

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **April 10, 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
QUINLEY	VACANT	SMITH	HEATH	BLOIS	POLSON	DELLAR	FARJAN	JANSON	NORWOOD	MELIKOR	VICK	GARDNER	GARRISON	MARSHALL
P		P	P	P	P	P	P	P	P	P	P	P	P	P

- **Quorum established:** 14 present

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of March 13, 2017

- Quinley does not want to use the Google Drive as a way of delivering minutes. Garritson discussed benefits of posting Minutes using the **VCCPGSite** Google Account. Smith requested to move the Approval of Minutes to the end of the meeting.

D. Public Communication/Open Forum

- Speakers were moved to Action Item 3 to offer comments concerning the Rite Aid Project.

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

- Action Items were moved around and **[Brackets]** notate the order they were presented at tonight's meeting.

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. [Action Item 4] (Vick)

- Vick shares that the Tractor Supply has not yet received DRB approval and Steve Flynn and Ross Barnet will make another presentation in May. Vick sent an email to Tractor Supply

asking whether or not they are willing to create traffic calming solutions? He is still waiting for a response from Tractor Supply about traffic calming.

- **Project tabled until May.**

2) Discussion and possible vote on request to the county to install emergency route signage.

[Action Item 6] (Plotner)

- The County will not place emergency road signage. It believes it is a liability issue that they are unwilling to accept. Almost 90% of the roads in Valley Center are private.

3) Discussion and possible vote on PDS2015-STP-15-022; PDS2015-ER-15-08-021 Valley Center Rite Aid located at Cole Grade and Valley Center Roads. Contact person is Gary Wynn, 27315 Valley Center Road, Valley Center; 760-749-8722 or gary@wynnengineering.com. The project consists of an 11, 900 square foot drug store that sells liquor. The PDS Planner is Benjamin Mills at 858-495-5234. [Action Item 3] (Quinley)

- Quinley shares information about the potential Rite Aid. The North Village Subcommittee voted that the 11,900 sq. ft. is too large. The DRB wants more landscaping and is also concerned about alcohol being sold near a school. Five Members of the subcommittee have concerns about alcohol being available at three corners of Cole Grade and Valley Center Road. They also believe the entry and exit are not sufficient enough for the flow of traffic.
- Jim Halferty introduces the Rite Aid project and his background in developing Rite Aids. Halferty said that major truck deliveries would take place once a week and Rite Aid can agree to certain delivery times to address traffic concerns. He does want the group to get good information.
- Chris Peto introduces himself and explains how the project has evolved. The project was originally supposed to be 14,500 sq. ft. The square shape of the site makes truck delivery more difficult. The store was shrunk down to 11,900 sq. ft. and this is the smallest type of Rite Aid. The largest ones are 17,000 sq. ft. He was surprised that there is little support for the project. The alcohol component is nothing new, as it is available at all stores. The curb cuts were explained to make the most efficient use for truck deliveries. The project has been surveyed three times to meet the County guidelines. There are 15 feet and 13 feet of landscaping for the project. Hutchison asks about the possibility of the right away changing on Valley Center Road. The County has not decided exact easements because of the possibility of making Valley Center Road a six-lane road. There is a 10 foot dedicated easement along Valley Center Rd. The Cole grade Road right away is also set. Quinley has concerns that the landscaping does not meet the landscaping requirements for 20% of a project.
- Vick asks why the easement is not taken from the County land and house directly across the street instead of the project's property.
- There is a six-foot wall going around the property. Norwood is concerned with alcohol being consumed at the school and people being able to hide behind a wall next to a school. Private or public school, kids are present. Some people eat their lunch at the preschool, which is a concern. Rite Aid developers ask that the Planning Group provide conditions on the project if that is a concern. Garritson says that the private preschool should have a gate if the property is currently not secured.
- Boulos thinks that the school is not the biggest issue. Mellor believes that the DRB cannot approve the project because it doesn't meet the guidelines. Hutchison believes the project

doesn't fit the community plan.

