through the County? What type? Was the process easy and understandable? What could be improved? What should be permitted by right? What should be reviewed by your CPG/CSG?

Station 6: Building Types, Density, and Places Determined by the General Plan

This station provided an overview of General Plan densities and place types. It also included images depicting these densities so that participants could see what residential development at these densities actually looks like in different locations throughout the County. After reviewing an image of a given density, participants could guess what density they might be looking at and then lift a flap to reveal the actual density. The place types board asked participants to use flags to mark the kinds of places that belong in their communities.

Station 7: Grove of Ideas

The final station included a large sheet of butcher paper for participants to write any other thoughts on LDC topics that were not covered at previous stations.

3. SUMMARY REPORTS: REGIONAL WORKSHOPS

3.1 Central: County Operations Center

The Central County Regional Workshop occurred on February 28, 2019, 9 a.m. - 11 a.m. at the County Operations Center. Approximately 61 community members attended the workshop as recorded on sign-in sheets. However, more participants may have been present that elected not to sign-in. Following is a summary of public input as recorded on input boards and the Grove of Ideas.

Setbacks and Parking

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at this station at the Central County workshop:

Setbacks

- Confusing how we determine front setbacks
- Reduce front yard setbacks especially in mid-density land use/zones to encourage better design
- Simplify designators by using ranges (i.e. 15-25') instead of fixed amounts
- Don't use a one size fits all approach
- Setbacks and parking must not prevent max density (+1 agree)
- If we want to make neighborhoods walkable make sure there's adequate space and safety for old people, families, etc.
- Need to allow clustering to get houses together/make more open space
- All codes and land use regulations should encourage housing to be built in clusters closer to the streets
- Zoning setbacks vs. fire code requirements
- Current setbacks are appropriate for Lakeside CPA

Parking

- Too much parking; it increase prices
- Too much parking
- Lower parking standard in town center/village and along transit
- Parking should decrease as other transportation options increase (Uber, Lyft, etc.)
- Parking must be modified to reflect alternative modes such as Uber and Lyft
- Parking max not parking min
- Current 2.0 multifamily parking requirements are too low
- Don't take away parking to encourage people not to drive without improving transit options
- Parking District
- There should not be more than a single car width cut in the curb even for double garages
- Current code for trees to shade parking lots?

Uses and Animals

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at this station at the Central County workshop:

Uses

- Allow more small-scale commercial/grocery in residential areas – walkability
- More allowed temporary sales – clear in the code if allowed
- School day care separation from risky uses
- Clearer standards and answers for County mining concerns
- State-designated mineral resource zones should be reserved for mining and appropriate buffers from residential
- Valley Center – farming is no longer sustainable! Please allow agricultural land to update with residential development
- Valley Center – agricultural farming has become unsustainable due to water costs. Please allow farmers to use their land for mixed use land development to survive
- La Mesa risky uses pushing out family oriented businesses
- Look at the Casa de Oro overlay
- CAP Implementation – want quick ordinance updated to do those changes

Animals

- A70 zoning animal regulations consistent with size and type of animals
- I believe that the Code should allow more than two llamas or alpacas per acre (see full comment card in Appendix)
- Be more explicitly supportive of community agriculture including in villages and semi-rural settings

Agriculture Promotion

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at this station at the Central County workshop:

- Streamline Zoning Ordinance process for easements for trails to meet Live Well SD
- Simplify CEQA for trails
- Effort to put agriculture zoning provisions in one section of the Zoning Ordinance or FAQ sheet
- Consistent answers to agricultural zoning and animal regulations
- Coordination between departments in County – at permit first steps
- Update animal codes
- Allow ADUs on Ag Lands (A70, A72, etc.)
- Supplement agricultural income: on site camping or exception to no camping with appropriate regulations and septic/well
- Farm to table to supplement and short-term rental
- “Urban agriculture” – more allowed uses in yards/sales
- Wineries – infrastructure does not support additional traffic
- Poor road standards affect evacuation
- Be more supportive of community agriculture
- Farm Bureau will submit comment letter to Eric Lardy
- Ramona Valley Vineyard Association will submit comment letter

Land Development Code Comprehensive Update

Permits and Procedures

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at this station at the Central County workshop:

- There is no need for human review of design. It can all be automated and done in one day
- Plans should all be electronic
- Electronic plan submittal and review with special districts
- Online citizen access needs to be improved
- Initial reviews should be more approachable and affordable
- Recording fees are too high
- More by-right permits to expedite housing production. Streamline CEQA thresholds
- Cut red tape on trail development on private land. Streamline CEQA thresholds for nature-based trails
- Utilize state statutes in creating density bonus
- Share GIS data and other data between agencies. Fire agencies should be involved with forest service review
- Involve Forest Service in development reviews to ensure adjacent resources not affected (EIR limited to County land)
- Valley Center – please allow solar development and ease the permitting process
- Valley Center desperately needs expansion of sewer lines east of the village, on Valley Center Rd
- Valley Center – please simplify the permitting process for residential developments
- If there is an increase in the density of large animals on a property, who is responsible for the infrastructure improvements (roadways for evacuation)
- CUPs – I’ve applied for. Community plans don’t sync with planning staff goals of increased density in “villages”
- Thank you for considering a strong process on permits to businesses that are detrimental to health and the environment, hours of operation, and location – it’s a big issue with alcohol and tobacco
- Thank you for considering land use restrictions on alcohol and tobacco businesses. There are health and drug abuses epidemics due to normalization and concentrations of these types of businesses

Building Types, Density and County Places

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at this station at the Central County workshop:

Building Types and Density:

Image	Comments on Image
Multiplex Homes (15 units per acre)	
Courtyard Apartments (30 units per acre)	<ul style="list-style-type: none"> • 18 units/ac max!
Large Lot Detached Homes (4 units per acre)	<ul style="list-style-type: none"> • Valley Center – this would be a conservative update and enhance the rural feel of the area and community. 4 units/acre
Small Lot Detached Homes (18 units per acre)	
Tri-plex / Four-plex (16 units per acre)	
Duplex (10 units per acre)	<ul style="list-style-type: none"> • Is the overall LDC update considering adding more density to all areas?
Detached Cluster Homes (14 units per acre)	
Bungalow Court Homes (22 units per acre)	

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Bungalow Court Homes (20 units per acre)	
General Comments: <ul style="list-style-type: none"> • Keep rural character. The various housing types must be consistent with existing neighborhoods • Accessory housing (for affordability) possibly over garages, at the back of the lot, along alleys • Examples of mid-rise/high density and high rise/high density can be included • How much density is allowed in certain zones/land use designations? Can you upzone? 	

Place Types:

Image	Comments on Image
Open Space	
Rural Business	<ul style="list-style-type: none"> • City of Escondido – rural wine tasting room community where small vineyards can prosper
County Crossroads	
Agriculture & Rural Homes	
Rural Homes	
Neighborhood	
Master Planned Community	
Neighborhood Center	<ul style="list-style-type: none"> • Min. large parking lots in North Park and Normal Heights
Town Center	
Office/Tech/Industrial	
Commercial Corridor “Main Street”	
Regional Center	
General Comments: <ul style="list-style-type: none"> • Valley Center – assisted living facilities • Should have residential in main street • Utilize state for density bonus and affordable housing • Define the categories better • Lot splits allowed in Mt. Helix 	

Grove of Ideas

Participants at this station were able to provide comments related to any topic not covered at another station, resulting in a wide range of comments. The exact comments received were:

- Trees, urban forest, fire threat, carbon sequestration: what ordinances balance these conflicts?
- Encourage solar farming solutions for HOA buildings (condos, townhomes), commercial buildings with tenants, etc. Make it possible for owners to put up solar panels for tenants.
- Shading solar panels vs. planting trees for urban forests – laws exist, but County doesn’t seem familiar with them
- Incentives for developers to build trails, new subdivisions, existing undeveloped areas, streamlining trail process – low impact and nature based
- Valley Center – please expand public works services (sewer lines, etc.) to areas along Valley Center Rd. east of the village, in order to support residential development beyond the immediate radius around the village. Thank you
- Incentivize GP consistent projects like CA Density Bonus programs to allow “waivers” to specified zoning standards
- Accessory housing on alley lots, above rear garages

