A watercolor illustration of a town square. On the left is a tall brick clock tower with a yellow dome and a circular window. In the center is a multi-tiered stone fountain with blue water. To the right is a multi-story brick building with many windows and a bench in front. The background is filled with green trees and a clear sky.

County of San Diego
Community Plan Updates
Valley Center Community Plan Kickoff Meeting
January 31, 2019

Presentation Overview

- The County’s “Live Well” Initiative
- The County’s Planning Approach
- Defining Your Community Plan
- Updating Your Community Plan
- How We’re Approaching Your Community Plan
- Open House “Stations” Overview
- Question & Answer Period



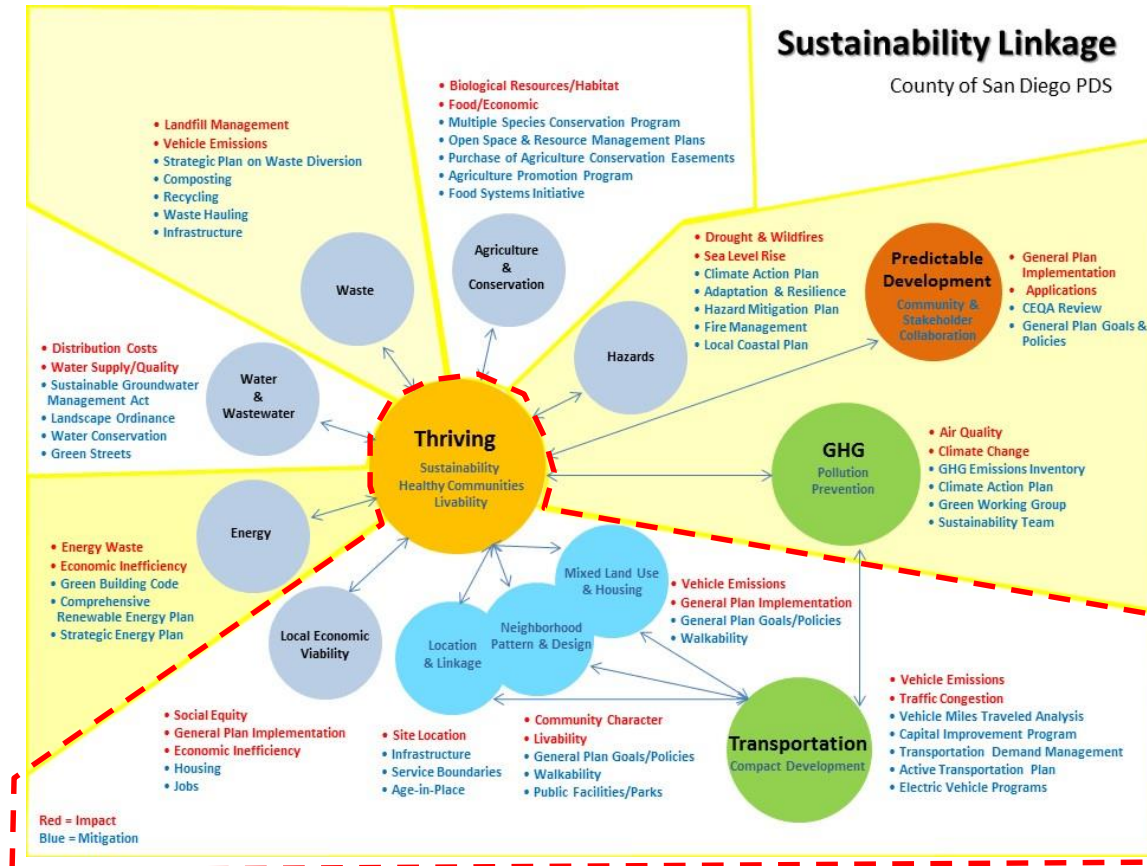
The County's "Live Well" Initiative



- Collective effort to achieve meaningful change
 - Better health
 - Living safely
 - Thriving