- The company acknowledges that the project does need some modifications to meet the Design and Review Guidelines. They are working with all parties. They have told the County that they are willing to accept certain conditions. Business models are changing.
- Jim Chagala represents Weston Communities and shares information about his project and how having another major drug store might wipe out a potential town center. Chagala thinks that it is very poor planning and the project does not come close to meeting the DRB guidelines. His head architect says that 7500 sq. ft. is probably the biggest project possible on this property. He thinks the project must meet the guidelines and that it is unfair to make exceptions for Rite Aid.
- Garza explains that his commercial center will have a drug store and can accommodate a full size one. He mentions that his project was approved by the DRB.
- Gary Hughes introduces himself and believes most businesses would not exist with the present landscaping recommendations. He says that the private school is responsible for maintaining its own security and this project should be approved.
- Sherry Debsell introduces herself and explains concerns she has about possible dangers of having an entry and exit along Valley Center Rd. She wonders why trucks can not use Cole Grade Road for deliveries instead.
- Napoleon Zervas says there are rules. He believes every planner must have a copy of the guidelines. Everybody must play by the rules. If the rules say 20% for landscaping, they must meet that percentage, not 16%.
- Hutchison says that the VCCPG is not in the business of deciding the competitive nature of the projects.
- Del Pilar wants to know who owns the project. The developer does not answer this question. He wants to know the number of jobs the project will create and they respond with 12 jobs, with a possibility of 20 jobs seasonally. The developer says that the other projects have not signed tenants.
- Gaines says that we are here to make sure projects meet the appropriateness of community designs.
- Smith says that the six-foot wall could become a hiding place and feels that twenty percent is not enough space. He recalls that Rite Aid had looked at a five-acre property with over 17,000 sq. ft. and now wants an 11,900 sq. ft. project with only 1.2 acres.
- **Motion: The North Village subcommittee recommends to the Valley Center Community Planning Group that the proposal to build a Rite Aid Drug at the corner of Valley Center and Cole Grade Roads be denied.**

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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 D I N G	P L O T S	D E V E L O P M E N T	F A C T O R Y	J A N U A R Y	N O W O N E R	M E M B E R	V I S I T O R	G A R D I A N	G A R D I A N	M A J O R I T Y

Y		Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	N	Y
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- **Motion Carries. 12-1-1 (Y-N-R)**
- **Garrison votes Nay and Plotner recused herself** because she knows the property owner.

4) Discussion and possible vote on Keyes Creek Winery, PDS2016-AD-16-043 administrative permit for small winery at 12028 Keys Creek Road, Keys Creek Road and Dowling Lane, APN 128-480-07, 2400 square foot winery building plus parking lot on 7.32 acres, GP designation SR2 (Semi Rural 2ac/dwelling unit) Zoning A72. Proponent is Keyes Creek Vineyard LLC, contact person Adam Phillips (Boulos)

- Tabled

5) Update and discussion about the time extension request submitted by the Orchard Run project. [Action Item 1] (Vick)

- Kerry Garza introduces himself and the explains that there are 300 homes planned for the 118 acres and that he is currently in escrow with owner John Belanich. The application for a 2-year time extension for the Tentative Map is shared for informational purposes only. Garza hopes to have the project started sometime later this year. Hutchison asked Garza about the possibility of improving Road 19. Vick spoke with the County Planner and the County has no problem granting a 2-year extension. The project will look the same as the original plans, but now must meet the current environmental rules. The Rodeo can use the land this year, but probably not next year.

6) Update and discussion on the review of the Shady Oak project located at 27522 Valley Center Road by the South Village subcommittee. [Action Item 2] (Vick)

- There is one Shady Oak that Garza will preserve. The project will be open to public review in May. The homes will look like cottages and are affordable in the low \$400,000 price range. Nobody wants to see triple story townhomes in Valley Center at the moment. Smith says that not all development within Valley Center needs to meet a two-acre requirement. The two Village Cores can have a much higher density. If you're a mile away from the Village Cores, each property still must be about two-acres. The County and entire State have the same property density rules. Garza did discuss roundabouts as a possibility. These 47 homes are starter homes and will be built on 5 acres resulting in each lot approximately 1/10 acre in size

7) Discussion and possible vote regarding Vesper Road and an update on the bottom of the hill widening of Valley Center Road. [Action Item 5] (Plotner)

- Plotner shares information from the County confirming that project will begin September 2017 and should be completed around April 2018. The County says that rains have delayed a lot of road improvements. The County has not responded to a letter from Plotner about making safety improvements along Vesper Road.

8) Discussion and vote on a motion intended to ensure that developers with projects in Valley Center are familiar with the Valley Center Community Plan and Design Guidelines.

The VCCPG requests that the San Diego County Department of Planning and Development Services provide these documents to each applicant and requests further that the project's County Planner review them with the applicant and enforce them as the project unfolds.

