

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda September 12, 2016 at 7:00 pm

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



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**One Open Seat**

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes

Regular Meeting of August 8, 2016

## 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) Presentation on county Renewable Energy Plan by Emma Shoppe <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/CREP/2016-08-17-crep-tac-presentation.pdf> (Quinley)
- 2) Valley Center Parks & Rec presentation on Star Valley Park made by Larry Glavinic Vice Chair of the Board of Valley Center Parks and Recreation District (Vick).
- 3) Presentation and discussion by Valley Center Parks and Recreation about planning for public parks located in private projects in Valley Center. (Norwood)
- 4) Discussion and mandatory vote on Chair's submitted VCCPG recommendations regarding the 7 alternatives presented by county staff for changing the Marijuana Collective Ordinances. (Quinley, O'Connor).
- 5) Discussion and possible vote on PDS 2016-STP-16-006-- Nelson Way, Phase II, located at 8530 Nelson Way and old HWY 395. Project is a cultivation facility serving an adjacent medical marijuana dispensary. The Proposed structure is a 1 story made-of-wood framing and stucco. The project is ground up and has no grading required. Owner is T and M holdings at 609-802-23011. Applicant and contact person is Darren Machulsky at 609-462-4234 or [dmachulsky@yahoo.com](mailto:dmachulsky@yahoo.com). PDS project manager is Michelle Conners at 858-2636. (O'Connor).

## F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: October 10, 2016.
- 2) Resignation of Mark Jackson from seat number 15 of the Planning Group effective August 9, 2016; Thanks to him for his service.
- 3) Discussion and Vote on the Appointment of Jon Vick as Chair of the Mobility Subcommittee.

- 4) Reports of subcommittees of the VCCPG
  - a. Mobility – (Vacant Chair).
  - b. Community Plan Update -- (Mark Jackson, 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 – (Claire Plotner, Chair)
  - h. Website – (Jeana Boulos, Chair)
  - i. Solar Projects (Oliver Smith, Chair)
  - j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
  - k. Lilac Plaza (Ann Quinley, Chair)
  - l. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

## G. Correspondence Received for the August meeting

- 1) PDS2015-ERer-15-08-021; APN 1880250-19 Valley Center Rite Aid. First iteration review of Technical Studies which indicates changes that are required to the Plot Plan, compliance with Design Guidelines, Landscaping, Sewer, Access to the project, Traffic Impact Study, Preliminary Grading Plan, Stormwater Quality Management Plan, Among other issues. Chris Peto is project manager. (Quinley)
- 2) Discretionary permit for Rezone PDS2015-REZ-15-004. Lilac Plaza Development located at corner of Valley Center Road and Lilac Road. The project requests a general plan amendment to review for commercial buildings including parking area and appurtenant uses. The site is 7.0 acres. The Owner Applicant is Lilac Plaza LLC, P.O. Box 420130, San Diego, CA 92172. Telephone is 619-279-2472 PL. The PDS Planner is Benjamin Mills at 858-495-5234 or [Benjamin.Mills@sdcounty.ca.gov](mailto:Benjamin.Mills@sdcounty.ca.gov). (Quinley)
- 3) Gorial ABC Permit; PDS2015-ABC-16-007 renewal of an alcohol sales license (#533733) at an existing market located at 27455 Valley Center Road; Owner and applicant is Thayer Gorial, at 619-795-6632. The project manager is Don Kraft at 858-694-3856. (Miller)
- 4) Park Circle Major Use Permit. PDS 2015-TM-5603 located at Mirar de Valle and Valley Center Road. Owner is Kony Realty Investment Company; developer is Touchstone Communities at 858-586-0414. Submittal contains Plot Plan, Trails and Recreation Plan, Landscape, Walls and Fence plan. The project area is 73.93 acres with 368 lots and 318 dwelling units. Minimum size of residential lots is 2,200 SF. (Miller)

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