

LAND USE CLEAN-UP

VC201

Proposed Change: Staff: No GP change; zoning change from RR (Rural Residential) to RC (Residential Commercial)

CPG: GP change from SR-2 to General Commercial; zoning change from RR to C34 (General Commercial/Residential)

Basis for Change: Minor CPG Request

Community Recommendation	See above ¹
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Opposition Expected	Yes
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Property Description

Property Owner:

Ibrahim & Ibtissam Boulos and Aly Family Trust

Property Size:

1 parcel (1 acre)

Location:

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

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

General Plan

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

Zoning

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

Note:

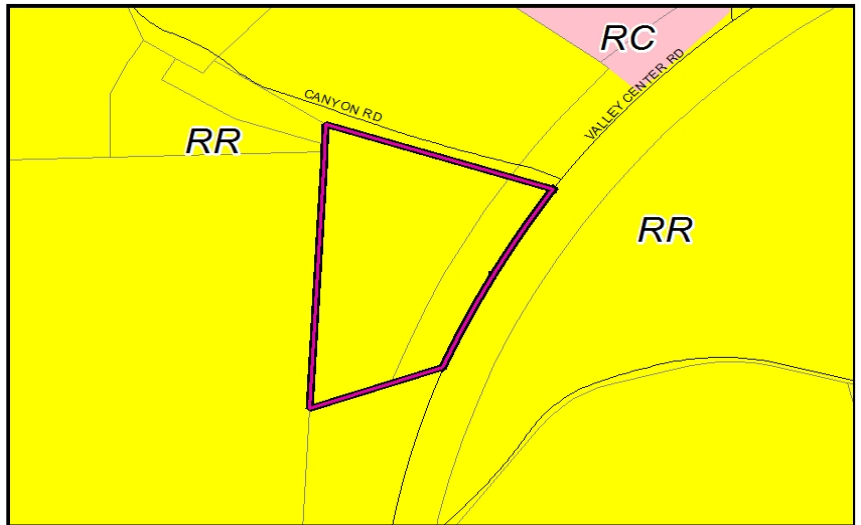
¹ Valley Center CPG Minutes of December 8, 2014 (attached)

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

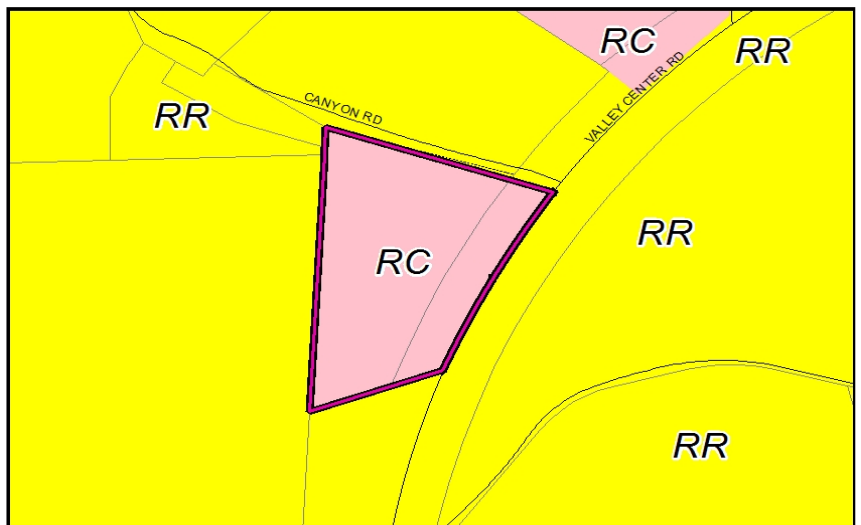
³ Based on the most intensive designation analyzed



