

- Mr. Del Pilar requested ten minutes of time according to Robert's Rules of Order to rebut the two letters read aloud by Mr. Vick and Mr. Rudolf.
- Ms. ChavezHarmes shared background about the South Village Subcommittee and how Mr. Del Pilar never tried to personally attack the character of Mr. Vick.
- Mr. Gharmalkar suggested that Jon Vick wait six months before making a request to rejoin the North Village Subcommittee.
- Ms. Norwood disagreed with Mr. Rudolf's email because Mr. Del Pilar serving as the president of the Valley Center Business Association (VCBA) does not disqualify an individual from also serving on the VCCPG. She shared that any member of the community can serve the Planning Group. She, like Mr. Del Pilar is a member of the business association and Ms. Boulos is a member of the Chamber of Commerce.
- Mr. Radden requested that we always refrain from name calling.
- Ms. Janisch will not vote to reinstate Jon Vick tonight.
- Mr. K. Smith stated that the vote to remove Mr. Vick from the South Village Subcommittee might have been invalid because only 8 members voted for the removal. He believes 9 members might be required according to Robert's Rules of Order.
- Ms. Boulos shared background about the South Village vote.
- Mr. Hutchison shared his experiences working with Rich Rudolf and Jon Vick for many years. He shared that he was able to learn and better understand issues when he worked with these two former members.
- Ms. Fajardo shared that words against the character of Jon Vick were too harsh. She stated that Jon did earn the respect of the VCCPG because of his many years of service.
- Mr. Del Pilar requested additional time to rebut statements made in the letter. He stated that there is no new information.
- Will Rogers (audience) said that he was on the South Village Subcommittee for the vote. He requested that the applicant provide designs for all four sides of the building.
- Mr. Vick responded to comments made by Ms. ChavezHarmes. He explained his use of the term "site plan" and "project" within the subcommittee minutes.
- Ms. Boulos encouraged all members to remember we are here to serve the good of the community.
- Mr. Rudolf shared that we all had an interesting discussion tonight.
- Chair Smith stated that the County interpretation of two-thirds of 15 members means that 10 members are required for an overall vote.
- Ms. Norwood called the question and the Planning Group made a unanimous vote to end discussion.
- **Motion: Should we continue or end discussion?**
- **Maker/Second:** O. Smith/Norwood

- **Motion Fails 2-8-2 (Y-N-Ab)**

- Lisa Adams - A
- Dina Gharmalkar - N
- James Radden - Ab
- Jeana Boulos - Ab
- Delores ChavezHarmes-N
- Kevin Smith - N
- William Del Pilar - N
- Steve Hutchison - Y
- Oliver Smith - N
- Susan Fajardo - Y
- Susan Janisch - N
- Renee Wolf - A
- James Garritson - N
- LaVonne Norwood - N
- Vacant

- Chair Smith will get an official written response on what constitutes a two-thirds vote from the County to end all future discussion of this matter.

2. Candidate introduction and presentation for vacancy of Seat #15, term ending January 1, 2021. (Fajardo)

- Ms. Fajardo introduced Julia Feliciano to the Planning Group. Julia worked as a lawyer for thirty years and has actively attended Planning Group meetings for the past two years. She practiced as a civil litigator and then moved into pharmaceutical law. Mr. Del Pilar asked Julia what were her thoughts about the meeting tonight. She shared that it is unfortunate when personalities conflict.

3. Emergency Evacuation Subcommittee membership change (Chavez) Harmes)

- The Planning Group needs to vote to replace Mr. Chrysler with Sergeant John Torsler.
- **Motion:** To approve Sergeant John Torsler as the replacement for Mr. Chrysler.
- **Maker/Second:** ChavezHarmes/Norwood
- **Motion Fails 12-0-0 (Y-N-Ab)**
- Mr. Gharmalkar requested that Ms. ChavezHarmes send him road information anytime Chief Napier provides her with it.

4. Revision of the VCCPG standing rules based on member inputs. (O. Smith)

- Chair Smith discussed this revision process.

5. Discussion and possible votes on having regular VCCPG meeting rescheduled if they fall on Federal holidays. (O. Smith)

- Chair Smith explained background about this topic. In November 2013, a former member of the VCCPG who was a federal employee requested that the group postpone any second Monday meeting to the following week.
- There was discussion about this holiday issue.
- **Motion 1:** Move that the Planning Group moves its meeting to the third Monday anytime there is a federal holiday that falls on the second Monday.
- **Maker/Second:** ChavezHarmes/Gharmalkar
- **Motion 1 Fails 7-5-0 (Y-N-Ab)**

- ~~Lisa Adams~~ - A
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - N
- James Garritson - Y
- Dina Gharmalkar - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - N
- Susan Janisch - N
- LaVonne Norwood - Y
- James Radden - Y
- Kevin Smith - N
- Oliver Smith - N
- ~~Renee Wolf~~ - A

- **Maker/Second:** O. Smith/Boulos
- **Motion 2 Carries 10-2-0 (Y-N-Ab)**
- **Motion 2:** Move that the Planning Group moves its meeting to the third Monday anytime Veterans Day falls on the second Monday.