- Trees are important community assets. Where are trees covered in the current Code? Or in the land development permit process? Parking lots? Who can I work with?
- Plan for open trails for families to be able to walk or bike with their kids
- Allow for more work and love buildings/lofts. There are a lot of self-employed people working from home
- Increase housing in city centers vs. expanding into rural areas. Would help with affordable housing, decreased transportation costs, and reduced air pollutant emissions
- Maintain spectrum of low density development. Rural – semi rural – village rather than rural and village
- Incorporate defensible space requirements into private property rather than projects that encroach on other property owners
- TDR and allow between CPAs
- By moving to a fully electronic plan submission system you can reduce costs to the County, speed up the process, and get a more understandable planning approval system. The government is the only part of the process that requires paper
- Utilize state laws to allow density bonus for affordable housing
- Reexamine zoning considering the need to reduce GHG – i.e. increase density in village areas and reduce density in rural and semi-rural places
- Develop a new overlay zone which protects natural and cultural resources. One which would prohibit, for example, development which disturbs scenic views
- Please include health considerations around tobacco prevention
- Allow more RV park zoning so ANSI coded tiny homes can help rid the stigma associated with trailer parks that ultimately is a way of providing more affordable housing
- Mt. Helix – splitting lots less than 1 acre, currently 1 acre minimum
- Comprehensive update of Housing Element (6th cycle) to address AB 1397 and allow more “by-right” projects at 20% affordable in appropriate locations/villages/town centers
- Incorporate small lot zoning ordinance into update to keep SFR feel at higher density/intensity land uses – implications for public and private open space
- Continue to preserve state-designated zones (MRZ) for surface mining and provide appropriate buffers from residential
- All current and future buildings have to meet 2030 and 2045 state GHG reduction goals. This will require massive remodeling (tens of thousands of dollars) to decarbonize each house. How to make this easier? How does County get new buildings to be designed and built to 2045 climate standards?
- Livable communities for all ages: older adults – mixed use – complete streets – age well – density: not a dirty word – walkable
- Thank you for considering health and prevention around main causes of preventable death as alcohol, tobacco, nutrition (food access) and open space to promote walkability of physical activities. Social and environmental justice is needed to improve quality of life

3.2 South: Spring Valley

The South County Regional Workshop occurred on March 11, 2019, 5:30 p.m. – 7:30 p.m. at the Spring Valley Community Center. Approximately 10 community members attended the workshop as recorded on sign-in sheets. However, more participants may have been present that elected not to sign-in. Following is a summary of public input as recorded on input boards and the Grove of Ideas.

Setbacks and Parking

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the South County workshop:

Setbacks

- Setbacks should have slope allowances – individual lot configuration considerations ministerially

Parking

- The County is not too strict on parking
- Rural and semi-rural areas do not have the transit services for no or low parking standards
- Bonita: less parking for vehicles over 4 tons on the street – dump trucks parking overnight on the street

Uses and Animals

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the South County workshop:

Uses

- Storage units in the middle of semi-rural mostly open space are not appropriate

Animals

- Limit # of animals based on size of parcel and nuisance factor and whether the animal is native to the area
- Difficult regulations now – need simplified, understandable, crystal clear, plain language

Agriculture Promotion

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the South County workshop:

- Need serious look at size of lots of pigs (odors) and 1 acre for equestrian is not enough (odors)

Permits and Procedures

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the South County workshop:

- Timing of routing projects – request a minimum of 30 days to review
- Property taxes – will they be increased to accommodate the services to ADUs? Increase in ADUs
- Mitigation cost for traffic impacts that can never be mitigated should not be allowed
- Further collaboration between the planner and the chair of CPG
- Have more participation from planners at meetings on projects
- Admin permits for ADUs are crap

Land Development Code Comprehensive Update

Building Types, Density and County Places

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the South County workshop:

Building Types and Density:

No comments

Place Types:

Image	Comments on Image
Open Space	
Rural Business	
County Crossroads	
Agriculture & Rural Homes	<ul style="list-style-type: none"> Bonita – storage not appropriate in semi-rural community
Rural Homes	<ul style="list-style-type: none"> Rural homes: Jamul – RL40 eliminated ability to build affordable housing (maybe 10 acre minimum lots) Rural homes: Jamul – all minimum lot sizes are now 1 acre and that should stay
Neighborhood	
Master Planned Community	
Neighborhood Center	<ul style="list-style-type: none"> Bonita – stay as is village by Vons/library
Town Center	
Office/Tech/Industrial	<ul style="list-style-type: none"> Preserve industrial and commercial areas Contribute to tax base and support job housing balance Streamline code – need to make easier to navigate for all uses Bonita – not appropriate
Commercial Corridor “Main Street”	
Regional Center	
General Comments:	
<ul style="list-style-type: none"> “Urban” regional category for density to reflect existing conditions 	

Grove of Ideas

No comments

3.3 East: Lakeside

The East County Regional Workshop occurred on March 19, 2019, 5:30 p.m. – 7:30 p.m. at the Lakeside Community Center. Approximately 44 community members attended the workshop as recorded on sign-in sheets. However, more participants may have been present that elected not to sign-in. Following is a summary of public input as recorded on input boards and the Grove of Ideas.

Setbacks and Parking

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the East County workshop:

Setbacks

- Please, no over-development. Homes to the west of Los Cocheros (El Cajon from Lakeside), have less space between them than the mobile homes next door. Ugly cookie-cutter architecture, too (+1 agree)
- Side yard setback define community character
- Consider Floor Area Ratios in residential zones to reduce size and cost of homes and condo. See carefree east in Santee
- Why is there no consistency – lot size minimums in same use area don't have a rhyme or reason
- Ramona 3.3 ac. Would recommend allowing lot splits with smaller minimum lot size. A70 2 ac. minimum near town. Why is my lot size different than others? A70 1 ac. minimums
- Need to enforce fire code on adjacent properties – failure to clean up property overgrowth

Parking

- Need more parking for new homes
- Bike lanes for bikes not for parking. Bus transportation limits removing/limiting parking. Restore parking increases with building
- Rural areas should have gravel parking to allow for drainage
- Love the new parking strategies for ADUs – thank you
- Restore Lakeside's parking requirements for multifamily (reduced by GP 2020)
- Do not eliminate on street parking when bike lanes are added
- Require more parking – we have no/poor mass transit
- What used to be lawn space is now becoming parking space. It's unsightly and not being enforced. Where attractive landscaping was has now become crowded parking lot
- Stop reducing parking minimums. We are not Downtown and ride mass transit. Businesses do not have enough safe parking. Need more parking along Maine Ave

Uses and Animals

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the East County workshop:

Uses

- Right mix of uses. Please keep our rural village feel. Lakeside
- Rural residential should not put on special events/wedding in rural regs
- No commercial use in rural residential (sneaky event uses)
- Constant turn over in short term rentals is making homes a commercial area
- Allow multi use within town site to allow live and work (mixed use)
- Consider dimensions of separation between vacation rentals to make the character of the area remain the same
- Could there be a limited # of short term rental usage per month? Some allowance but not a full time commercial use
- Group homes such as single adults choosing to live together are share facilities for safety and stability more appropriate in villages for services and transit

- Bungalows turned into vacation rentals hurts the housing affordability issue and commercial hotels
- Group homes or boarding houses for people of a certain age or income level could convert large homes use and housing type
- Protect and incentivize industrial in Lakeside. Allow biomed uses viably
- There should be some mixed use but keep rural areas rural
- Do not allow cargo containers (for storage) on residential lots – regardless of lot size
- Vacancy tax to reduce investment only purchases that hurt housing affordability

Animals

- Want bio composting – good to regulate worms as livestock. Keep the multiuse designation for farms. Microbial cultivation
- Align animals with lot size – don't limit goats so stringently. They clear/manage land
- Still allow 1 horse per person on the lot on a small lot size. That doesn't make sense
- Improperly blocking or planting public ROW that limits pedestrian and horse access
- Allow backyard chickens in all locations that have a yard
- Development should not be able to push out animals and agricultural uses
- Concerned about increasing densities around existing horse properties then complaining and pushing out horses
- Alpacas – where do they fit in? Large or small animal? Grazes like goats
- Live chickens – limits on laying hens, roosters (noise), and distance from neighbors
- Inefficient regulations now – need simplified, understandable, crystal clear language
- Size and number of animals should be synced to the lot size (chickens are different)
- Mini houses should be allowed / storage containers
- Agree Lakeside is historically farmed horse community

Agriculture Promotion

No comments

Permits and Procedures

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the East County workshop:

- Return project funds more quickly after project is complete
- Streamline process of Green Build (straw) program
- Process is very slow. CEQA – streamline for in-full development
- Keeping area rural – don't increase density
- Electronic submittals
- Creation of overlays
- Implement CAP and urban forest
- Informational brochures on the process in the permit center
- Increase role of planning groups
- PDS shouldn't be full cost-recovery – not affordable for non-developers
- Website and ordinance is too convoluted
- Reduce role of planning groups

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- Increase property owner rights
- Too long to process permits
- Permit process should be paperless
- More website tools for historic research
- Fewer inspections, late lots on 2nd inspection
- Regulate illegal marijuana operations
- Reevaluation medical/health trailer ordinance
- More explanation of where payments are going. Outside agency fees are a surprise
- Enforcement – availability on weekends – retribution for violations within County and government and individuals

Building Types, Density and County Places

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the East County workshop:

Building Types and Density:

Image	Comments on Image
Multiplex Homes (15 units per acre)	<ul style="list-style-type: none"> • No • Lakeside No • Yes
Courtyard Apartments (30 units per acre)	<ul style="list-style-type: none"> • No • OK • Yes!
Large Lot Detached Homes (4 units per acre)	<ul style="list-style-type: none"> • 2-4 per acre OK • Yes
Small Lot Detached Homes (18 units per acre)	<ul style="list-style-type: none"> • No • No • No • Not for Lakeside • Yes
Tri-plex / Four-plex (16 units per acre)	<ul style="list-style-type: none"> • Yes
Duplex (10 units per acre)	<ul style="list-style-type: none"> • OK Lakeside • Yes
Detached Cluster Homes (14 units per acre)	<ul style="list-style-type: none"> • No • Yes • Group homes +
Bungalow Court Homes (22 units per acre)	<ul style="list-style-type: none"> • OK • No • Yes • Find a way to make these
Bungalow Court Homes (20 units per acre)	<ul style="list-style-type: none"> • OK • Yes • Yes
General Comments: <ul style="list-style-type: none"> • All depends on the exact area in Lakeside • Dorm type living (drug free) 	