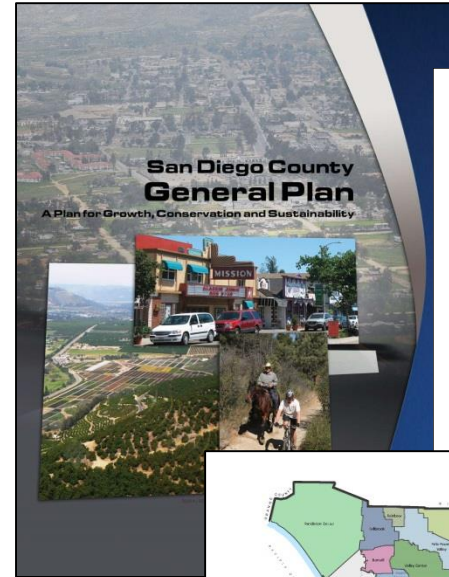
The County's Planning Approach



January 31, 2019

Defining Your Community Plan

- Same legal authority as the General Plan
- Refinement of General Plan goals/policies to reflect unique community character
 - Organized by element
- Can contain special analyses:
 - Economic studies
 - Design guidelines
 - Infrastructure



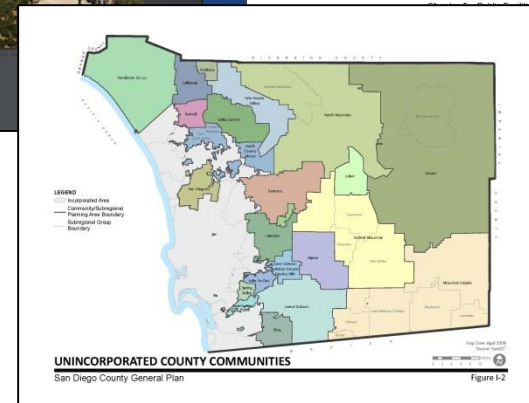
Valley Center
Community Plan
San Diego County General Plan

Adopted
December 31, 1979
GPA 74-02
Amended
April 17, 2002
GPA 01-01

Adopted
August 3, 2011

Amended
November 18, 2015 – GPA14-001

Statement of Intent	1
Introduction	2
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Chapter 1 – Community Character	4
Chapter 2 – Land Use	8
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and Services	48
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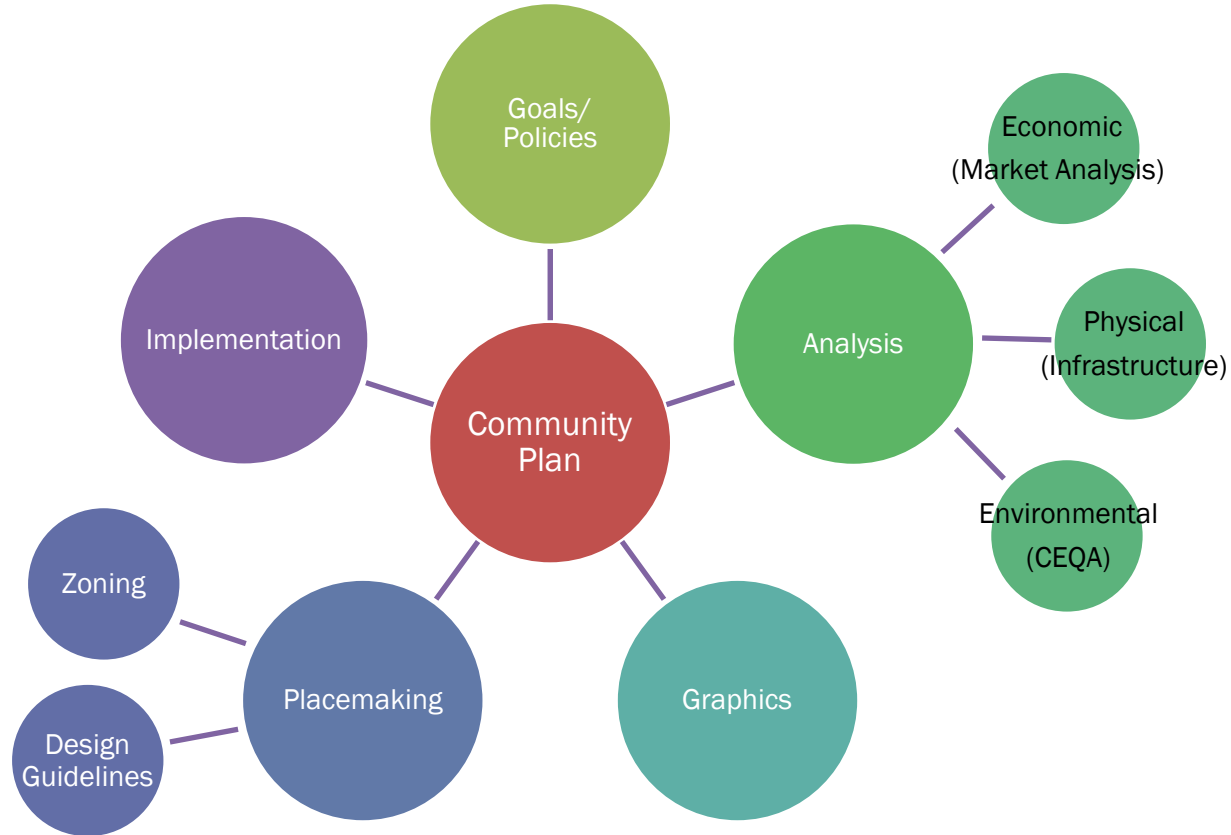


