

**Valley Center Community Planning Group**

**Approved Minutes** for a regular meeting held on **March 13, 2017** 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**

#	Call to Order and Roll Call by Seat #:									Time:		7:00 p.m.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q U I N L E Y	V A C A N T	S M I T H	H U C H I S O N	B O U L O S	P L O T N E R	D E L A R	F A J A R I D O	J A N I S C H	N O R W O D	M E L L O R	V I C K	G A N E S	G A R R I T S O N	M A C K E N Z I E
<b>P</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>A</b>	<b>P</b>	<b>P</b>	<b>A</b>	<b>P</b>	<b>P</b>

- **Quorum established: 12 present**
- Boulous arrives at 7:23 p.m. Plotner arrives at 8:05 p.m.

**B. Pledge of Allegiance - MacKenzie**

**C. Approval of Minutes from Regular Meeting of February 13, 2017**

- Smith asked members to review and vote on the minutes later in the meeting. We later decided to approve them at the April meeting.

**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.

- Vick speaks about the roundabouts built in La Jolla. He shares photos of these plans and his concerns about traffic speed throughout Valley Center. He would like these built in the North and South Villages.

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

**1) Discussion and possible vote on PDS2015-STP-15-005 Tractor Supply located at 27444 Valley Center Road. Property owners and proponents are Bell Holdings and Steve Flynn. (Vick)**

- Vick introduces Bill Lewis, Steve Flynn, and Ross Burnett; they make a presentation. Tractor Supply has 175 stores throughout the United States. They are proposing a store with 19,000 sq. ft. In November of 2014, the group met with the South Village Subcommittee. Bell Holdings will now use their own private road so they will not affect the 7 property owners nearest to their property. All neighbors near the property are in favor of the project. Design and Review Board denied the project because they felt it didn't meet the community character. Bell Holdings feels that the building represents mission design and follows VC Design Guidelines. They are trying to add a wood look to the front entrance. They are also putting in a privacy block wall that is 6 feet high on the back portion of their property. Garritson asks Bill Lewis why the windmill was removed from the plan? He doesn't recall which committee asked him to remove it.
- The height of the building is approximately 21 feet. Mellor, speaking for the DRB, explained the communication they have had with Bell properties. Burnett shares how the DRB originally approved of some ideas incorporated in other Tractor Supply stores. Garritson asks for further clarification about the pictures that the DRB approved of two years ago.
- Hutchison says that the DRB voted 5-0 to not approve the project. He shares a depth of information about mission design elements. Burnett shares page 26 of the VC Design Guidelines.
- Smith says that the VCCPG has a lot of other areas to focus our attentions on and the DRB will have final approval of the building design. Burnett says that the design he is presenting will cost between \$200,000 to \$300,000 more than the basic proposals and Bell Holdings wants to build a great building. The County says the building meets all VC Design Guidelines.
- Garritson explains that the DRB continues to nitpick this project. Kevin Harker applauds the members who are forcing Bell Properties to follow VC guidelines. Michael O'Conner says there are 19,000 people living in VC and he doesn't feel this town fits the mission style of architecture. It's a western town. Smith shares that cities have a lot of different styles and it might not be the best idea to make all buildings conform to only one style.
- Jim Quisquis speaks about the differences between mission revival and western design. Vick says that Tractor Supply has made an honest effort in trying to meet VC Design Guidelines. He would like the DRB to and community to consider revising the guidelines. Burnett did try to make a farm looking entrance, but DRB asked for more of a mission look. Boulos says our community should save the discussion of design for another meeting.
- **Vick reads his Motion** from the March 7, 2017 VCCPG Mobility and South Village. **Quinley seconds the motion. This motion is withdrawn at 8:40 after much discussion.**
- Hutchison shares his thoughts about the mission revival design. He has concerns that the County will approve the project once we approve this project.