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Place Types:

Image	Comments on Image
Open Space	<ul style="list-style-type: none"> • Protect private property owner's rights • Agree no mining • Change zone in El Monte Valley from mining to agriculture and open space only • Preserve and protect! No building! No fake "restoration" after destroying • No sand mine El Monte Valley • Do not steal property rights • Yes
Rural Business	<ul style="list-style-type: none"> • Yes
County Crossroads	<ul style="list-style-type: none"> • No tall buildings
Agriculture & Rural Homes	<ul style="list-style-type: none"> • Yes • Yes
Rural Homes	<ul style="list-style-type: none"> • Keep rural character • Granny flats on 1 acre +
Neighborhood	<ul style="list-style-type: none"> • Affordable housing is important • Save historic homes • Best for Lakeside • Tiny homes on less than an acre • Yes • Better • Best for Lakeside • OK! Small is OK! Up to owner
Master Planned Community	<ul style="list-style-type: none"> • No • Too dense • No, don't want to deal with CCRs and HOAs • Ugly • No – too dense for Lakeside • Too dense for Lakeside
Neighborhood Center	<ul style="list-style-type: none"> • Not for Lakeside • OK if enough parking • Yes
Town Center	<ul style="list-style-type: none"> • Yes mixed use on Woodside • No • Yes • Yes mix use walkable downtown • OK for Lakeside
Office/Tech/Industrial	<ul style="list-style-type: none"> • Yes in our industrial zoned areas • Not in Lakeside • No • Yes controlled – we need a tax base
Commercial Corridor "Main Street"	<ul style="list-style-type: none"> • Yes please • Important to communities • Yes mixed use walkable • Love love

Regional Center	<ul style="list-style-type: none"> • No • No • OK • Not in Lakeside
Comments not related to image:	

Grove of Ideas

Participants at this station were able to provide comments related to any topic not covered at another station, resulting in a wide range of comments. The exact comments received were:

- No sand mine
- More affordable – not free housing for those with two parents that would like to not spend all of their time with two jobs who would really appreciate a garage/yard to raise happy healthy children at a low price. Car payments/insurance/healthcare/food without government assistance really sucks for those who work hard and do the right thing. Just saying. Reward, not punish, many in this situation. Don't use drugs/love their families
- Rikers Ranch development should never have been approved! 21 houses and 1 street on 6 acres? Roadhouses would have been better

3.4 North: Valley Center

The North County Regional Workshop occurred on March 19, 2019, 5:30 p.m. – 7:30 p.m. at the Valley Center Middle School. Approximately 39 community members attended the workshop as recorded on sign-in sheets. However, more participants may have been present that elected not to sign-in. Following is a summary of public input as recorded on input boards and the Grove of Ideas.

Setbacks and Parking

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the North County workshop:

Setbacks

- County support community plan at the same level as General Plan (+1 agree)
- Require/encourage more canopy coverage (shade trees) on parking lots. Encourage visual separation (plants) between parking and streets or sidewalks
- Make setback requirements fewer. Even specific plans need to have adequate side yard setbacks

Parking

- No zero parking option

Uses and Animals

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the North County workshop:

Uses

- We need repaired roads first. Then: stores, urgent care, healthy restaurants – not fast food
- We need a senior care center
- Too many gas stations
- Bike lanes
- An unnecessarily high number of alcohol retailers are allowed between the two villages
- Need community to have more say in what is built in town
- Casino adjacent to middle school. Who decides?
- Explain how the County weighs in on the uses, restaurant, etc. in unincorporated communities?

Animals

- Maintain/expand animal exceptions for kid's groups like 4H to raise animals
- Why can I have unlimited horses but limited cows/alpacas/goats?
- Consider limitations on the number of horses based on parcel size

Agriculture Promotion

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the North County workshop:

- Why is the agricultural clearing permit so expensive?
- Is there work done to support agricultural sustainability? Is there valuation of what agriculture contributes such as wages, adherence to fertilizer and pesticide regulations, and runoff regulations? Is there any valuation of how much agriculture reduces carbon footprint?
- Why can farmers not keep their ocean container more than 5 years to store equipment in? We were told there is a fear we will live in them. In the 20 years we've had the avocado grove we have not lived in hem. They are the only rodent/bug proof structure

Permits and Procedures

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the North County workshop:

- Human factor – not consistent interpretation amongst staff. Different people make different decisions
- The process depends on who you talk to at the County. Process not consistent or black and white
- Well drilling permit too expensive
- Ground Water Sustainability Management Act – how is it managed? It needs to be in the Zoning Ordinance
- Provide full detailed report for specific APN so it is clearly understood what can and can't be done
- By right should only apply if fully complaint to the requirements

Land Development Code Comprehensive Update

- At whose discretion is the discretionary permit issued? I was once told by a clerk in the office he would not issue the permit (for a 1/2 electric pole) because I might abuse it. How do you abuse an electric pole? Slap it around?
- Clearly defined location, process to apply within County. It is very confusing if you don't know where to go
- Speed by which permits are reviewed and approved – the entire process is painful
- Recently permitted an RV garage. Basic engineer building. Wish the small office was available. Took 3 trips to County office in traffic. Was relieved when we got our “final”
- The Board of Supervisors should also be open to change a zoning designation based on future needs
- Grading should be a right – wells should be by right
- Unexpected permit costs: on old house, County did not have septic plan. Paid engineer for existing as built, but County still wanted to come out and look anyway - \$600
- Consolidate permit offices – one stop permitting for all
- Consistent advice County personnel would simplify the process immensely
- County is too big. Only one permit office. More than a 50 mile drive
- Allow some more commercial between Circle R and Lawrence Welk along Champagne Blvd

Building Types, Density and County Places

The Executive Summary provides a summary of key discussion themes across all stations and all workshops; however this section provides the detailed comments received at the North County workshop:

Building Types and Density:

Image	Comments on Image
Multiplex Homes (15 units per acre)	<ul style="list-style-type: none"> • Not VC
Courtyard Apartments (30 units per acre)	<ul style="list-style-type: none"> • No VC • VC – please no apartments
Large Lot Detached Homes (4 units per acre)	<ul style="list-style-type: none"> • VC
Small Lot Detached Homes (18 units per acre)	<ul style="list-style-type: none"> • Not VC
Tri-plex / Four-plex (16 units per acre)	<ul style="list-style-type: none"> • VC
Duplex (10 units per acre)	<ul style="list-style-type: none"> • VC • VC 1-4 units
Detached Cluster Homes (14 units per acre)	
Bungalow Court Homes (22 units per acre)	
Bungalow Court Homes (20 units per acre)	<ul style="list-style-type: none"> • VC • FB could use bungalow court homes in the heart of our town
General Comments:	

Place Types:

Image	Comments on Image
Open Space	<ul style="list-style-type: none"> • Yes VC • VC • VC • Fallbrook • Parks parks parks Fallbrook

Land Development Code Comprehensive Update

	<ul style="list-style-type: none"> • Parks? • Why parks if zoning is 2 units per acre for majority of parcels? • VC • VC
Rural Business	<ul style="list-style-type: none"> • Encourage retention of existing buildings rather than removing them • Wineries Fallbrook • VC • Yes VC • Retain or establish “character” in all new buildings
County Crossroads	<ul style="list-style-type: none"> • More roundabouts on main roads • County is requiring increased housing density but does not have plans for improving emergency evacuation routes – even when shown in the GP • Add more roundabouts in VC
Agriculture & Rural Homes	<ul style="list-style-type: none"> • Yes VC • VC • VC • VC • VC • VC • Fallbrook
Rural Homes	<ul style="list-style-type: none"> • Yes VC • Fallbrook • VC • VC • VC • VC
Neighborhood	
Master Planned Community	
Neighborhood Center	<ul style="list-style-type: none"> • VC • VC small • No VC
Town Center	<ul style="list-style-type: none"> • VC • Fallbrook • VC
Office/Tech/Industrial	<ul style="list-style-type: none"> • Not VC • Need jobs in Fallbrook but no plans for office space
Commercial Corridor “Main Street”	<ul style="list-style-type: none"> • VC maybe
Regional Center	<ul style="list-style-type: none"> • Not VC
General Comments:	

Grove of Ideas

Participants at this station were able to submit comments related to any topic not covered at another station, resulting in a wide range of comments. The exact comments received were:

- Increase density close to I-15 and Champagne Blvd
- Allow housing for San Diego workers. Home – work – play – shop
- What plans are in place or being discussed for evacuation? We keep adding homes and people but have not seen any additional avenues of escape in an emergency
- Temp medical trailers help families and provide affordable housing. ADUs are not the same and much more expensive even with waived fees. Don't put limits on TMTs
- Allow pot farms
- Take care of infrastructure first. Plumb all sewer, run gas to all locations, install new roads, repair existing roads – make builders pay, not property taxes
- Analyze existing roadways in Valley Center and redesignate key private roads to be public and repaired regularly
- Before any permits to builders: plumb all sewer and connect to gas infrastructure



LDC REGIONAL WORKSHOPS

APPENDIX A

[DRAFT]

LDC REGIONAL WORKSHOPS APPENDIX

Table of Contents

Regional Workshop PowerPoint.....	A-2
Regional Workshop Gallery and Station Boards.....	A-2
Central: County Operations Center	A-3
Exhibit Boards and Grove of Ideas	A-3
Comment Cards	A-11
South: Spring Valley.....	A-14
Exhibit Boards and Grove of Ideas	A-14
Comment Cards	A-20
East: Lakeside.....	A-21
Exhibit Boards and Grove of Ideas	A-21
Comment Cards	A-28
North: Valley Center.....	A-38
Exhibit Boards and Grove of Ideas	A-38
Comment Cards	A-46

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading



Regional Workshop PowerPoint Presentation

Click [here](#) to access presentation.