Updating Your Community Plan

- Address needs/desires of the community, environment, and businesses
- Facilitate discussion between stakeholders
- Tie together County programs
- Centralize pertinent information
- Reduce red tape
- Incorporate changes in technology – make the plan practical and relevant



How We're Approaching Your Community Plan



January 31, 2019



Strategic Approach to Your Community Plan

- Additional and diversified graphics speak to broad audience
- Infrastructure study, market analysis provide additional information to guide decision-making
- Opportunity to consolidate the process of updating regulations (e.g. zoning, design guidelines)
- Implementation plan organizes, prioritizes actions and ties to parallel County efforts (enterprise – internal)



Goals/Policies

Previous Community Plans

POLICIES AND RECOMMENDATIONS

A. Environmental Concerns and Issues:

1. Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements. [PP]
2. Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas. [PP]
3. Prohibit ridge-line residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties. [C]

B. Rural Compatibility Issues:

4. Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important:
 - Roads that follow topography and minimize grading;
 - Built environment that is integrated into the natural setting and topography;
 - Grading that follows natural contours and does not disturb the natural terrain;
 - Structure design and siting that allows preservation of the site's natural assets;
 - Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas. [PP]
5. Require new residential development to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks. Follow Valley Center's Community Right of Way Development Standards. [PP, DPW]
6. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space. [PP]

C. Clustering

7. Clustering, planned development, lot area averaging, and Specific Plan projects which utilize the clustering technique shall in no instance within the Valley Center CPA be used to create a greater number of lots than the property would have been entitled to without the use of the above mentioned techniques. Yield calculations shall be subject to the Resource Protection Ordinance.

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• Policy explained through text only

Capitalization, underline, and indent are only graphic cues

Your New Community Plan

NORTH PARK COMMUNITY PLAN LAND USE **2**

2.4 RESIDENTIAL

Residential land uses form the basis and the majority of land use acreage in the community. Residential densities vary throughout the community. High to very high residential densities are designated along the community's major east-west transportation corridors: El Capitan Boulevard and University Avenue. The center of the community has the two corridors includes a large portion of medium-high to high residential density designated properties. Multi-family residential densities transition from very high to high residential density to low residential densities to the north and south of El Capitan Boulevard. The low residential density areas of the community include stable single-family neighborhoods located generally at the northern and southern ends of the community. These areas also contain historic Park's open space corridors. These areas are characterized by the unique and historic housing stock due to the north and the various design corridors abutting the Golden Hill Community to the south. Refer to the Urban Design Element Traditional Character and Multi-Character Neighborhoods for policies regarding building design within residential areas.

Residential Policies

LU-4.1 Maintain the low density character of predominantly single family lots, outside of the designated higher density areas, primarily located along El Capitan Boulevard and University Avenue, and encourage rehabilitation where appropriate.

LU-4.2 Maintain the lower density character of the residential areas north of Adams Avenue.

LU-4.3 Maintain the lower density character of the residential areas west and south of 3rd Street and south of Landis Street.