- Flynn shares that the founder of Bell would prefer the Mexican/Mission style presented for this property. Del Pilar asks the group questions about how many discussions they have had with DRB. He wonders why there was a disconnect.
- Vick would like the chair to call for the question. Smith agrees and asks us all to vote.

**Motion:** Smith asks the VCCPG to take a vote on whether or not to continue discussion.

#	Call to Order and Roll Call by Seat #:									Time:		8:23 p.m.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q U I N L E Y	V A C A N T	S M I T H	H U C H I S O N	B O L O S	P L O T N E R	D E L P I L A R	F L Y N N	J A C O B O	N O R T H O N S	M E L L O R E	V I C K	G A R E S	G A R R I T S O N	M A C K E N Z I E
N		N	N	Y	N	N	Y	Y		N	N		Y	N

- **Motion Fails: 4-8-0 (Y-N-A)**
- MacKenzie has concerns of approving the project without the full approval of the VCCPG. Smith asks the County representative, David Sibbet, to clarify if the March 17 date can be extended. He says no. Boulos and Plotner said that Bell Properties have followed all recommendations. **Boulos would like to split the motion into two parts.**
- Sibbet explains how the County goes about looking at the approval of motions.

**Motion #1:** The VCCPG Mobility and S. Village Subcommittees recommend approval of the mobility and land use aspects of the project as presented on March 13, 2017 with the following understandings (approved by the Mobility and S. Village subcommittees and reconfirmed by the developer on March 7, 2017): That the developer will participate in traffic calming solutions for VC Road in conjunction with and in proportion to the extent of the Tractor Supply development. In addition, the developer shall improve as required the existing entrance and/or exit road(s) to handle their traffic. They shall also enter into a Road Maintenance cost sharing agreement with the other road users.

#	Call to Order and Roll Call by Seat #:									Time:		8:40		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q U I N L E	V A C A N T	S M I T H	H U C H I S	B O L O S	P L O T N E R	D E L P I L A R	F L Y N N	J A C O B O	N O R T H O N S	M E L L O R E	V I C K	G A R E S	G A R R I T S O N	M A C K E N Z I E

Y			S O N		R	L A R	O	H	D				S O N	Z I E
Y		Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y

**Motion Carries: 12-0-0 (Y-N-A)**

**Motion #2:** With regards to “community character” requirements, the VCCPG denies approval of the project until it has DRB approval for design.

- **Motion Carries: 9-3-0 (Y-N-A) Garritson, Plotner, and Fajardo vote Nay.**

**3) Discussion and possible vote on request to the county to install emergency route signage. (Plotner)**

- Smith shares that the County doesn’t want to spend money for building new roads and it reluctantly maintains roads. Ninety percent of the roads in Valley Center are private. Mirar De Valle would only extend to Interstate 15 if developers built between 5000-6000 homes.
- **Motion: None**

**Smith makes a motion to extend the meeting until 10:15 p.m.**

**Motion Carries: 12-0-0 (Y-N-A).**

**4) Discussion and vote on aligning Parks and Recreation District boundary with VCCPG planning area boundary. Marcus Lubich, San Diego Parks and Recreation will be present to respond to questions. (Norwood) (Vick)**

- Vick volunteers to speak about this item. **VCPRD** is proposing that the boundaries are consistent with the Community Planning Area (CPA). Marcus Lubich introduces himself and explains his desire to align the boundaries. Garritson asks for clarification about where fees and taxes presently go. He wants to know what residents of Hidden Meadows think about this proposal. They have not voiced any preference. Larry Glavnic answers questions about the revenue Hidden Meadows generates for the VCPRD.
- Vick reads Hutchison seconds the motion.
- **Motion Carries: 12-0-0 (Y-N-A) Voice**

**5) Discussion and possible action on County rules for processing of projects including “one bite of the Apple” and deadlines for commenting on projects. Arco Valley Center located at Cole Grade and Valley Center Road, a gas station and a convenience market selling alcohol and operating 24 hours a day is at issue. The VCCPG noted in January 2016 several issues that required resolution before the VCCPG could approve the project. Now the county will not accept further comment on the project from VCCPG. PDS Planner is Michelle Chan at 858-495-5428. (Quinley)**