Regional Workshop Gallery and Stations Boards

Click [here](#) to view the Workshop Gallery Boards.

Click [here](#) to view the Workshop Station Boards.

Land Development Code Comprehensive Update

Central: County Operations Center



County of San Diego
Planning & Development Services

Your Thoughts on Zoning: Agriculture Promotion

Help us continue to improve the code by building on the recent ordinance updates:
AGRICULTURAL PROMOTION PROGRAM TIERED WINERY ORDINANCE

How can agricultural activities be further supported by the code?

What improvements would make the Zoning Ordinance easier to use?

What regulations could be further streamlined?



Allow ADUs on Ag Lands
A72, etc.

STRENGTHEN ZONING PROCESS for easements for trails to meet Live Well SD

Simplify IEQA for TRAILS

EFFORT TO PUT AG ZONING IN ONE OF ZONING OR FAQ SHEET

COORD. BOUND DATA IN COUNTY - AT PERMIT FIRST STEP.

WINERIES - IMPROVE # Support + info

PROV. Rd. SIZES affect EVACUATION

Update animal codes

Consistent answers to Ag Zoning & Animal Regs

AGOL

Supplement of license OK to Camping or exceptions to No Camping - w/ Approp Request - Sept. / well

Farm Bureau will submit comment letter to the County

Remove Vets/Volunteer Assoc will submit comment letter

Urban Agriculture - more around uses in parks/sales

Be more supportive of community agriculture.

Central: County Operations Center

County Places - Semi-Rural and Village

County of San Diego
Planning & Development Services

Which of these places belong in your community?

The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Master Planned Community





Office/Tech/Industrial






Neighborhood Center






Min. large parking lots in Neighborhood Center

Commercial Corridor "Main Street"






Town Center






Regional Center






doing all business walk

Min. large parking lots in Neighborhood Center

should have residential in Main Street

should have residential in Main Street

Central: County Operations Center

County Places – Rural and Semi-Rural

County of San Diego
Planning & Development Services



Which of these places belong in your community?

The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Open Space



Agriculture & Rural Homes



Rural Business



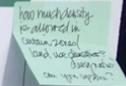
Rural Homes



County Crossroads



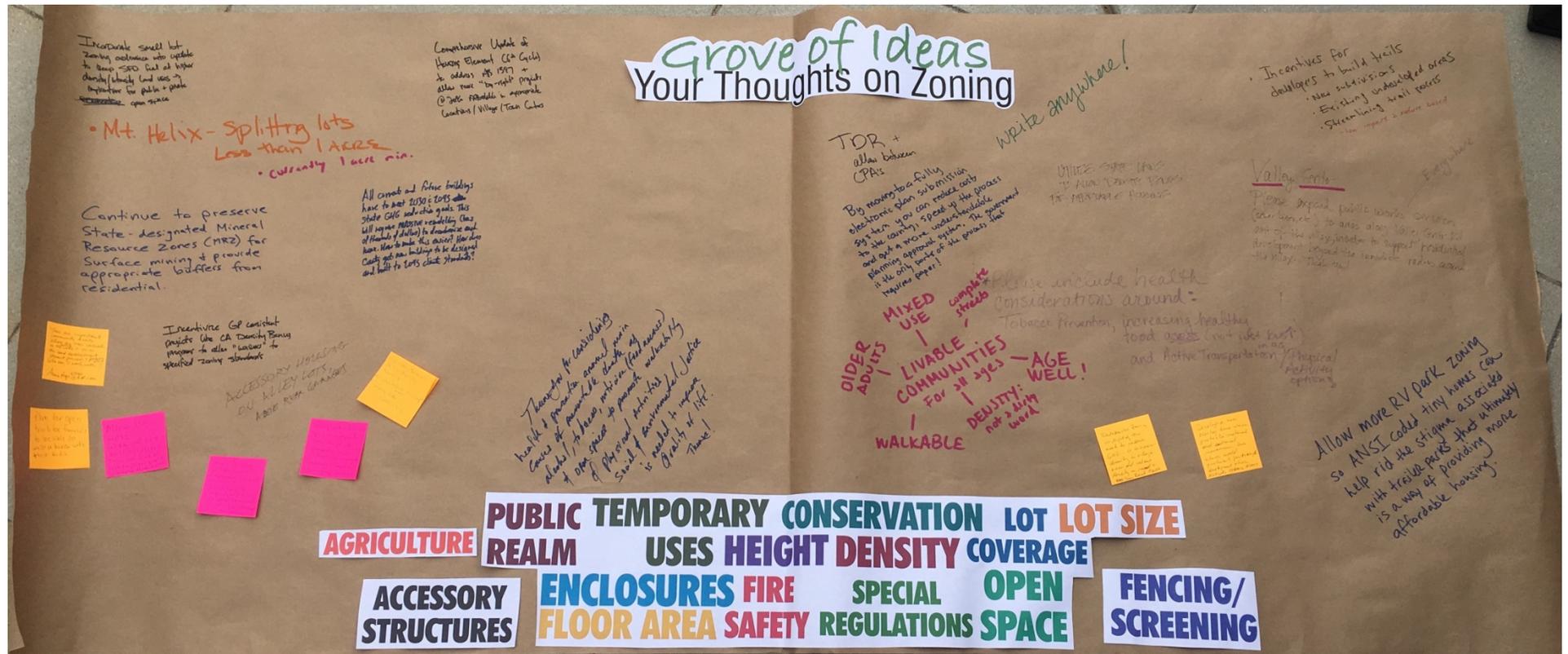
Neighborhood



Land Development Code Comprehensive Update

Central: County Operations Center

The 'Grove of Ideas' was posted at each of the workshops and participants were encouraged to contribute their thoughts on zoning. This image contains comments that were provided across all of the workshops.



Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Central: County Operations Center

Comment Cards

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

Valley Center -
Farming has become unsustainable due to increased cost of water (= \$35k/months for us!).
Please support agricultural property owners to develop their land w/ residential + solar development. Please simplify the permitting process. Extend sewer lines beyond the radius of the village, east to support a growing community! Thank ya!!!

<http://www.sandiegocounty.gov/pds>

PDS.AdvancePlanning@sdcounty.ca.gov

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

Different unincorporated communities have unique goals and characteristics.
Develop zoning standards for each community -
ie - Lakeside did have increased parking requirements for multifamily - taken away in GP 2020.

<http://www.sandiegocounty.gov/pds>

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

Natural gas pipes & electrical lines usually go into houses in the same trench, with gas meter & main box often close together. EV chargers, solar boxes, and house batteries should be near the main box, that puts gas, high voltage, and big lithium batteries in close proximity. This looks dangerous. Is it? If it is dangerous, can we get ordinances to separate gas & electricity in new homes, and safer spaces for house batteries, to minimize fire risk and make it ~~easy~~ easier to take gas lines out as we go to 100% electrical power.