LU-4.4 Maintain consistent residential land use designations along new street corridor streets within the northern and southern single family neighborhoods of North Park such as Madison Avenue, Stone Avenue, Meade Avenue, Witherman Street, Glenn Street, Landis Street, Dwight Street, Myrtle Avenue, and Upper Street in order to promote and maintain a walkable and pedestrian scale within these neighborhoods.

LU-4.5 Provide a diverse mix of housing opportunities, including senior and housing for the disabled, within close proximity to transit and services.

Affordable Housing Policies

LU-4.6 Develop larger scale of multi-unit, high-quality affordable units, located in residential areas that are adjacent to multi-modal living.

LU-4.7 Promote the production of very high and low income affordable housing in all residential and multi-use neighborhood designations.

LU-4.8 Create affordable home ownership opportunities for middle-income buyers.

LU-4.9 Encourage the development of moderately priced, market-rate (market-rate) housing affordable to middle income households earning up to 150% of area median income.

LU-4.10 Provide homebuyer assistance programs for moderate income buyers.

LU-4.11 Utilize land-use, regulatory, and financial tools to facilitate the development of housing affordable to all income levels.

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• Graphic elements to organize text, explain concepts

Addition of photos and figures to supplement goal/policy concept

Addition of color as a graphic cue



Analysis: Market Analysis

Previous Community Plans

- Not addressed

Your New Community Plan

- Identify economic and real estate dynamics to inform land use decisions and project prioritization
- Determine market demand for land uses in accordance with the community vision
- Focus of analysis:
 - Market demand
 - Development typologies
 - Project/infrastructure financing



Analysis: Infrastructure

Previous Community Plans

- Goal/policy only

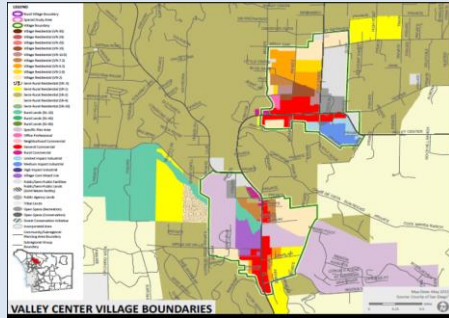
New Community Plans

- Infrastructure/public facilities assessment
 - Utilities
 - Roads
 - Safety facilities
 - Civic facilities
- Developability/feasibility
- ROM project costs
- Financing mechanisms



Graphics

Previous Community Plans



- Few graphics
- Utilized technical format

Your New Community Plan



- Additional graphics include massings, illustrations, and annotated drawings
- Perspectives, illustrations provide non-technical format



Placemaking: Zoning

Previous Community Plans

- Not addressed

Your New Community Plan

- Relate zoning, CP for ease of use
- Concurrently establishing a framework for County-wide changes

PART EIGHT: 8940 AL-V1 Edge District

c. Principal Entrances should be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
 d. Shutters, if present on upper floors, should be exactly 1/2 the width of the window they are intended to cover.
 e. Upper floors should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
 f. Balconies should be constructed of wood or metal and shall be visually supported by brackets.
 g. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or metal.
 h. Eaves of sloped roofs shall project from the walls of a building with soffit soffits.
 i. Roof mounted equipment should be setback and screened from view from adjacent thoroughfares and pedestrian walkways.
 j. Where solar panels are attached to buildings they should be integrated into the architectural design of the building.

Table AL-4.0 AL-V1 SUMMARY TABLE

A. BUILDING PLACEMENT	
Principle Building	Front / Secondary Lot Layer
Outbuilding	Setback / Front Lot Layer

B. LOT OCCUPATION	
Lot Coverage	75% max
Principle Building & Setback	65% max

C. PRINCIPLE BUILDING SETBACKS	
Primary Front Setback (Front Layer)	8.0 min, 12.0 max
Secondary Front Setback (Front Layer)	8.0 min, 12.0 max
Side Setback	8.0 min, 12.0 max
Rear Setback	10.0 min

