

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **August 13, 2018** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Ann Quinley, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; **Ab**=Abstention; **BOS**=Board of Supervisors; **PDS**=Department of Planning & Development Services; **DPW**=Department of Public Works; **DRB**=Valley Center Design Review Board; **GP**= County General Plan; **N**=Nay; **P**=Present; **PC**=County Planning Commission; **R**=Recused; **SC**=Subcommittee; **TBD**=To Be Determined; **VCCPG**=Valley Center Community Planning Group; **VC**= Valley Center; **VCPRD**=Valley Center Parks & Recreation District; **Y**=Yea

A. Roll Call

- Meeting was called to order at **7:03 p.m.** and a Quorum was established with **11 members present**. Ms. Lindley and Mr. Gharmalkar both arrived at 7:05 p.m. Ms. Norwood arrived at 7:28 p.m.
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|--------------------------------|--------------------------------|-------------------------------|
| ● Jeana Boulos - P | ● Steve Hutchison - P | ● LaVonne Norwood - P* |
| ● William Del Pilar - P | ● Susan Janisch - P | ● Claire Plotner - P |
| ● Susan Fajardo - P | ● Jennifer Lindley - P* | ● Ann Quinley - P |
| ● James Garritson - P | ● Kathy MacKenzie - P | ● Oliver Smith - P |
| ● Dina Gharmalkar - P* | ● Vacant - P | ● Jon Vick - P |

B. Pledge of Allegiance - Mr. Del Pilar

C. Approval of Minutes from Regular Meeting of July 9, 2018 D. Public Communication/Open Forum

- **Motion: Move to approve the July 9, 2018 minutes as amended.**
- **Maker/Second:** Quinley/Janisch
- **Motion Carries 12-0-1 (Y-N-Ab).**

D. Public Communication/Open Forum

- Kevin Smith read a letter aloud that shared his belief that Jon Vick was unfairly treated at our June meeting (**Appendix attachment**).
- Julia Feliciano would like to have her email address added to the Agenda mailing list. This topic opened up a discussion about how to better share agendas and minutes with the community.
- Mr. Vick would like subcommittees to create a better method to share agendas with the community. He would like all subcommittees to post agendas in the RoadRunner.
- Chair Smith shared that the VCCPG Draft Agenda is shared
- David Ross (Editor of the Valley Roadrunner) explained that he will post agendas in the paper if they are submitted to him in a timely manner.
- There was a discussion between members about how to share agendas and minutes with the community online. Mr. Del Pilar volunteered to work on a website. Ms. MacKenzie volunteered to help design a website. Ms. Lindley volunteered to begin updating a Facebook page for the Valley Center Community Planning Group.

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

- 1) Discussion and possible vote on the Touchstone Communities Shady Oak project subject to approval of KB Home design modifications by the Valley Center DRB. Kurt Bausback the project's

proposed architect will present. He may be reached at 9915 Mira Mesa Road, Suite 100, San Diego or by calling 858-877-4262 (Vick)

- Jon Vick introduced KB Home project manager Kurt Bausback. There was discussion about the architecture that he has proposed and the original architecture that was approved.
- Kurt Bausback gave a presentation that showed KB Home floor plans and the architectural designs for the exteriors of all homes. The plans include larger great rooms than the previous plans. The housing themes are the same as the approved ones originally proposed by Touchstone Communities.
- Mr. Vick asked about the price range of the homes. Kurt stated that these homes are priced between the high \$400 thousands and the low \$500 thousands.
- Chair Smith asked about the width of the roads. Kurt explained that each house has three parking spots and there are 16 additional places for street parking. The Chair opened a discussion about whether the DRB approved the landscaping for this project.
- Mr. Garza shared information about the small changes
- Mr. Garritson asked about the new sizes for the homes. Kurt Bausback stated that some are around 25 sq. ft. smaller and some are around 150 sq. ft. larger.
- Ms. Boulos shared that the DRB has already approved the landscaping.
- Mr. Garza shared that the only thing that the DRB reviewed and approved at their Aug 5, 2018 meeting was architectural changes.
- Kevin Smith (audience) shared that he was at the DRB meeting and believes the process was completed correctly. Ms. Boulos stated that Eric Jockenson was also at the August 5th DRB meeting. Eric stated that Keith did rubber stamp his approval of the project.
- Ms. Norwood read aloud a text from Susan Moore that was sent at 7:52 p.m., regarding previous approval of the landscaping plan.
- Ms. Plotner asked if the landscaping was slightly changed because of the increased square footage.
- Mr. Garza stated that the footprint of the homes didn't change. He also explained that the original plans required a soundwall along Mirar De Valle.
- Kurt Bausback stated that he hopes to begin construction of these homes by March of 2019.
- **Motion: That the VCCPG approve the design modifications that were approved by the Design and Review on August 5, 2018.**
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- **Maker/Second:** Vick/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab).**
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - Y
- James Garritson - Y
- Dina Gharmalkar - Y
- Steve Hutchison - Y
- Susan Janisch - Y
- Jennifer Lindley - Y
- Kathy MacKenzie - Y
- Vacant
- LaVonne Norwood - Y
- Claire Plotner - Y
- Ann Quinley - Y
- Oliver Smith - Y
- Jon Vick - Y

2) Discussion only update on apparent grading at Castle Creek Golf Course and the Liberty Bell Plaza site (Smith)

- The Chair shared background about the grading at Castle Creek Golf Course. There is a possible development in this area that could include a Starbucks and other businesses. Mr. Hutchison shared that the project is facing environmental penalties because of possible damage to the habitat.
- Liberty Bell Plaza has the right to move the dirt for two years. The special permit allows for a pile of dirt up to six-feet high on property of one-acre.