Aerial Photo



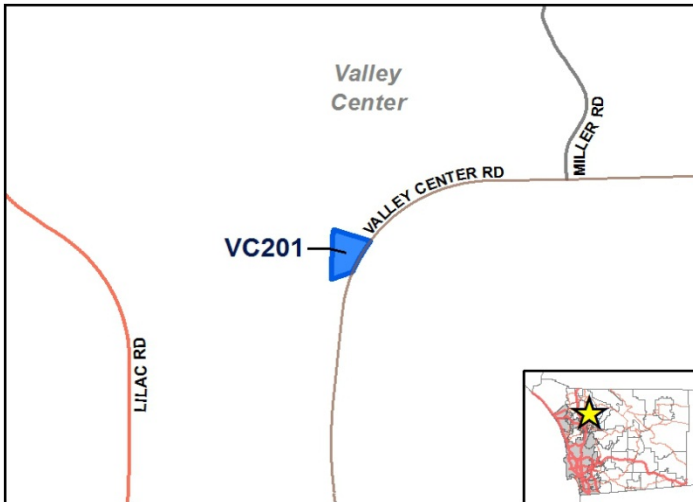
Current Zoning



Staff Recommended Zoning

LAND USE CLEAN-UP

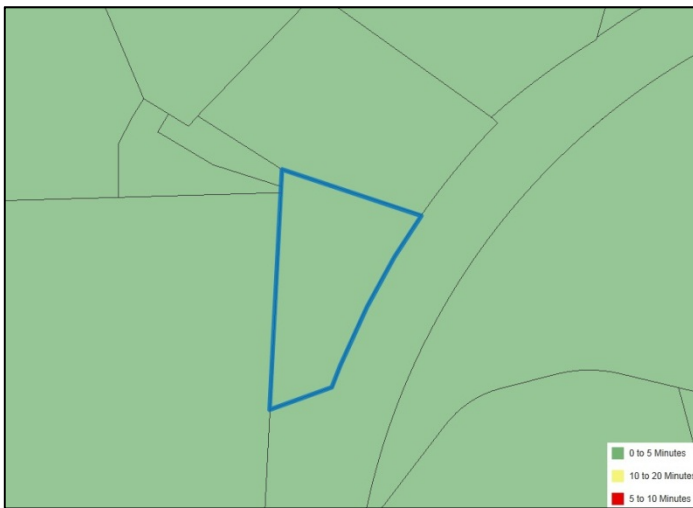
VC201



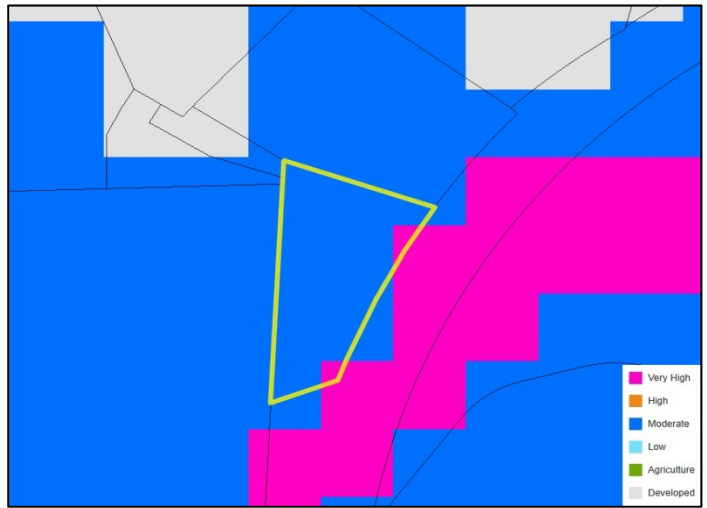
Vicinity Map



Floodplain



Emergency Response Travel Time



Habitat Evaluation Model

Context

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

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands. The retention of the Semi-Rural 2 designation is consistent with this policy because this area on either side of Valley Center road between the two Villages is designated SR-2. Placing a General Commercial designation in the middle of this area would not fit the pattern of land use mapping in this area. The change to the RC (Residential Commercial) zone can be allowed under the SR-2 designation.

APN

1851431600

LAND USE CLEAN-UP

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

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

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