[Action Item 7] (Vick)

- Vick wants all developers to abide by the Valley Center's Design Guidelines and Community Plan that are incorporated in the County General Plan. He believes we need a checklist that will be required to comply with. Smith says that the County needs to address this issue to an applicant in the iteration letter. The County needs to include these 2 documents a line item checklist. The checklist can act as a form of acknowledgement for any developer.
- **Motion:** Smith will write a letter to the County explaining that the VCCPG recommends that a section is added to the Project Issue Checklist that becomes part of the initial and follow up Iteration Review Letters.
- **Maker/Second: Smith/Vick**
- **Motion Carries 14-0-0 (Y-N-A)**

F. Group Business

F1) Meeting Updates: Next VCCPG meeting: May 8, 2017

- Smith explains the reasoning behind placing Planning Group business at the end of a meeting. Gaines says that at one of the VCCPG meetings, the Cole Grade Road issue took two hours. Smith explains that the majority of people attend a meeting for a major reason. Boulos proposes having an official timekeeper, but Smith does not agree with this proposal.
- Smith wants everyone to have an opportunity to speak. Everyone has the right to speak and the Chair will cut off people only after their third or fourth iteration of comments. Government is not efficient and it never was designed to be this way.

F2) Comments from candidates, discussion and vote on a candidate to replace Seat #2 vacated by Mike O'Connor (Fajardo).

- Fajardo says that **Dianath Gharmalkar** could not be here tonight because his daughter was in a car accident.
- **Jennifer Lindley** introduces herself again and has an interest in working with our group.
- **Claire Collins** is still interested in being considered for the seat to help keep Valley Center rural and still accommodate future growth. Safety is one of her major concerns.
- Smith says that we need a Quorum of at least 8 votes for the winning candidate. In some cases, the VCCPG has had a 7 to 7 vote and this requires this group to continue voting until one candidate wins. He recommends voting your conscience.
- Plotner recommends the Planning Group members share reasons for voting for a specific candidate. Smith asks every member to share their thoughts about the candidate they favor. Fajardo thinks it is important for a candidate to be at the meeting. Vick and Hutchison thinks she speaks towards the DRB Guidelines. Hutchison . Garritson explains that Dina has a farming background and understands crops that could benefit Valley Center farmers. He also makes this group more diverse. Quinley agrees with some of the thoughts Garritson shared. She likes his interesting background and feels he will add diversity to our group. Boulos says that Dina has a lot of knowledge about zoning, drainage, and agriculture, which is important to our group. He might bring something extra to the table. Mellor knows Lindley very well and supports her because she is very familiar with the Community Plan. Lindley was also involved in opposing the Lilac Hills community. Del Pilar thinks Dina has a

good farming background. Smith thinks Dina might have an interest in getting on the Planning Group for specific issues and might not stay. Smith thinks he might have to recuse himself on certain projects. MacKenzie believes Lindley brings the most to the table. Gaines believes all of the people are very qualified, but Dina might have the most time available since he is retiring. Janisch believes Lindley is the best. Plotner likes Dina’s background in farming and aerospace. Norwood believes Lindley is a great candidate.

- **Dinanath Gharmalkar was selected for Vacant Seat 2 on the fourth round of voting. 8-6-0 (Y-N-A)**

- These are the votes in the Four Rounds using these three letters to represent the three candidates: **Dinanath Gharmalkar - D; Jennifer Lindley - L; Claire Collins - C.**

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 D I S	P L O T N E R	D E L P H E R E	F A J A R D O	J E N I F E R	N O R W O O D	M A C K E N Z I E	V I C K	G A I N E S	G A R R I T S O N	M A R K E T Z I E
D		L	L	D	D	D	C	L	L	L	C	D	D	L
D		L	L	D	D	D	D	L	L	L	L	D	D	L
D		L	L	D	D	D	D	L	L	L	L	D	D	L
D		D	L	D	D	D	D	L	L	L	L	D	D	L

- Lindley has an interest in serving on a subcommittee. Vick will talk to her about serving on the South Village Subcommittee. She asked to be on the S. Village S/C and Chair Vick welcomed her as a new member.
- Smith explains the process of sharing minutes. There is a discussion between the members about using Google Docs and sending out a Word document. Smith found that the minutes were available to print out once he logged into the account. A few members experienced problems. He proposes that everybody makes a good effort to try the new system for the next few months. He asks that a Word file be distributed. Garritson explains that Google Docs provides a better method of archiving all minutes and avoiding multiple emails every time the minutes are updated.

G. Reports of subcommittees of the VCCPG

- Mobility – (Claire Plotner, Chair).
- Community Plan Update -- (Steve Hutchison, Chair).
- Member Training (Oliver Smith, Chair)
- Nominations – (Susan Fajardo, Chair)
- North Village – (Ann Quinley, Chair)

- f. Parks & Rec. – (LaVonne Norwood, Chair)
- g. South 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 10:10 p.m.**
- **Minutes were approved on May 8, 2017.**

James Garritson, Secretary