D. OUTBUILDING SETBACKS	
Front Setback	40.0 max, from rear
Side Setback	8.0 min, 8.0 ft corner
Rear Setback	3.0 min

E. BUILDING HEIGHT (STOREY)	
Principle Building	2 max
Outbuilding	2 max

F. ENCROACHMENTS	
Window Setback Encroachments	Not permitted
Clear Front	Not permitted
Balcony and/or Bay Window	100% max
Chop or Project	100% max
Public Setback Encroachments	100% max
Awning, Gallery, or Arcade	100% max
Encroachment Depth	Not permitted
Overhang	Not permitted
Canopy	Not permitted
Arcade	Within 1.0 ft back of curb

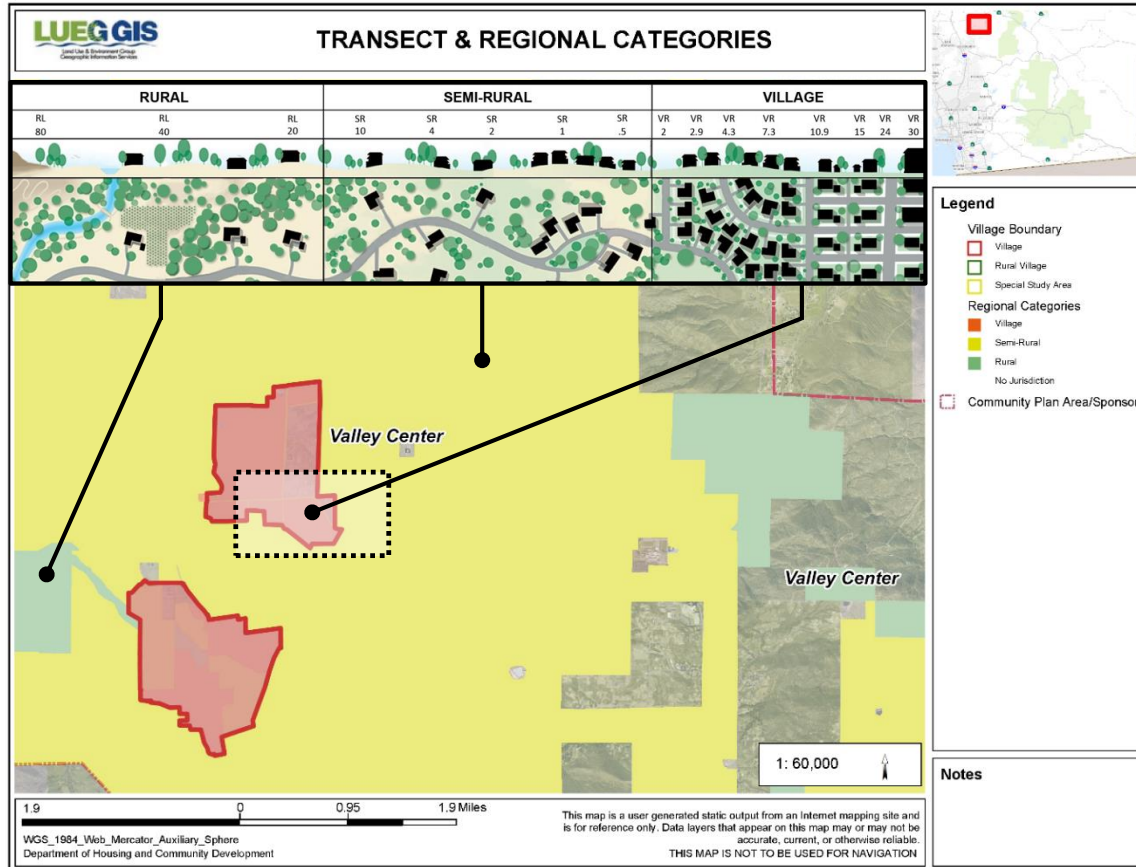
G. PARKING LOCATION	
2 nd Layer	Permitted
1 st Layer	Permitted

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The diagrams illustrate various zoning requirements: 1. PRINCIPLE BUILDING AND OUTBUILDING HEIGHT DIAGRAM showing a two-story building with setbacks and height limits. 2. PRINCIPLE BUILDING PLACEMENT DIAGRAM showing setbacks from the lot lines. 3. OUTBUILDING PLACEMENT DIAGRAM showing setbacks for a smaller building. 4. PARKING AND STORAGE LOCATION DIAGRAM showing the placement of parking spaces relative to the building and street.



