

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda May 11, 2015 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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(one vacancy)

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes for the Meeting of March 9, 2014

## D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

## E. Action items (VCCPG advisory vote may be taken on the following items).

*The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.*

- 1) Final vote on proposed VCCPG Standing Rules Amendments to Articles II. Members, III. Duties, and V. Subcommittees. (Rudolf)
- 2) PDS2015-7PM-21219, PDS-2015-ER-IS-02-001 Hill Top Ranch located at 30718 Pauma Heights Rd and Palomar Vista Road; owners are Gregory Beck and Suzanne Chaves at 714-308-0423; contact person is Larry Paxton at 760-294-4871. The project plan is Emmet Aquino at 858-694-8845. The project consists of a 21.1 acre parcel which will yield 5 lots each at least 2 acres. The project will rely on septic. (Fajardo)
- 3) Lilac Plaza project PDS2013-MPA-13-018: PDS2015-REZ-15-004 (rezone), PDS2015-GPA-15-003 (GPA), PDS2015-TPM-21224 (TPM), and PDS2015-STP-15-006 (Site Plan). Owner is Lilac Plaza LLC at [erik@erikfox.com](mailto:erik@erikfox.com); applicant is Jerry Gaughan as 619-204-8797 or [gerrygaughan@msn.com](mailto:gerrygaughan@msn.com); Location is southwest corner of Lilac Road and Valley Center Road; The project site is 7 acres and there are plans to construct 10 commercial buildings; some will be two stories. Also included are 36 residential units and 223 parking spaces. The documentation received from the county regarding the Lilac Plaza project (PDS2015-REZ-15-004PDS2015-GPA-15-003PDS2015-TPM-21224, and PDS2015-STP-15-006) was insufficient to initiate a review. The proposed GPA document itself was not included so there is no basis for evaluating important aspects of the project. (Smith).
- 4) Discussion of possible traffic light at the corner of Ridge Ranch and Valley Center Roads. The light would be useful both to allow egress from Ridge Ranch and as a traffic calming aid for South Village. (Vick)

## F. Group Business

1. Discussion and vote on subcommittee membership. (Smith)
2. Introduction of candidates for vacancy in Seat 15 which expires January 19, 2017 (Britsch)
3. Possible creation of a subcommittee to review the Lilac Plaza project and/or the Park Circle project (formerly Konyon Dairy project). (Smith)
3. Meeting Updates: **Next VCCPG meeting: June 8, 2015**

## G. Adjournment

## Subcommittees of the VCCPG

- a. Mobility – (Jon Vick, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood, Chair)
- f. Southern Village - (Bill Miller, Chair)
- g. Tribal Liaison – (James Garritson, Chair)
- h. Website – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
- k. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

## Correspondence Received for the May meeting

1. PDS to VCCPG: Lilac Plaza, LLC; t PDS2013-MPA-13-018: PDS2015-REZ-15-004 (rezone), PDS2015-GPA-15-003 (GPA), PDS2015-TPM-21224 (TPM), and PDS2015-STP-15-006 (Site Plan) on April 10, 2015. Owner is Lilac Plaza LLC at [erik@erikfox.com](mailto:erik@erikfox.com) or 6190279-24728; applicant is Jerry Gaughan at 619-204-8797 or [gerrygaughan@msn.com](mailto:gerrygaughan@msn.com); Location is southwest corner of Lilac Road and Valley Center Road; The project site is 7 acres and there are plans to construct commercial buildings on 2.14 acres of the site and to build 1.7 acres of retail, Office/professional. Also included are 316 acres of residential units and 223 parking spaces. Under separate cover, a site plan for the project was received. A general Plan Amendment to amend the GP Amendment Circulation Element to allow private road standards to be used with the project is proposed as well as a rezone to change current zoning from Village Residential to VR-10.9 and General Commercial. A zoning change from RR to C36 is also requested.

2. Valley Center Fire Protection District to VCCPG; Correspondence in response to county PD521A Request for Agency Recommendation for Lilac Plaza PDS2013-MPA-13-018 PDS521A on April 24, 2015.

3. PDS to VCCPG: Park Circle project: PDS2015-TM-5603. Project is located at the corner of Valley Center and Mirar De Valle Roads; Owner is Kony Realty Investment Company, 27634 Valley Center Road. The gross project area is 74.6 acres and net project area is 69.9 acres. Total number of lots 368 with 318 total dwelling units—dwellings are single family detached and one or two stories. The minimum residential lot size is 2200 square feet. The project proposes to build block walls and privacy walls around the project that will wall it off from Valley Center Road.

### **Public Disclosure Notice**

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

### **Access and Correction of Personal Information**

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.