<http://www.sandiegocounty.gov/content/sdc/pds/advance/ldc.html>

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

- Allow ^{SPACED} well spaced use or mixed use zoning areas
to preserve the opportunity for rural - semi-rural
residents to remain in community area -

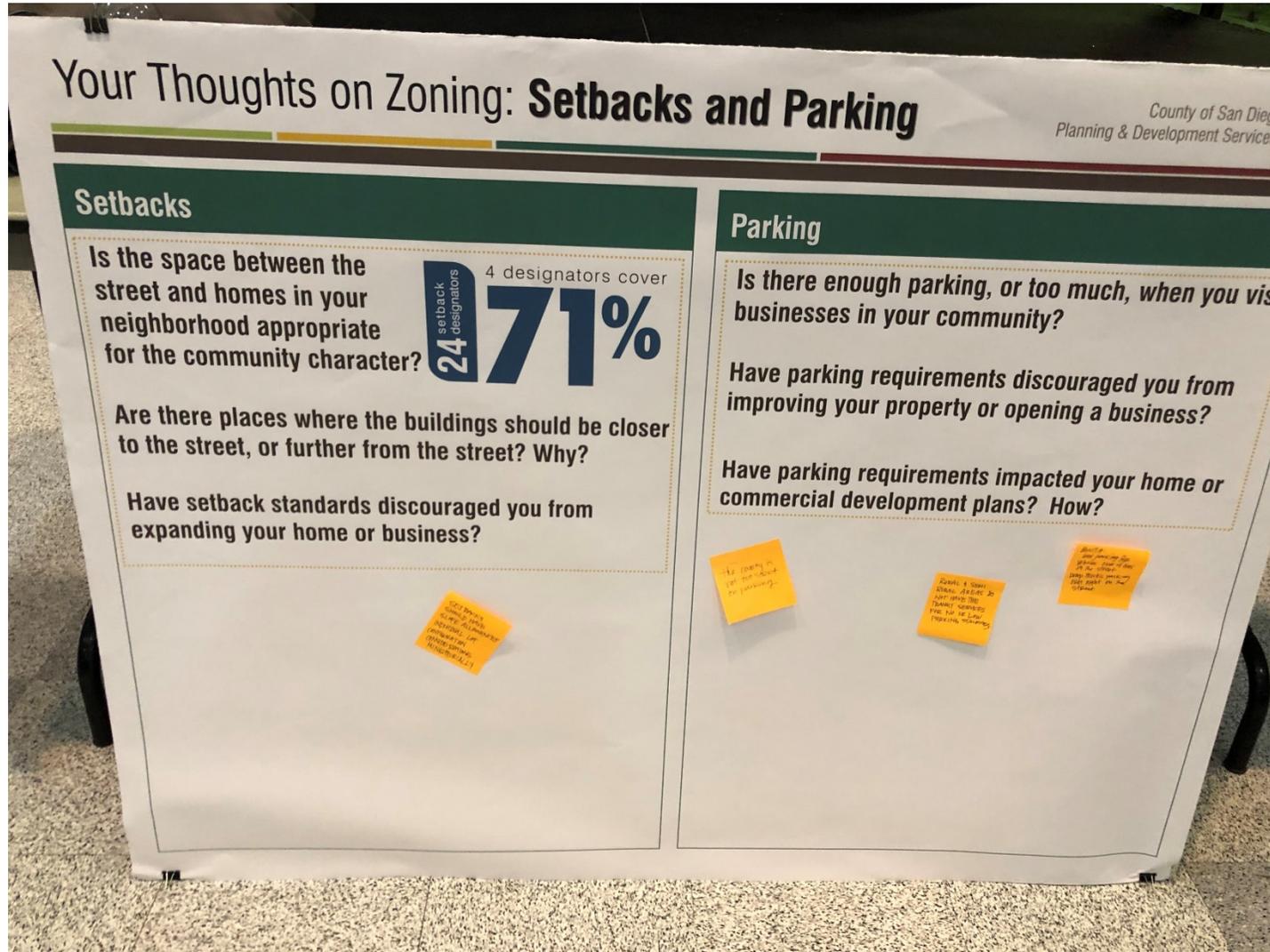
- Well spaced multi use areas increase the
opportunity to move only a short distance but
stay near friends/family as families age

<http://www.sandiegocounty.gov/content/sdc/pds/advance/ldc.html>

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South: Spring Valley

Exhibit Boards and Grove of Ideas: No comments were provided on Grove of Ideas or Building Density boards at this workshop



South: Spring Valley

County of San Diego
Planning & Development Services

Your Thoughts on Zoning: **Uses and Animals**

Uses

Do you have the right mix of uses in your neighborhood or village?

What uses should be included, or are not appropriate, in your neighborhood or community?

Does your neighborhood or village have the right mix of residential and services?
(homes) (stores, restaurants, medical services, gas stations, etc.)

Has your use designator prevented you from expanding your home or business?

Handwritten note: I would like to see more of these uses in the area. Not appropriate.

Animals

Help us continue to improve the code by building on the recent EQUINE ORDINANCE update:

Do you keep animals on your property? Do you know what types of animals you are allowed to have?

24 animal designators

3 designators cover **69%** of parcels

Are the type and amount of large animals (cows, horses, alpaca) in your community appropriate?

Have you had challenges or complaints related to keeping animals on your, or a neighbors, property?

Handwritten note: I would like to see more of these animals in the area. Not appropriate.

Handwritten note: I would like to see more of these animals in the area. Not appropriate.

South: Spring Valley

Your Thoughts on Zoning: Agriculture Promotion

County of San Diego
Planning & Development Services

Help us continue to improve the code by building on the recent ordinance updates:
AGRICULTURAL PROMOTION PROGRAM **TIERED WINERY ORDINANCE**

*Need Services look
- Size of lots for pigs [adlers]
- 1 AC for Equine [enough] [adlers]*

How can agricultural activities be further supported by the code?

What improvements would make the Zoning Ordinance easier to use?

What regulations could be further streamlined?

200 county crops yield agricultural value of **\$1.77** Billion

South: Spring Valley

General Plan Regional Categories

County of San Diego
Planning & Development Services

Your Thoughts on Zoning: Permits and Procedures

SITE PLAN REVIEW NON CONFORMING	ADMINISTRATIVE PERMITS	PLANNED DEVELOPMENTS	VARIANCE	DISCRETIONARY PERMITS COMMUNITY PLANS DESIGN REVIEW
------------------------------------	------------------------	----------------------	----------	---

Timing of routing projects
need a minimum
of 30 days
to review?

Further
collaboration
between the
Planner &
the Consultant

Have more
participation of
non Planners
at meetings
on projects

Request Times
- will they be
increased to
address the
issues of PDs,
etc.

Request Times
- will they be
increased to
address the
issues of PDs,
etc.

Request Times
- will they be
increased to
address the
issues of PDs,
etc.

Have you applied for a permit through the County?
What type?

Was the process easy and understandable? What
could be improved?

What should be permitted by right?

What should be reviewed by your CPG/CSG?

South: Spring Valley

County Places - Semi-Rural and Village

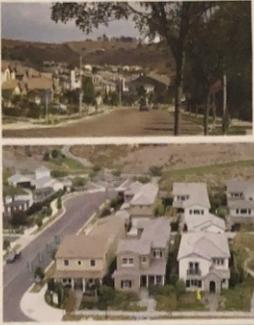
County of San Diego
Planning & Development Services

Which of these places belong in your community?

The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Master Planned Community





Very Suburban

Office/Tech/Industrial





Present Industrial and Commercial Area

Take back to the large and support it

Use Existing Buildings

Urban form

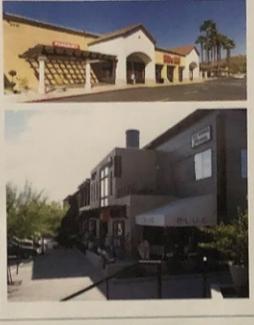
Take back to the large

Support it

Build - not appropriate

Neighborhood Center





Build - Stanislaus Village by your history

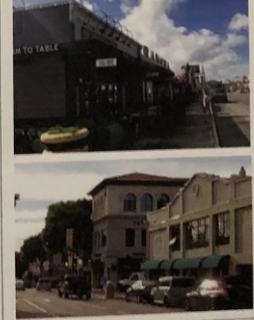
Town Center





Commercial Corridor "Main Street"





Regional Center





South: Spring Valley

County Places – Rural and Semi-Rural

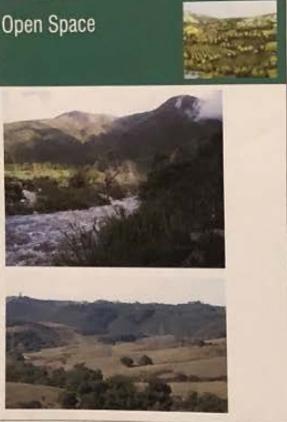
County of San Diego
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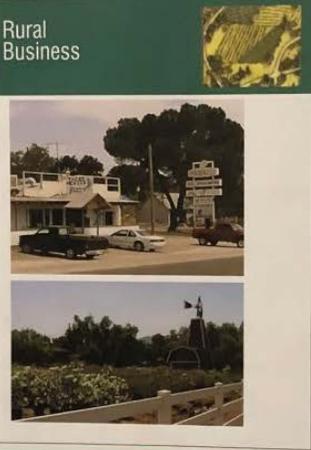
The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Which of these places belong in your community?