- ~~Lisa Adams~~ - A
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - Y
- James Garritson - Y
- Dina Gharmalkar - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - N
- Susan Janisch - Y
- LaVonne Norwood - Y
- James Radden - Y
- Kevin Smith - N
- Oliver Smith - Y
- ~~Renee Wolf~~ - A

6. North Village Subcommittee update on Village Station project. (Boulos/Del Pilar)

- They are waiting to hear back from the County.

7. North Village Subcommittee update on ABC permits for Rite Aid and Circle K. (Del Pilar)

- Rite Aid has not appealed the Beer, Wine, and Spirits conditions placed upon it by the Planning Group. Mr. Del Pilar and Chair Smith are in communication with the County about its decision.
- Circle K accepted the 10 a.m. to midnight recommendation made by the Planning Group.

I. Adjournment

- **The meeting adjourned at 9:09 p.m.**
- **Minutes were approved on January 13, 2020.**

James Garritson, Secretary

Appendix VCCPG November 11, 2019 Minutes

Donald Rudolf [Email Letter]

Fri, Nov 8, 2:31 PM (3 days ago)

to William, Oliver, Jeana, James, lhadamsca, Susan, Dina, dee, Steve, Sue, LaVonne, james.radden, sjkls8, renee

Mr. Del Pilar--I write you for two inter-related reasons: response to your unprincipled attack on former longtime Planning Group Member Jon Vick; and to resign from the North Village Subcommittee.

I was astonished by the personal animosity and vitriol you expressed in your rant against Mr. Vick,

defaming him as a “liar” during the Planning Group consideration of the Liberty Bell Plaza Site Plan Project, and at the September 2019 meeting when you passionately urged to have him removed as a member of the North & South Village Subcommittees.

In my almost 15 years as an elected member of the Planning Group and member or chair of many subcommittees, I had many disagreements with then-Planning Group Chair Larry Glavinic, but they never deteriorated to conduct and statements as disrespectful and unwarranted as yours and those of member Chavez Harmes at the September Planning Group meeting. You disgraced yourself, the people who elected you, the Planning Group, and our community.

It appears that neither the South Village Subcommittee nor the Planning Group understands that the “Site Plan Project” for Liberty Bell Plaza that the Planning Group was charged with reviewing for a recommendation on behalf of the Valley Center Community (not on behalf of the Applicant) includes more than building footprint, elevations and landscape drawings. It is rather all of the items set forth in the County staff’s Scoping Letter. In this particular case, because of the tremendous potential adverse impact of project-generated traffic, the required Traffic Study was hugely significant. The Subcommittee members should have been provided with the Scoping Letter, and should have discussed and recommended on all aspects of the project. They did not vote on the project’s consistency with the Scoping Letter’s required information. Since the subcommittee and the Planning Group did not understand the lack of project information responsive to the Scoping Letter, your insistence that the subcommittee did “vote on the project,” and Mr. Vick lied, was defamatory and incorrect.

Mr. Vick’s attempt to bring to the Planning Group’s attention that the subcommittee did not vote on the project was truthful and correct, not a “lie.”

Planning Group approval of the project without any information about or consideration of its traffic impact leaves the content and response to its eventual creation entirely up to the Applicant and the PDS staff, with no opportunity for community information or input. As you well know, the traffic impact on Valley Center Road of population density in the South Village with General Plan buildout, with or without roundabouts, is one of the most feared and controversial topics confronting our community. To deliberately leave us with no voice, out of ignorance of the County process, is inexcusable.

You were not a listed recipient of the first email from Mr. Vick to Chairperson Smith dated May 7, 2019 at 9:20 AM, nor his followup May 7, 2019 10:12 AM (less than an hour later) “revised response” to Chairperson Smith’s inquiry: whether the subcommittee had “received any current correspondence on this project from the applicant or the county?” You obviously obtained the first, to enable you to dramatically wave it around and to use to call him a liar. Both his original and revised emails to the Chairperson correctly pointed out that the project was missing vital information required for appropriate Planning Group consideration on behalf of the community before a “final” recommendation vote. Some experienced Planning Group members did point out that Mr. Vick was not a liar, and was correct that the project was not sufficiently vetted for a final vote. They were drowned out by loud and intimidating interruptions by you and member Chavez Harmes.