Placemaking: Additional Tools

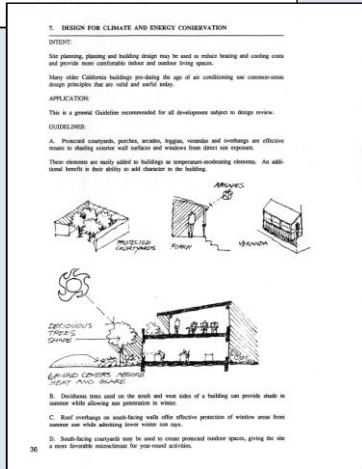


January 31, 2019



Placemaking: Design Guidelines

Previous Community Plans



- 1986 graphic style
- Hand drawings are single-use
- Instances of inconsistent/conflicting standards

Your New Community Plan



- Updated graphic style
- New technology allows multiples uses of one model
- QA for consistency



Implementation

Previous Community Plans

- Not addressed

Your New Community Plan

- CIP/CFD
- Performance measures
- Project identification
- ROM project costs
- Responsible party
- Phasing/timeframe

#	Project/ Action	Cost (\$000)	Priority	Responsible Party	Time Frame	Potential Funding Source
1	Decorative Street Lights	3	High	Developer	Short- Mid	Private/CFD
2	High School	25,000	High	County/GUSD	Long	Bond
3	Park	5,000	Medium	Developer/County	Mid	Private/ CFD



Analysis: CEQA

Previous Community Plans

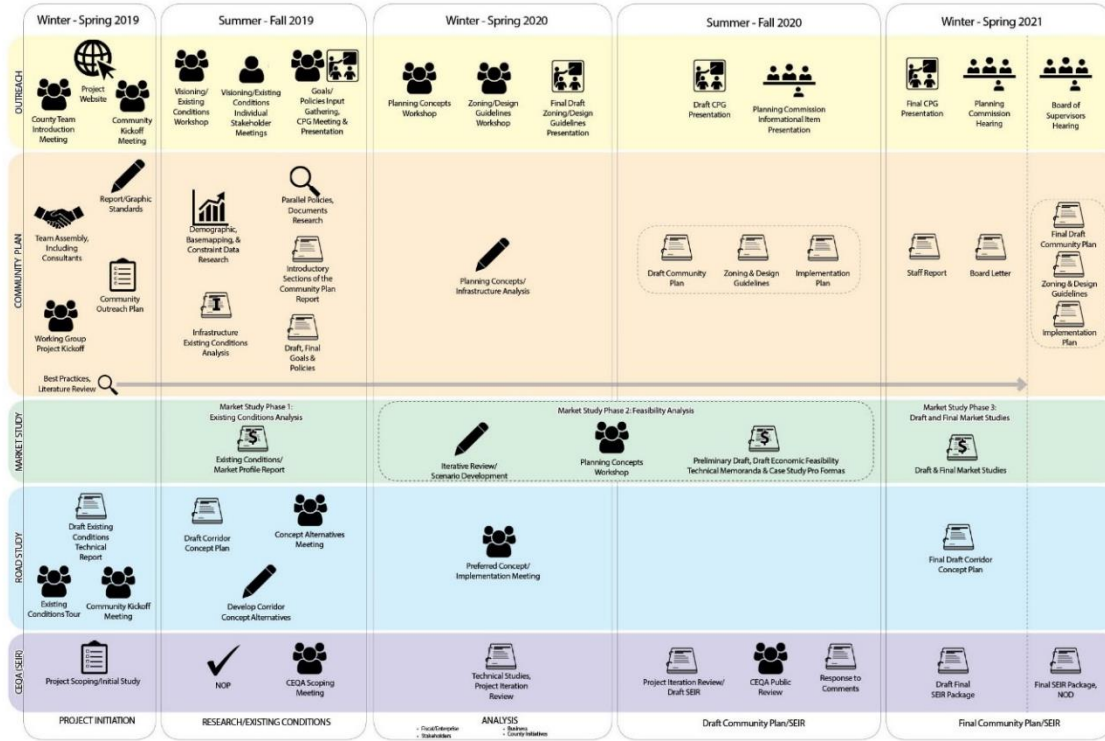
- Addendum in some cases
 - Legally defensible, based on certified EIR
 - Limited options for new scenarios