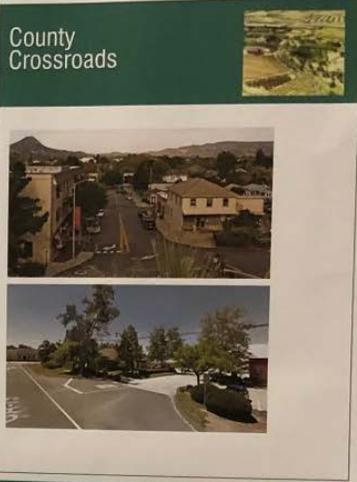
Open Space



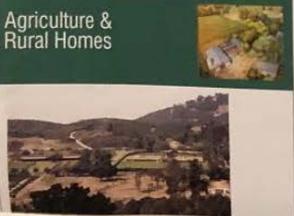
Rural Business



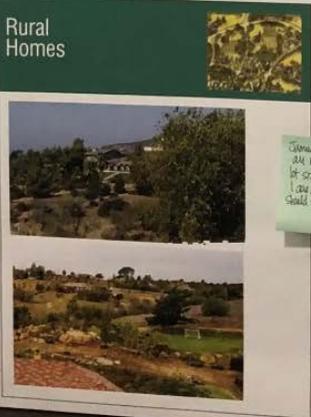
County Crossroads



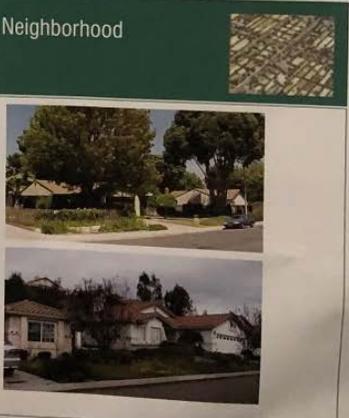
Agriculture & Rural Homes



Rural Homes



Neighborhood



Pinch - storage not appropriate in some rural communities

Pinch - all buildings for some size house 1 car and 4th should stay

Pinch - DMS commented ability to build affordable housing (include in 15302 non-100)

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

South: Spring Valley

Comment Cards

How much does it cost in fees usually to build, \$54000 to \$40000

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

- Land zoned for shooting, how to find? - list of 'one sheet' easy guides
- Accessory Dwelling Unit?
- Easy way to download PDF code sheets
- Animal use zoning?
- How close is the County code with the City Codes?
- How much can you grade without permit?
- Can you use your well to keep a pond full of water?
- What is a Certificate of Compliance?
- Can a Manufactured home be built anywhere?

<http://www.sandiegocounty.gov/pds>

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Land Development Code Comprehensive Update

3/11

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

PDS should advertise better to get bigger workshop turn out.

Redo this presentations back in Spring Valley in 60-90 days and then 60-90 days after that.

- Jim C

<http://www.sandiegocounty.gov/pds>

PDS.AdvancePlanning@sdcounty.ca.gov

East: Lakeside

Exhibit Boards and Grove of Ideas - No comments were provided on Agriculture Promotion boards at this workshop

County of San Diego
Planning & Development Services



Your Thoughts on Zoning: **Setbacks and Parking**

Setbacks

Is the space between the street and homes in your neighborhood appropriate for the community character? **24** setback designators **4** designators cover **71%**

Are there places where the buildings should be closer to the street, or further from the street? Why?

Have setback standards discouraged you from expanding your home or business?

PLEASE, NO OVER-DEVELOPMENT. HOMES TO THE WEST OF LAKESIDE (EL CADON FROM LOS COCHES) HAVE LESS SPACE BETWEEN THEM THAN THE MOBILE HOMES NEXT DOOR. Ugly cookie-cutter ARCHITECTURE, TOO.

Side Yard Setback define community character. -

AGREE!

Need more parking for new homes

RAMONA S.S.A.C. would recommend allowing for smaller SPILLS with smaller MINIMUMS. Why is my 10,000 sq ft lot with other setbacks than other lots?

Need to enforce for side or front setbacks to prevent over development.

** Consider Floor Area Ratios in Residential Zones to reduce size and cost of homes + condos * see one time cost in SPACE*

Why is there no consistency Lot size MINIMUMS in same USE AREA don't have a rhyme or reason.

Parking

Is there enough parking, or too much, when you visit businesses in your community?

Have parking requirements discouraged you from improving your property or opening a business?

Have parking requirements impacted your home or commercial development plans? How?

Bike lanes for bikes not for parking. Bus + transportation limits remaining limiting parking. Restore parking increases with bldg.

Rural areas should have gravel parking to allow for drainage.

Restore Landscaping because landscaping has been removed (Ramona S.S.A.C.)

*What use to be lawn space is now becoming parking space. It's unsightly + not being enhanced. * Where attractive landscaping has now become crumpled parking lot!*

Don't top out parking structures. They are not meant to be built that high! They are not meant to be built that high!

Require more parking in low density areas.

Stop reducing parking minimums. We are not downtown + need more trees! Businesses do not have enough safe parking. Need more parking along Main Ave.

Land Development Code Comprehensive Update
Planning & Development Services
Comment Card

Your Thoughts on Zoning: Uses and Animals

County of San Diego
Planning & Development Services



Uses

Do you have the right mix of uses in your neighborhood or village?

What uses should be included, or are not appropriate, in your neighborhood or community?
A Sank mine!

Does your neighborhood or village have the right mix of residential and services?

(homes) (stores, restaurants, medical services, gas stations, etc.)

Has your use designator prevented you from expanding your home or business?

RIGHT MIX OF USES. PLEASE KEEP OUR RURAL VILLAGE FEEL. LAKESIDE

Protect & maintain INDUSTRIAL IN LAKESIDE ALLOW BLENDED USES

There should be some mixed use but keep it rural

Don't want a school (middle school) near residential

Heavy PM is not good for the area

Could have a limited use like a small shop or a small business that is not too big

Examples: food, pet services, home care, etc.

Somehow incorporate the idea of a small business that is not too big

Combat some use in short term, but in long term, have a compatible use

Allow multi use with in same site to allow use of work mixed use

No commercial use in rural landscape

Combat some use in short term, but in long term, have a compatible use

Could have a limited use like a small shop or a small business that is not too big

Examples: food, pet services, home care, etc.

Somehow incorporate the idea of a small business that is not too big

Animals

Help us continue to improve the code by building on the recent EQUINE ORDINANCE update:

Do you keep animals on your property? Do you know what types of animals you are allowed to have?



Are the type and amount of large animals (cows, horses, alpaca) in your community appropriate?

Have you had challenges or complaints related to keeping animals on your, or a neighbors, property?

Align animals with lot size don't limit goats so strongly - they're cheap/messy

Live chickens - limits on laying hens, roosters, guinea fow, and distance from neighbors

Alpacas - limits on how many fit on large or small lots

Agree about keeping goats, avoid chasing horses, pens, and companionship with other horses

AGREE LAKESIDE IS HISTORICALLY FARM HORSE COUNTRY.

Size of lot should be placed on the lot size (circumference, etc.)

Development should not be placed on the lot size (circumference, etc.)

Allow small yard chickens in all locations that have a pond

Still allow 2 horse per parcel or the lot on a small lot size that doesn't have a horse

Don't want a school (middle school) near residential

Heavy PM is not good for the area

Could have a limited use like a small shop or a small business that is not too big

Examples: food, pet services, home care, etc.

Somehow incorporate the idea of a small business that is not too big

Combat some use in short term, but in long term, have a compatible use

Allow multi use with in same site to allow use of work mixed use

No commercial use in rural landscape

Combat some use in short term, but in long term, have a compatible use

Could have a limited use like a small shop or a small business that is not too big

Examples: food, pet services, home care, etc.

Somehow incorporate the idea of a small business that is not too big



County of San Diego
Planning & Development Services

Your Thoughts on Zoning: Permits and Procedures

SITE PLAN REVIEW

NO

ADMINISTRATIVE PERMITS

PLANNED DEVELOPMENTS

VARIANCE

DISCRETIONARY PERMITS

COMMUNITY PLANS DESIGN REVIEW

When paper permits were proposed after project is complete

Process is very slow

CEQA - too much information for development

Blending requirements

Duration of building application process

When start

Informational brochures in the process of the permit review

Increase use of planning groups

Website and requirements too complicated

Reduce Role of Planning Groups

Fewer inspectors, less time on site inspection

Too much to do - not necessary not reviewing

Increase property owner rights

Too long to process permits

Recycle illegal non-owner operators

Enforcement Availability on weekends

Restoration for violators with the County and government and individuals

Reevaluate Medical/Health Trailer substance

Have explanation of where program is going, future program fees and account

Have website tools for internet search

Have you applied for a permit through the County?
What type?

Was the process easy and understandable? What could be improved?

What should be permitted by right?

What should be reviewed by your CPG/CSG?

tree replacement + implementing CAP veg management

East: Lakeside

Building Types and Density

The County's General Plan identifies a range of densities from 1 unit per 80 acre, up to 30 units per acre. Images shown here address housing types that meet Village area densities.

Different building types can result in densities that may sound high, but with thoughtful design can be compatible with the character of County communities.

Can you guess the density of these different home and building types?

<p>units per acre</p>  <p>Courtyard apartments</p>	<p>units per acre</p>  <p>Large lot detached homes</p>	<p>units per acre</p>  <p>Small lot attached homes</p>	<p>units per acre</p>  <p>Tri-plex / Four-plex</p>
<p>units per acre</p>  <p>Duplex</p>	<p>units per acre</p>  <p>Detached cluster homes</p>	<p>units per acre</p>  <p>Bungalow court homes</p>	<p>units per acre</p>  <p>Bungalow court homes</p>

Note: The image contains numerous handwritten sticky notes in various colors (green, blue, pink, yellow) with words like 'Yes', 'No', 'OK', 'LAKESIDE', and 'units per acre' scattered across the cards and text.

