

North Village Subcommittee Meeting

Valley Center Community Planning Group (VCCPG)

Agenda

Date: Tuesday, June 8, 2016

Time: 6:00 – 8:00

Location: Community Hall, Room 3

Subcommittee Members:

Ann Quinley (chair), Rich Rudolf, Jon Vick, Jeana Boulos, Deb Hofler, Dennis Sullivan, Don Richards, Mike O'Connor, Chris Stiedmann, Steve Hutchison

Weston Town Center Site Plan- Discussion and possible vote on PDS2013-STP-13-029- Weston Towne Center. Project Address is Valley Center Road between Indian Creek and Cole Grade Road. The commercial portion of the project covers 11.3 acres. The proponent is Herb Schaffer of 1180 Beverly Drive, Suite 409, Los Angeles, CA 90035. The contact person is Jim Chagala at 760-751-2691 or jchagala@hotmail.com. The project includes a grocery store, drug store and ancillary commercial buildings and outbuilding that may include professional offices, restaurants, a bank or specialty retail. Additionally, the project contains a public Village Green, 520 parking spaces and project signage. Off-site improvements include project-serving roadways, such as Indian Creek Road, School Bus Lane and utility line extensions for sewer and imported water service.

AGENDA

1. Roll Call-establish quorum of subcommittee members.
2. Approve minutes of 05/10/ 16 meeting
3. Open Forum during which anyone in attendance may speak on any topic **not** on the agenda.
4. Presentation by Jim Chagala and his team about the project
5. Presentation by Jon Vick on Round About constructions
6. Issues from the May 10, 2016 meeting for further discussion:
 - Has the fire department looked at the event set-up configuration to make sure it works?
 - Where are all the people going to come from to support these multiple projects in Valley Center?
 - What will the time lag be between the commercial portion of the project being completed and the housing being available?
 - Explain the pathways more thoroughly. Will there be DG pathways throughout? Is the portion on Indian Creek public or private? Will community right of way development stands be fully met? Will public road standards be met?
 - Where do the trails go? How wide are they?
 - Can the building adjacent to the market be made a little more distant from the market to improve its appearance?
 - Will the median that divides Valley Center Road be retained and perhaps even have addition sections as aa planted median? Didn't Herb indicate he would try to work to preserve the medians?
 - How big will the planters in which the trees are planted be? Will it be possible to grow a nice shade canopy to cover the parking lot in a few years? If not, the parking lot will be so hot the area will not be attractive as a place to remain—or useful as a destination.
 - What will prevent the traffic from backing up? Could a round-about be considered? Could the Weston project do a feasibility study to look at cost and desirability?