3) Discussion only update on Hi-Caliber Horse Rescue Ranch activities. (Del Pilar)

- Mr. Del Pilar explained that Hi-Caliber has no desire to remain on the property.
- Hi-Caliber intends to move from the property by September 15. Mike Shore, the chief fire marshall did approve a shelter on the property.
- Hi-Caliber didn't speak with Mr. Del Pilar, but he did find out that Hi-Caliber has went from 113 horses down to 78. They are also now compliant with the County concerning the piles of manure.

4) Update on Planning Commission decision on Rite Aid Pharmacy. Decisions made by the Planning Commission on the project's site Plan is final. Appeal is only possible on the adequacy of the environmental document for Rite Aid. (Smith)

- The Chair explained background about how the County went about approving the Rite Aid Pharmacy.
- The Chair will send a letter to the County indicating his level of frustration over how County Project Managers approved this project without notification
- Mr. Del Pilar expressed his anger about how this project was approved.
- Mr. Hutchison shared his discussion with the County about how this project was approved.
- Ms. Plotner shared her concerns about how this project violates the community character.
- The Chair said that there is always a 10 day time period for appeals.
- Kevin Smith (audience) asked if the community can still appeal this project when it goes before the Board of Supervisors.
- Mr. Vick suggested wording to add to the letter to try to obtain an appeal.

F. Group Business

1) Meeting Updates: Next Regular Monthly VCCPG meeting: September 10, 2018

2) Selection of candidate and recommendation to the Board of Supervisors for seat #5 vacancy made available by the resignation of Ashly Mellor. (Fajardo)

- Eileen Heveron withdrew her nomination last month, making Delores Chavez Harmes the only candidate to remain. Ms. Janisch wanted to abstain from voting, but the Chair said there were no factors that would justify an abstention.
 - Ms. Delores Chavez Harmes will take over the seat vacated by Ashly Mellor. The term of this seat will end in January 2020.
- | | | |
|--------------------------------|-------------------------------|------------------------------|
| ● Jeana Boulos - N | ● Steve Hutchison - Y | ● LaVonne Norwood - Y |
| ● William Del Pilar - Y | ● Susan Janisch - Y | ● Claire Plotner - Y |
| ● Susan Fajardo - Y | ● Jennifer Lindley - Y | ● Ann Quinley - Y |
| ● James Garritson - Y | ● Kathy MacKenzie - N | ● Oliver Smith - Y |
| ● Dina Gharmalkar - Y | ● Vacant | ● Jon Vick - Y |
- **Motion Carries 12-2-0 (Y-N-Ab). Ms. Boulos and Ms. MacKenzie vote nay.**
 - The Chair shared information about the current vacancies on the Design and Review Board.

I. Adjournment

- The meeting adjourned at 9:30 p.m.
- Minutes were approved on September 10, 2018.

James Garritson, Secretary

Appendix VCCPG August 13, 2018 Minutes

In defense of the June motion and Jon Vick Letter from Kevin Smith

In defense of the June motion and Jon Vick



Kevin to oliver.smith@philips.com, ashlymellor@gmail.com, vc@garritson.com, jeana.h.boulos@gmail.com, wdelpilar-vccpg@outlook.com, susanfarf@vcweb.org, dinagharmalkar... Aug 8

To the members of the VCCPG:

I first met Jon Vick a few years ago as he sat in a booth promoting Star Valley Park. Since that time I have found him to be forceful, persistent and committed to this community. He's also been a thorn in the side of local boards as well as the County--but I've never known him to be deceptive or dishonest.

This body did a disservice to Mr. Vick and to the community at large by accepting the claims of an individual without apparent consideration of the overwhelming support that was present at the June meeting. At that meeting in which the original motion was approved, Mr. Vick clearly explained why the text of his motion needed to differ from that passed by the South Village Subcommittee. It differed only in expression, not in intent, from the SVSC motion and was changed after a recommendation from the county official who best knew how to help the community achieve its goal: traffic studies.

Mr. Vick has been an outspoken supporter of roundabouts but he did not "pull a fast one" on anyone. For at least the past two years he has supported his positions with balanced viewpoints, professional presentations, government reports and independent studies. To accuse him of deception and to undo the June motion based upon input from a non-elected representative on an advisory board was a mistake. I trust that this group will approve a motion identical to that of June and will push the County to proceed. We are running out of time.

Sincerely,
Kevin Smith
Valley Center
[760-749-7574](tel:760-749-7574)

P.S. To Mr. Garritson, Secretary: I've tried to ensure that I used the correct e-mail address for each member and would appreciate your verifying that all members receive this communication.