The minutes of the September meeting at which your goal was to remove Mr. Vick from the North Village Subcommittee (the Planning Group’s subcommittee, not “yours”) reflect a woeful

ignorance of Board Policy I-1 and our Local Rules provisions implementing the county standard rules for Planning and Sponsor groups. Members Steve Hutchison and Kevin Smith appear to be the only members aware that both Policy I-1 and our Local Rules actually have provisions applicable to Subcommittees. Chairperson Smith's practice during his many years as Planning Group Chairperson was to prevent subcommittee chairs from adding, or especially deleting, members when the subcommittees were annually reconstituted. Nevertheless, you insisted that you, as subcommittee Chair, had the absolute right to pick and choose members who would support your agenda. At the meeting, several members attempted to point out that the Planning Group, not the subcommittee chair, decides who are the members and who is the chair. Again, they were ignored, due to your and member Chavez Harmes's intimidating interruptions.

It is clear from your concerted effort to besmirch and defame Mr. Vick that you do not wish to have knowledgeable, experienced members on the subcommittee.

I am concerned that the many years of community-wide input encouraged by past Planning Group members will be completely lost and wasted. Experienced Planning Group members learned a lot about planning principles and the County's processes during the General Plan Update process, and drafting an updated Community Plan. That history/experience is a valuable asset for any organization. Your actions are causing resignations from the Planning group and its subcommittees.

Your apparent agenda is to change the direction of the Planning Group to rubber stamp applicants' projects. As a founder and President of the VC Business Association, it appears that you are much more interested in helping businesses achieve their "business plans" than you are in helping the whole, diverse, Valley Center community achieve its goals in our Community Plan. Having the Planning Group function as a subsidiary of the Chamber of Commerce or Business Association is not in the best interests of our community. I do not wish to be a part of such an agenda.

I therefore reluctantly resign as a member of the North Village Subcommittee.

Rich Rudolf
richrudolf@sbcglobal.net

'A lie will go round the world while truth is pulling its boots on.'

Terry Pratchett



Jon Vick <jonathan.c.vick@gmail.com>

FW: VCCPG May Meeting Agenda - Liberty Bell Plaza

1 message

Smith, Oliver <oliver.smith@philips.com>
To: Jon Vick <JonVick2@aol.com>

Sun, Sep 29, 2019 at 7:56 AM

From: Jon Vick <jonvick@ascs-inc.com>
Sent: Tuesday, May 7, 2019 10:12 AM
To: Smith, Oliver <oliver.smith@philips.com>
Cc: rburnett@sterlingwarner.com; Jeana Boulos <jeana.h.boulos@gmail.com>; Kathy MacKenzie <valleycenterplans@gmail.com>; John Ziebarth <john@zaap.biz>; Ashley Smith <Ashley.Smith2@sdcountry.ca.gov>; Steve Hutchison <hutchisonsm@gmail.com>
Subject: Re: VCCPG May Meeting Agenda - Liberty Bell Plaza

Oliver et al,

This is a revised response to your inquiry regarding **Liberty Bell Plaza**. Please note the attached SVSC Minutes from April 3, 2019. The SVSC voted to approve the Liberty Bell Plaza site plan and concept with a 5/1/0 vote, subject to a number of conditions that have not yet been complied with or reviewed by the SVSC. Thus we have not recommended that this project be brought to the VCCPG for a vote. Additionally I do not believe we have seen a Traffic Study and if the proponent has one we should see that prior to a vote by the VCCPG. Also prior to a vote by the VCCPG the "conditions" noted in the Minutes should be complied with and reviewed by the SVSC and/or the VCCPG.