Your New Community Plan

- Supplemental Environmental Impact Report (SEIR)
 - Legally defensible, based on certified EIR (tier from the General Plan Update EIR)
 - Additional analysis allows new scenario consideration

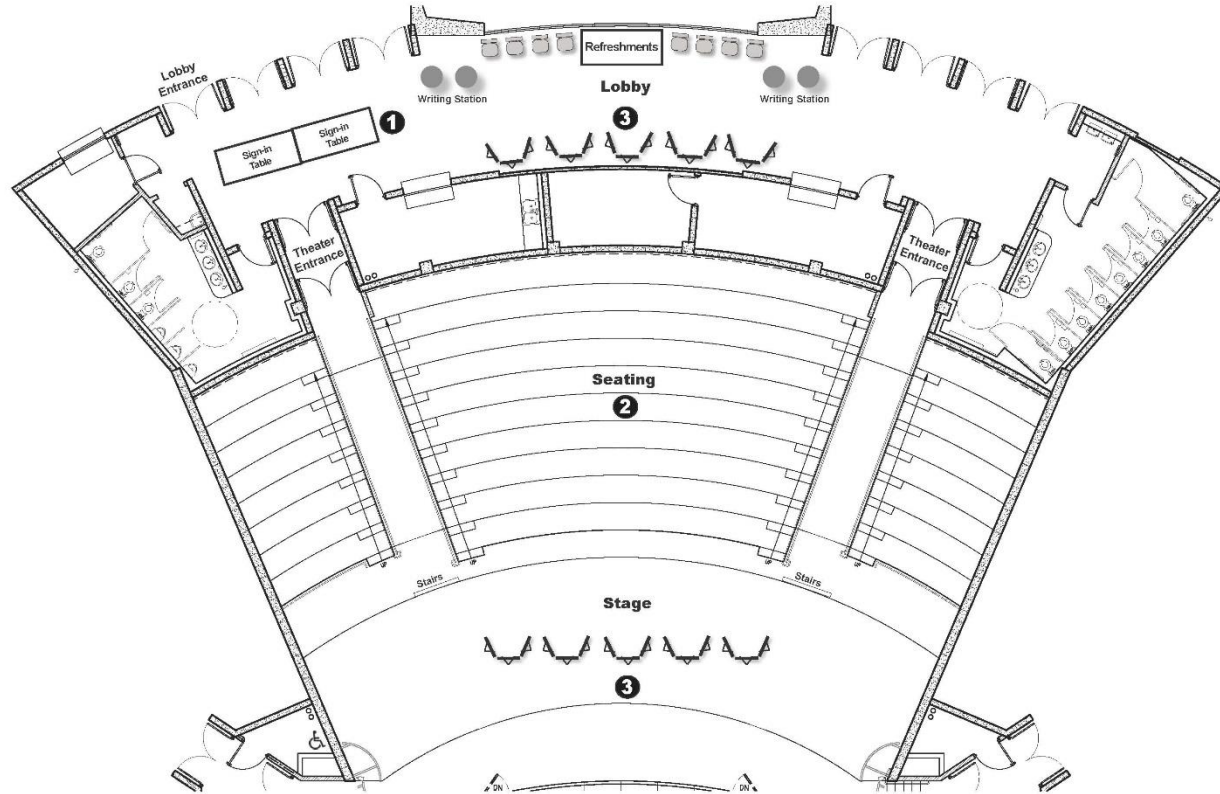
Scope/schedule

Valley Center Community Plan Update Scope
January 16, 2019



- Goals & Policies Update Process
- Visioning/Existing Conditions Workshop
- Concepts Workshop
- Zoning and Design Guidelines Workshop
- SEIR Public Review

Open House “Stations” Overview



General Question and Answer Period

For More Information:

Project Website

www.sandiegocounty.gov/pds/CommunityGroups/vccpu

Project Email

PDS.CommunityPlanUpdates@sdcounty.ca.gov

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