East: Lakeside

County Places – Rural and Semi-Rural

Planning & Development Services

The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Which of these places belong in your community?

Open Space

AGREE - NO BUILDING!
Protect!
No building!
No fill! Preserve after design!

YES!

Yes!

Yes!

Rural Business

YES!
YES!

Your thoughts here

County Crossroads

OK! NO TALL BODIES

Agriculture & Rural Homes

Yes!

Yes!

Rural Homes

KEEP OUR RURAL CHARACTER

Neighborhood

Neighborhood

YES!

YES!

YES! Bigger Business

TINY HOMES ON LESS THAN AN ACRE

OK! small is ok! up to owner

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

East: Lakeside

Grove of Ideas
Your Thoughts on Zoning

Incentive small lot zoning ordinance into update to Base SPD and other changes/already had some inspiration for public space open space

Comprehensive Update of Housing Element (CA Cycle) to address ADU 1997 + other more "low-rise" projects @ 20% affordable + appropriate locations / Village / Town Center

Mt Helix - Splitting lots less than 1 acre
currently 1 acre min.

All current and future buildings have to meet 2050+ codes under state CAGS regulations. This will require retroactive upgrading class of housing. If building to demolish and have them to make this easier? Standards. Create new building to be designed and built to meet strict standards?

Continue to preserve State-designated Mineral Resource Zones (MRZ) for Surface mining + provide appropriate buffers from residential

NO SAND MINE

Incentive GP consistent projects like CA Density Bonus program + other "incentives" to specified zoning standards

NECESSARY HOUSING ON WILBY LANE

More affordable - not free housing for those with two parents that would like to not spend all of their time with two jobs who would really appreciate a garage/yard to raise happy healthy children at a low price. Car + parent/insurance/healthcare/food without government assistance really sucks for those who work hard and do the right thing.

Just saying. Reward - not punish. Money in this situation. Don't use drugs/love their families.

TDR + allow between CPAs

By moving to a fully electronic plan submission system you can reduce cost to the county. Speed up the process and get a more consistent/planning approval system. The program is the only one of its process that has a paper!

Write anywhere!

Other sections to Area Center... for... reasons

Incentives for build trails developers to build trails. New subdivisions. Existing undeveloped areas. Streamlining trail process.

Please include health considerations around: Tobacco Prevention, increasing healthy food access (not just fast and Active Transportation...)

MIXED USE
LIVABLE COMMUNITIES
WALKABLE

AGE WELL!
DENSITY: not a dirty word!

Allow more RV park zoning so ANSI codes tiny homes can help rid the stigma associated with trailer parks that ultimately is a way of providing affordable housing

AGRICULTURE REALM **PUBLIC TEMPORARY CONSERVATION REALM** **LOT LOT SIZE**
USES HEIGHT DENSITY COVERAGE
ACCESSORY STRUCTURES **ENCLOSURES** **FIRE SAFETY** **SPECIAL REGULATIONS** **OPEN SPACE** **FENCING/SCREENING**

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

East: Lakeside

Comment Cards

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

WANT to see all the
overlays that apply to a
property mapped digitally

don't ask me if
I'm a voter

Want more digital
tools to prevent bouncing
back and forth between
digital info and hard copy
records - if buy digital
materials let me download
directly not wait to send on
Monday

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

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I DON'T SEE ANY CONSIDERATION FOR PROJECTS
BEING PROPOSED IN HIGH FIRE SEVERITY ZONES -
TO DATE THE COUNTY HAS BEEN APPROVING THESE
PROJECTS WITHOUT PROPER ROAD INFRASTRUCTURE &
OUTDATED FIRE SAFETY STANDARDS CONSIDERING
CALIFORNIA'S RECENT FIRE HISTORY. RECENT FIRS
FOR GPA'S HAVE IGNORED CUMULATIVE IMPACTS
OF EXISTING AND PROPOSED DEVELOPMENT & FOCUSSED
ON THE PROJECT ONLY & NOT COMMUNITY-WIDE IMPACTS

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

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IMPACTS TO THE ENVIRONMENT / DISRUPTION OF
HABITAT CORRIDORS + IGNORING CLIMATE
IMPACTS OF MORE + MORE SPRAWL / VEHICLE
DEPENDENT DEVELOPMENT IS PUTTING OUR
QUALITY OF LIFE / HEALTH + SAFETY IN
JEOPARDY. THE LDC SHOULD BE DEVELOPED
WITH FUTURE CLIMATE CHANGE ~~AS~~ IMPACTS
FRONT + CENTER.

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Land Development Code Comprehensive Update

South County

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

- Better advertisement about meetings for future
meetings
- Notify community planning groups
Q: Will you come back to give future information?
A: Yes.

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
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Zone box system is confusing
- hard to understand the
zoning regulation

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Land Development Code Comprehensive Update

County of San Diego
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Took 8 months to get a
written Director's Determination re.
a winery issue

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
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Are there things you would like to stay the same? What would you like the project team to keep in mind?

GPU Issue

- Property was "robbed" by density reduction
- surrounding properties ~~were~~ were previously subdivided
- 20 properties out of 100s are affected

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

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Are there things you would like to stay the same? What would you like the project team to keep in mind?

Inconsistent direction from staff

- expensive re-dos, wasted resources
- ex: septic system design

one staff said "specific grading was needed"
next " said wasn't needed

(already spent \$6,000)

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

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FULL COST RECOVERY HAS MADE PDS MORE RESPONSIVE
TO DEVELOPERS AND THE BUILDING INDUSTRY,
AND LESS TO COUNTY RESIDENTS.

ASK BOS TO RESTORE FUNDING OF PDS
FROM THE GENERAL FUND.

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

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Code seems to be working for me as a landowner in Campo.
Living in Campo (not in a village area) I would like to
see 3 things considered:

- 1) the minimum acres per dwelling maintained for the semi-rural area.
- 2) brush clearing more limited than it currently is to maintain the chaparral ecosystem and the soil.
- 3) consideration of water table depletion when granting agricultural use

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
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Are there things you would like to stay the same? What would you like the project team to keep in mind?

Zoning for larger lots zoned for 1 ~~acre~~ dwelling
unit per acre need to include driveways in
net usable for development purposes.

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Land Development Code Comprehensive Update

County of San Diego
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With MSCP, stormwater requirements, etc. too
extreme to make projects (and TIF fee)
financially infeasible.
Harder for smaller projects/developers in particular.

Also, rural commercial designation,

Ⓢ C37 vs M34 designations

• people buy M34-zoned properties-naive on land use + don't
Then doesn't put up fence on landscape.

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
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How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

Lakeside has unique character should reflect that.

Suggest meeting with Community Planning Group
~~needs~~ to discuss further.

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Land Development Code Comprehensive Update

County of San Diego
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REQUIRE MORE CODE ENFORCEMENT!

TRY TO REDUCE THE VERY LONG TIME TO CLEAN-UP
VIOLATIONS

MORE EMPHASIS ON ENFORCEMENT - MORE INSPECTORS

HAVE CODE ENFORCEMENT NOT BE ON A COMPLAINT

BASIS - WHY SHOULD CITIZEN'S BE RESPONSIBLE
INITIATING
FOR ENFORCEMENT?

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
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CRWQCB needs to be more reasonable
in requirements for infill areas.
ie. bioswales on smaller lots where no other
property in the area has it - drainage
system in place from previous development.

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
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Are there things you would like to stay the same? What would you like the project team to keep in mind?

No Granny Flats in residential neighborhood
When Granny dies some very undesirable
men move in and roam the community

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
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Are there things you would like to stay the same? What would you like the project team to keep in mind?

There is an existing policy in the County that says no mining within 1500' of residential dwelling yet current plan submitted for sand mine in El Monte Valley is within 150' of residences. This area should be reverted to original zone of Agriculture, Rural residential + Recreation + NO Sand Mine. It was changed to sand mine zone I believe in the 70's. Put it back! Allow trails, conservation open space + Agriculture!!

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

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Are there things you would like to stay the same? What would you like the project team to keep in mind?

Lakeside needs better code enforcement. Junk yards cleaned up. PLAN - Protect Lakeside area neighborhoods

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

BUILDING TYPES & DENSITY:

WE REALLY NEED ALL OF THESE TYPES
OF BUILDING TYPES.

AS WELL AS STRATEGIES FOR SHARED HOUSING
& "OLD FASHIONED" BOARDING HOUSES but
NOT LIKE COMMERCIAL CARE/INDEPENDANT CENTER,
A BIG ASK, BUT A GREAT SOLUTION FOR
MANY PEOPLE OF ALL AGES ESPECIALLY SENIORS.