Kindest regards,

Jon Vick

DRAFT Minutes
VCCPG South Village Subcommittee

<p>Valley Center Community Hall, Room 3 28246 Lilac Road, VC 92082</p> <p>6:30 PM, Wednesday, April 3rd</p>	<p>S. Village S/C Members present: Jon Vick (Chair), Will Rogers, Gary Wynn, Erik Jockinsen, Jeana Boulos, Claire Collins, Absent: Henk Bothof, Susan Fajardo Guests: Bill Miller, Steve Laub & Al Beaudette, Judith Shadzi, Ross Burnett & John Ziebarth</p>
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1. **Establish Quorum: SVSC: 6 /8**
2. **Open Forum** – any subject not on the agenda (max. 3 minutes). None
3. **Review and approval of SV S/C Minutes** for October 30th, 2018. Motion to approve by Wynn, seconded by Boulos, approved 6/0/0.
4. **Union Oil gas station remodel:** Informational presentation. Remodel of Union Oil gas station, 27406 VC Road; relocating and expanding the convenience store, and adding a car wash (requires a Major Use Permit). Steve Laub, Land Solutions, Inc. (619-644-3300) cell 619-559-5553). This will be a Chevron station (has affinity program with Vons) with a 1,250-sf car wash, a 3,300-sf mini-market (selling wine and beer), restrooms, and 4 additional gas pumps. The building will be on top of the leach field that is no longer necessary due to the sewer hookup. The building style will be the same as the existing pump roof. A schematic site plan was presented. The plans have been presented to the DRB but not yet approved. Wynn asked to see a detailed landscaping plan and a storm water plan. Wynn requested no solid fence between Union Oil and Tractor Supply, but with lots of landscaping. Vick asked to see the plans again after DRB approval.
5. **Liberty Bell Plaza:** presentation and possible vote; Ross Burnett. The VC DRB has approved the site plan and building styles. There was much discussion about landscaping between the road and the building and the parking lot. The goal is to mask the building and parking lot from the street as much as possible with extensive landscaping on the 32 feet available. Vick is skeptical that this will be achieved and pointed to the lack of screening from the street as promised by Ross for Tractor Supply. Ross blames the DRB for specifying deciduous trees. The DRB position is that no trees will grow to maturity when they are surrounded by hardscape. Ross promised 35 feet of “water-wise” landscaping by which he apparently meant cement as this is what was provided. Vick reiterates that the Tractor Supply store will never be masked from the street as promised and he does not believe the landscaping proposed for Vons store will be any better. Hutchison and Vick request that the site plan make allowance for proposed roundabout. Ross responds they do not object to a roundabout at Mirar de Valle and will make modifications to site plan if and when necessary. Fajardo and Vick believe Vons is too large at 50,900 sf and will destroy VC’s community character and that the size is contrary to the SD County General Plan Land Use Elements (see attached) and is therefore illegal. Jockinsen proposes a **motion: Move to approve site plan and concept regarding size and**

On Tue, May 7, 2019 at 9:28 AM Smith, Oliver <oliver.smith@philips.com> wrote:

Ross,

Do you concur with our evaluation?

Oliver

From: Jon Vick [mailto:jonvick@ascs-inc.com]

Sent: Tuesday, May 07, 2019 9:20 AM

To: Smith, Oliver

Cc: Jeana Boulos; Kathy MacKenzie; John Ziebarth; Ashley Smith; R B; Steve Hutchison

Subject: Re: VCCPG May Meeting Agenda - Liberty Bell Plaza

Oliver et al,

The SVSC has seen a couple of presentations but has not voted on the Liberty Bell Plaza project. We have received no current communications from the County or the applicant and have not seen a Traffic Study or other required documents. I think it would be helpful for the VCCPG to see a presentation and discuss but it is premature for a vote.

Kindest regards,

Jon

On Tue, May 7, 2019 at 8:42 AM Smith, Oliver <oliver.smith@philips.com> wrote:

Jon,

Have you received any current correspondence on this project from the applicant or the county? It seems to be late timing for the project to want any VCCPG recommendation vote at our regular meeting next Monday as South Village Subcommittee does not appear to be to have reviewed anything. However, if what they want is simply to provide an update on the project with no expectation of VCCPG action, that does not sound unreasonable.

Oliver

-----Original Message-----

From: R B [mailto:rburnett@sterlingwarner.com]

Sent: Monday, May 06, 2019 10:36 AM

To: Smith, Oliver

Cc: John Ziebarth; Ashley Smith

Subject: VCCPG May Meeting Agenda - Liberty Bell Plaza

Hi Oliver,

We respectfully request to be placed on the May Agenda for the above referenced Project.

Sincerely,

Ross Burnett

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scope of the Liberty Bell Plaza with the following conditions: remove concrete sidewalks along VC Road and replace with DG pathways, and use evergreen trees in the second row of trees from the road to provide better screening, and request the floor plan and details of the articulation be provided for review by the S/C. Seconded by Boulos. Approved 5/1/0 with Vick voting no on the basis that the size of Vons is contrary to the SD County General Plan Land Use Element and is thus illegal, as well as contrary to the VC Community Plan and the VC Design Guidelines. Vick makes a statement that each project we are seeing chips away at our community character and soon we will have none and VC will look like East Valley Parkway.

6. **Gateway Sign:** Update and possible vote (Collins). Collins proposed a **motion** that the SVSC vote to add the proposed gateway sign to be considered within the VC Road Corridor Study as a traffic calming element and a welcome to VC, currently being conducted by SD County. Motion by Collins, seconded by Vick, approved 6/0/0.
7. **S. Village Project review:** Park Circle, Orchard Run, Shady Oak, Liberty Bell Plaza, Autozone, Hatfield Plaza – (Vick). There was some discussion on each. The status of each needs to be confirmed and will be on the agenda for the next S/C meeting.
8. **Community Character:** discussion and possible vote. Review of VC Design Guidelines, VC Community Plan, and SD County General Plan as they relate to maintaining a rural community character, and the impact on our community character of “big box” stores (Vick). See attached comments by Fajardo, with which Vick is in agreement.
9. **Next meeting date: TBD**

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