- Quinley explains that the North Village met one year ago and requested another meeting. Arco has never met with North Village since January 2016. Michelle Chan has refused to work with the subcommittee. Quinley would like the County to be more clear on final deadlines. The only remedy the VCCPG has is to speak at a County Supervisor meeting. Will Rogers explains some of the ways the group can voice their concerns. Quinley says that while the DRB approved the project, she believes it was a mistake caused by leadership changes.

**6) Discussion and vote on a proposed letter from the VCCPG to the Chairs of San Diego County Planning and Sponsor Groups regarding a proposed amendment to the Quimby ACT PLDO allocation formula for park development, maintenance and regional parks. (Vick)**

- Smith says that under present rules, we can build something, but not maintain it.
- Vick explains some reasons to amend the Quimby Act. He proposes to attend quarterly meetings with the Planning Group Chairs. Glavnic explains that having appropriate facilities can generate revenue. They would like to change the system. Hutchison asks how we can change the Quimby Act and Glavnic wants to get all Planning Groups behind this proposal. The present number of 20% is discussed among Garritson, Hutchison, Glavnic, and Vick.
- Marcus represents the County and shares his views. The County doesn't support special tax assessment districts. Vick shares that we have \$600,000 in our PLDO account.
- Marcus shares that much of the money generated in the County is not spent on new parks, but on maintenance.
- **Vick makes the motion to propose an amendment to the Quimby Act. Boulos seconds the motion.**
- **Motion Carries: 12-0-0 (Y-N-A)**

**F. Group Business**

**1) Meeting Updates: Next VCCPG meeting: April 10, 2017**

**2) Report from Nominations Committee on candidate search to replace Seat #2 vacated by Mike O'Connor (Fajardo).**

- **Jennifer Lindley** is a paralegal and familiar with laws and regulations.
- **Claire Collins** has a background in real estate law, accounting, bookkeeping, writing, and marketing. She raised her family in Valley Center. She would like a greener community and is in favor of smart growth. Claire asked Smith a question about the property owner of the corner lot of Miller. Smith explained that the project has a bunch of rocks that have slowed it down a lot. She favors slow growth in Valley Center.
- **Dinanath (Dina) Gharmalkar** worked as an aerospace engineer. He owns a herb growing business and believes Valley Center is a great climate for this type of crop. He is in favor of balanced growth, which includes essential things like restaurants and other stores. He grew

up farming and after retiring in three months hopes to dedicate more time to this community.

- Smith says that we will vote on who we wish to nominate at our next meeting. It usually takes two months for the County Supervisors to approve a nominee.

**3) Annual Training, Ethics Training and Form 700 are due for completion. New members are required to complete all three and continuing members must complete Annual Training, Form 700 and must do Ethics every other year. (Smith)**

- Smith shared a document showing who needs to complete these requirements.

**G. Reports of subcommittees of the VCCPG**

- A. Mobility – (Claire Plotner, Chair).
- B. Community Plan Update -- (Steve Hutchison, Chair).
- C. Member Training (Oliver Smith, Chair)
- D. Nominations – (Susan Fajardo, Chair)
- E. Northern Village – (Ann Quinley, Chair)
- F. Parks & Rec. – (LaVonne Norwood, Chair)
- G. Southern Village - (Jon Vick, Chair)
- H. Tribal Liaison – (Jeana Boulos, Chair)
- I. Website – (Ashly Mellor, Chair)
- J. Solar Projects (Oliver Smith, Chair)
- K. Lilac Plaza (Ann Quinley, Chair)

**H. Adjournment**

- **The meeting adjourned at approximately 9:30 p.m.**
- **Minutes were approved on ...**

**James Garritson, Secretary**