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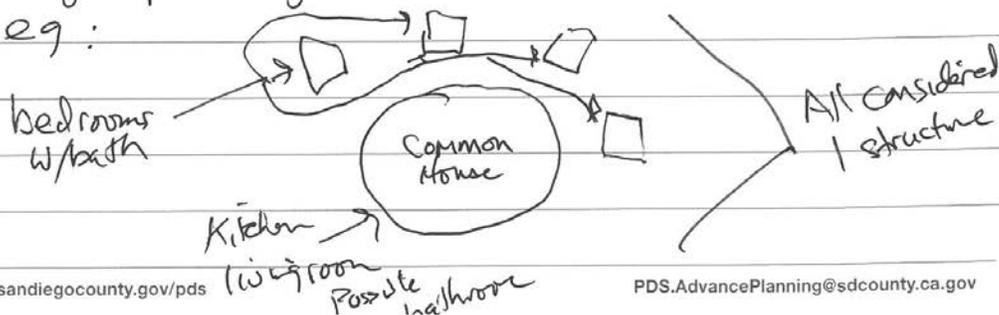
Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

For land designations that limit density of structures to
1 or 2 per parcel (usually rural area) allow flexibility
to encourage "small houses" under 300 sq foot units that
can be grouped together and be considered 1 structure

eg:



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North: Valley Center

Exhibit Boards and Grove of Ideas

Your Thoughts on Zoning: Setbacks and Parking

County of San Diego
Planning & Development Services

Setbacks

Is the space between the street and homes in your neighborhood appropriate for the community character? **24** setback designators **4** designators cover **71%**

Are there places where the buildings should be closer to the street, or further from the street? Why?

Have setback standards discouraged you from expanding your home or business?

COMMUNITY CAPABILITY PLAN AT SCALE LESS AS GENERAL PLAN

2nd FLOOR

Require setbacks here (only cover front) on parking lots. Encourage small setbacks (only) where parking and streets or sidewalks.

Parking

Is there enough parking, or too much, when you visit businesses in your community?

Have parking requirements discouraged you from improving your property or opening a business?

Have parking requirements impacted your home or commercial development plans? How?

NO MORE PARKING OFFICER

North: Valley Center

County of San Diego
Planning & Development Services



Your Thoughts on Zoning: Uses and Animals

Uses

Do you have the right mix of uses in your neighborhood or village?

What uses should be included, or are not appropriate, in your neighborhood or community?

Does your neighborhood or village have the right mix of residential and services?
(homes) (stores, restaurants, medical services, gas stations, etc.)

Has your use designator prevented you from expanding your home or business?

we need Required Uses from them - mixed use - medical services - no parking

we need a "small core center"

we need gas stations

Need businesses in town - say you don't see a town

we need more bike lanes

we need more parking

we need more medical services

we need more stores

we need more services

Animals

Help us continue to improve the code by building on the recent EQUINE ORDINANCE update:

Do you keep animals on your property? Do you know what types of animals you are allowed to have?

24 animal designators

3 designators cover

69%

of parcels

Are the type and amount of large animals (cows, horses, alpaca) in your community appropriate?

Have you had challenges or complaints related to keeping animals on your, or a neighbors, property?

we need more animal designators

we need more exceptions for like alpaca

we need more exceptions for like alpaca

Consider limitations on # of horses based on parcel size.

North: Valley Center

Your Thoughts on Zoning: Agriculture Promotion

County of San Diego
Planning & Development Services



Help us continue to improve the code by building on the recent ordinance updates:

AGRICULTURAL PROMOTION PROGRAM
TIERED WINERY ORDINANCE

How can agricultural activities be further supported by the code?

What improvements would make the Zoning Ordinance easier to use?

What regulations could be further streamlined?

200 county crops yield agricultural value of

\$1.77

Billion

What is the impact of the current zoning on agriculture?

How can we better support agriculture in the code?

What is the impact of the current zoning on agriculture?

What is the impact of the current zoning on agriculture?

What is the impact of the current zoning on agriculture?

What is the impact of the current zoning on agriculture?

North: Valley Center

Building Types and Density

The County's General Plan identifies a range of densities from 1 unit per 80 acre, up to 30 units per acre. Images shown here address housing types that meet Village area densities.

Different building types can result in densities that may sound high, but with thoughtful design can be compatible with the character of County communities.

Can you guess the density of these different home and building types?

Building Type	Notes
Multi-plex homes	VC
Courtyard apartments	VC
Large lot detached homes	VC
Small lot detached homes	NOT VC
Tri-plex / Four-plex	VC
Duplex	VC 1-4 units
Detached cluster homes	
Bungalow court homes	
Bungalow court homes	VC, F10 could have bungalow (units range 1-10 units) @ 20-25/acre

North: Valley Center

County of San Diego
Planning & Development Services



County Places - Semi-Rural and Village

Which of these places belong in your community?

The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Master Planned Community	Neighborhood Center	Town Center
   <p><i>YOUR COMMUNITY NAME</i></p>	   <p><i>VC Small</i></p> <p><i>No VC</i></p>	   <p><i>VC</i></p> <p><i>PREFERRED</i></p>
Office/Tech/Industrial	Commercial Corridor "Main Street"	Regional Center
   <p><i>Not VC</i></p> <p><i>NO VC IN THIS AREA BUT WE CAN HAVE OFFICE SPACE</i></p>	   <p><i>VC Neighborhood</i></p>	   <p><i>Not VC</i></p>

North: Valley Center

County Places – Rural and Semi-Rural

County of San Diego
Planning & Development Services

Which of these places belong in your community?

The design of places in the County can strengthen the character, business activity, and level of services in the unincorporated communities.

Your
COMMUNITY NAME

Open Space

YES!
VC

VC

PREFERR

PREFERR

PREFERS?

WHY PREFER IF SOMEONE IS BUYING IS BECAUSE IS MAJORITY OF PARCELS

PREFERS

Rural Business

PREFERR

Encourage location of existing buildings rather than creating new.

PREFERR

County Crossroads

PREFERR

Encourage existing buildings rather than creating new.

ALL THE C...
...
...

Agriculture & Rural Homes

PREFERR

PREFERR

Rural Homes

PREFERR

PREFERR

Neighborhood

PREFERR

PREFERR

Land Development Code Comprehensive Update

North: Valley Center

Comment Cards

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

Make sure to reach out to James Pine from SD Co. Fire Authority to ensure he can provide insight + coordination with fire issues.

Also include Fire Marshalls of Special Districts

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Comment Card

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TEMPORARY MEDICAL TRAILERS ARE BEING RESTRICTED BY NEW ZONING PROPOSALS. CONVERSION TO ADU IS TOO EXPENSIVE: (EVEN W/ WAIVED FEES)

- | | |
|------------------------|-------|
| 1) RETROFIT FOUNDATION | \$10K |
| 2) RETROFIT SPRINKLERS | \$6K |
| 3) RETROFIT SEPTIC | \$6K |
| 4) SCHOOL FEES | \$13K |
| 5) MORE | \$2K |

\$37K

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Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

North: Valley Center

Land Development Code Comprehensive Update

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Are there things you would like to stay the same? What would you like the project team to keep in mind?

CURRENT AGRICULTURAL CODES IN SAN DIEGO COUNTY, ARE WORKING TO KILL AGRICULTURE WITHOUT REALIZING IT. FARMERS IN OCEANSIDE HAVE BEEN WORKING WITH THE CITY TO UPDATE ZONING RULES FOR AG. THEY HAVE RECOGNIZED, THAT FARMERS NEED MORE FLEXIBILITY, FOR MANY OTHER ON FARM INCOME SOURCES.

THE SECOND CHALLENGE IS WATER, WE NEED TO TURN OUR CURRENT WASTE OF TREATED WATER BY DUMPING IN THE OCEAN TO A RESOURCE FOR A LONG TERM AG. FUTURE. LOOK AT WHAT WE HAVE ACCOMPLISHED IN ESCONDIDO, BY EXPANDING THE PURPLE PIPE NETWORK TO 80% OF THE →

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FARMS FOR AN INVESTMENT OF 8 MILLION DOLLARS THE CITY DID NOT HAVE TO BUILD A 28 MILLION PIPE LINE TO THE COAST TO DUMP THE WATER,

CURRENTLY SAN DIEGO COUNTY DUMPS OVER 50 MILLION GALLONS PER DAY OF HIGHLY TREATED WATER INTO THE OCEAN. BY INVESTING IN BUILDING PURPLE PIPE NETWORKS FROM THE COAST TO BRING A LONG TERM REASONABLY PRICED SUPPLY OF WATER TO STABILIZE AND INCREASE FARMING FOR SAN DIEGO COUNTY'S FUTURE.

FOR EXAMPLE WE HAVE LOST 25% OF OUR AVACADO GROWERS TO "TURNING OFF" THE "UNAFFORDABLE" WATER TO THEM TREES ... NOW WE HAVE NEW PATCHES OF GREAT FIRE HAZARDS.

Land Development Code Comprehensive Update

County of San Diego
Planning & Development Services
Zoning / Subdivision / Grading

North: Valley Center

Land Development Code
Comprehensive Update

Patty Koch
760 723-2240

County of San Diego
Planning & Development Services
Comment Card

How does the Code work for you currently? Are there things you would like to see changed?
Are there things you would like to stay the same? What would you like the project team to keep in mind?

Biological space within new developments,

100 ft defensible space issues

and consolidated Fire code

Per Title 14 30ft set backs required

for areas with a severity zone / conflicts

w/ County zoning laws

Providing secondary access to all new

communities — Definition of secondary access