Valley Center Community Planning Group
Minutes of the 22 January, 2014 Meeting
Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services DPW=Department of Public Works DRB=Valley Center Design Review Board N=Nay P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 17 January 2014

Approved: 10 February 2014

A	Call to Order and Roll Call by Seat #:										7:10 PM			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	HUTCHISON		GLAVINIC	BRITSCH	FRANCK	QUINLEY	VICK		NORWOOD JOHNSON	SMITH	JACKSON	RUDOLF		LAVENTURE
	P		P	P	P	P	P		P	P	P	P		P

Notes: Britsch arrives about 7.20pm

Quorum Established: 10 present

B	**Pledge of Allegiance**
C	**Minutes Approval: None on agenda**
D	**Public Communication/Open Forum:**
	None
E	**Action Items [VCCPG advisory vote may be taken on the following items]:**
E1	County Planning & Development Services staff will be introducing a proposal for the creation of a development plan for the South Village that reflects community vision. This first meeting is focused on receiving input from the community regarding general goals and desires. Follow up workshops will be scheduled at a later date. The proposed plan will result in development regulations for the South Village area that clearly articulate the form and function of future growth and provide more certainty for both the community and developers. Members of Planning and Development services will be present to make the presentation and to respond to questions. (Smith)

Discussion: Dan Wery, RBF consultants, presents and introduces Jonathon Schuppert and Howard Blackson, also of RBF consultants. Wery describes the maps and foundation document materials on each of several tables that will be used during group discussions later. He expects to collect the large maps after markup in the group exercises. He then introduces Dixie Switzer and Joe Farace, both of the County PDS.

Wery cites the need for a form-based code to understand what will be built in the South Village of VC and how it will look. RBF's credentials include 15+ form-based code projects around the country. The purpose of the form-based code process is to codify VC's vision for the South Village and define the built environment form and function. The form-based code will guide development to fulfill village goals, and it will define clear visions and expectations which will lead to faster approvals. Wery explains the form-based code process consisting of: baseline studies, outreach and interviews, framework graphics, Illustrated vision, a regulating plan, and development regulations. He shows some drawings and photos to illustrate the process. He outlines the process schedule by task. The schedule started in October 2013 and terminates in November 2014. He acknowledges the grant from SDGE that is funding this process. He cites the foundation documents for South Village code planning that have been in development for the past 18 years. Glavinic asks about audience composition and how many property owners from the south village are present – 7. The question arises about why this process is limited to the South Village? Wery answers that the grant is limited in dollar amount and can only address one area. Rudolf adds that the North Village has a specific plan to provide development

guidelines. Vick cites resistance to landscaped medians by South Village property owners due to the perceived impact on access to their businesses. Glavinic announces his concerns about circulation issues in VC in general. He asks for consideration of such issues in this process. He also indicates interest in a by-pass road to relieve the volume of traffic bound for the casinos. Wery continues with the discussion of examples of form-based code. Explains VC Design Guideline Checklist and similarities with expected outcome of form-based code development. He shuffles through images of the available maps for discussion and explains each. He notes that after a break first group exercise will start.

Exercises focused on what each group wanted, or what they liked about the South Village, and what their vision and/or expectation is for the South Village.

Kerry Garza outlined some of the characteristics of his project, the former Konyn dairy, which is in the planning stage. Garza's project is located at the perceived center of the South Village and will play a large role in determining the look and feel of the South Village. He discussed, in broad terms, some of the key elements of the project and how they could fit with elements of the vision for the South Village as a whole.

Motion: None			
F	**Group Business**		
F1	Meeting Updates: **Next VCCPG meeting: February 10, 2014**		
G	**Motion to Adjourn**		**9.38pm**
	Maker/Second: Smith/Hutchison	**Carries**/Fails: **11-0-0** [Y-N-A] Voice	

Subcommittees of the Valley Center Community Planning Group

a)	Mobility – Mark Jackson
b)	Community Plan Update – Richard Rudolf, Chair
c)	Nominations – Hans Britsch, Chair
d)	Northern Village – Ann Quinley, Chair
e)	Parks & Recreation –LaVonne Norwood Johnson, Chair
f)	Southern Village – Jon Vick, Chair
g)	Tribal Liaison – Larry Glavinic, Chair
h)	Website – Oliver Smith, Chair
i)	Lilac Hills Ranch – Steve Hutchison, Chair
j)	Solar – Oliver Smith, Chair