

# VALLEY CENTER PLANNING COMMISSION DRAFT MINUTES

7:00 P.M., Tuesday, March 27, 2012  
Valley Center City Hall at 121 S. Meridian Avenue  
Jaque Davis, Chairperson Presiding

Chairperson Davis called the meeting to order at 7:00 p.m. with the following members present: Jaque Davis, John Dailey, Dee Wretberg, Steve Jackson and Don Bosken. Others present were Kate Jackson, City Council member, Ben Wilson the petitioner of rezoning application 2-2012 and Dora May Mooberry property owner in the rezoning area. Staff Present: Warren Utecht and Deby Taylor, Community Development Department.

Planning Commission members absent: Gary Janzen, Ricky Shellenbarger, Kathryn Schroeder, Danny Park

## SET/AMEND AGENDA

Warren Utecht commented that #10 New Business was approved by the Site Plan and would not need to be voted upon. This information was for the Planning Commission's information only. John Dailey stated that it was important that the Commission be informed on these decisions and that the Site Plan and Planning Commission were in agreement. Don Bosken made the motion to accept the amended agenda and Jaque Davis seconded. The motion passed.

## MINUTES OF FEBRUARY 28, 2012 MEETINGS

The minutes of the February 28, 2012 meeting were reviewed by members of the Planning Commission. John Dailey identified an error with Warren Utecht's title. The amended title should be "Planning Commission Secretary". Motion was made by Jaque Davis to accept the February 28<sup>th</sup> minutes with the one correction and Dee Wretberg seconded. Motion passed.

**COMMUNICATIONS:** None

**PUBLIC COMMENT:** None

## PUBLIC HEARING

- A. Rezoning Application 2-2012: Ash 1 Property Group L.L.C. petition to rezone 500 N. Park Avenue from R-1B One Family Residential to R-3 Multi-Family Residential to allow a Tri-plex rental structure.
  - Warren Utecht explained details of the rezoning application 2-2012.
  - Chairperson Davis opened the Public Hearing for open comments from the public. No comments were made.
  - Having considered the evidence at the hearing and the Community Development staff review, Jaque Davis moved to recommend to the Governing Body that Case Z 2-2012 be approved to change the zoning district classification from the "R-1B" Single Family Residential District to the "R-3" Multiple-Family Residential District based on the findings of the Planning Staff Report. Motion seconded by Steve Jackson. Motion was approved unanimously.

- B. Amendments to the Subdivision Regulations (Article 16)

- Due to the absences of several commissioners it was felt that this item should

be tabled until the next meeting.

- John Dailey called attention to 16.03.03 regarding deleted language referencing any amendments that previously were added at the end of the regulations. Mr. Utecht said this wording was no longer relevant since the regulations are now in "Word" format and can be inserted directly into the text. John asked if there would be copies available of future revisions. Warren stated that each commissioner would get revised pages.
- Also discussed was the topic of copyrights. Warren pointed out that the proper information to address the Foster and Associates copyright was listed on the cover page of the regulations.
- Having considered the recommendation, Don Bosken made a motion to table this discussion until the next Planning Commission meeting. Motion was seconded by Dee Wretberg and the motion passed.

### **UNFINISHED BUSINESS**

- A. Disband the Subdivision Committee based on elimination of the duties in the Subdivision Regulations and other factors.
- Due to the absences of four commissioners it was felt that this item should be tabled to a future meeting.
  - Having considered the recommendation, John Dailey made a motion to table this discussion until a future meeting. Motion was seconded by Jaque Davis and the motion carried.

### **NEW BUSINESS**

- A. Warren shared the Site Plan's approval of the tri-plex rental structure at 500 N. Park Avenue. He stated this was for their information only. The Planning Commission was in general agreement with the Site Plan Committee's decision.

### **ITEMS BY PLANNING COMMISSIONERS**

Jaque Davis - none  
Steve Jackson - none  
John Dailey - none  
Don Bosken - none  
Dee Wretberg - none

### **ADJOURNMENT**

A motion was made by Jaque Davis and seconded by Don Bosken to adjourn the meeting. Motion passed  
Time of Adjournment 7:24 p.m.

Respectfully submitted,



Warren Utecht,  
Planning Commission Secretary

Approved by the Valley Center Planning Commission on April 24, 2012.

          /Jaque Davis/            
Jaque Davis, Chairperson  
WU/dt