

## Valley Center Community Planning Group

**Approved Minutes** for a regular meeting held on **September 11, 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

- Meeting was called to order at **7:08 p.m.** and a Quorum was established with **13 members present**. Mr. Garritson, Secretary opens the meeting as the Chair, but Mr. Smith assumes as Chair at 7:20 p.m.
- Ms. Gaines left the meeting at 9:15 p.m.
- Jeana Boulos - **A**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- Mary Gaines - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- Kathy MacKenzie - **P**
- Ashly Mellor - **P**
- LaVonne Norwood - **P**
- Claire Plotner - **P**
- Ann Quinley - **A**
- Oliver Smith - **P**
- Jon Vick - **P**

### B. Pledge of Allegiance - Ms. Mellor

### C. Approval of Minutes from Regular Meeting of May 8, 2017, June 12, 2017, July 10, 2017 and August 14, 2017

- **Motion: Move to approve the May minutes.**
- **Maker/Second:** Mellor/Mackenzie
- **Motion Carried (Y-N-Ab).** Ms. Gaines and Mr. Gharmalkar both abstain.
- June minutes Del Pilar/Norwood. Ms. Gaines and Mr. Gharmalkar both abstain.
- July minutes Del Pilar/Gharmalkar . Ms. Gaines and Ms. Mackenzie both abstain.
- August minutes Mackenzie/Plotner . Ms. Gaines abstains from the minutes.
- The Chair shares his thoughts about our responsibility to review the minutes and either vote yay or nay in future months.

### D. Public Communication/Open Forum

- No one speaks tonight.

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

#### 1) Discussion and possible vote. DPW representative to discuss general Road issues in Valley Center. Issues will include but are not limited to evacuation, road connectivity, and Vesper Road safety. (Plotner)

- Ms. Plotner introduces Chris Hanger (Department of Public Works). Mr. Hanger recommends that the VCCPG communicate with Supervisor Bill Horn about some road connectivity. There is a discussion about what is a Type D Special Pathway. Connectivity is very important when presenting trail plans. We need to communicate with County Parks and Recreation about any trail because they maintain all trails, including the Heritage Trail. Mr. Hanger believes that the biggest problem with Vesper Road is the narrow width and the close proximity of the fruit groves.

- Mr. Hutchison discusses the ranking of trails. The Chair wants to see that the projects are completed. Mr. Vick asks if getting a group together that might provide easements will help speed up the process. Mr. Hanger says that the County is more inclined to make improvements anytime a group works together. Ramona has lobbied for 30 years for a trail system and the County is just now beginning to build one. Ms. Plotner asks Mr. Hanger about getting a small walkway medium built along Vesper. He says that the County is more likely to make improvements when there are safety concerns.
- Ms. Plotner mentions concerns she has about fires. The Chair reviews some of the factors that support the County building trails. There have been past fatalities, which is a safety concern. Glynn Hoekstra (audience) discusses the great opportunity the community has in connecting Vesper to numerous other trail systems. Mr. Hutchison and the VCCPG thank Mr. Hanger and the County for working to address safety concerns.
- **Motion 1: The VCCPG requests from the County a plan to implement based on the 2012 Community Evacuation Route Study.**
- **Maker/Second:** Plotner/Norwood
- **Motion Carries 12-0-0 (Y-N-Ab). Ms. Gaines left at 9:15 p.m. and did not vote on this motion.**
  
- **Motion 2: Whereas due to safety issues, a Type D special pathway from Cole Grade Road to Sunset Road on Vesper Road be added to the CIP. It becomes Item 5. Current Items 5-10 become 6-11 and existing item 11 is removed because it is not in the VCCPG area. (See Appendix)**
- **Maker/Second:** Plotner/Janisch
- **Motion Carries 12-0-0 (Y-N-Ab). Ms. Gaines left at 9:15 p.m. and did not vote on this motion.**

## 2) Discussion and possible vote from the South Village Subcommittee meeting. (Vick)

### a. PDS2017-STP- 17-011; Auto Zone Location: Valley Center Road and Old Mirar de Valle.

#### Property owners: Bell Holdings LLC. Agent: Ross Burnett

- Mr. Vick shares information about this 7,200 square feet project that was presented to the South Village for approval on Wednesday, September 6. Mr. Burnett says that this project was first discussed in July. They have worked with the DRB for the last three months discussing elevation concerns. The project originally was designed to mimic the design of the Tractor Supply Company. The signage is only visible on the north and south side. Landscaping will continue the design used for the Tractor Supply Company plans. The theme will involve a variety of trees. Bell Holdings worked very close with the DRB in selecting a variety of plants and trees. Auto Zone will have 38 parking spaces. There is a big grade difference between Autozone and Tractor Supply Company, which makes it impossible to connect the two parking lots.
- Will Rogers (audience) has concerns about the two projects having grade differences and not connecting together.
- The Chair says that the County is still not working on a plan to build Road 19. Mr. Hutchison speaks about traffic calming concerns.
- **Motion: Approve as presented with the understanding that the applicant will cooperate with any traffic calming that is approved for Valley Center Road frontage of the property. (Addendum): Recommendation to the County that the entrance/exit be moved west.**
- **Maker/Second:** Vick/Janisch

- **Motion Carries 13-0-0 (Y-N-Ab).**

**b. PDS2016-TM- 5614; PDS2016-REZ- 16-005; PDS2016-STP- 16-019; Shady Oak Location: 27522 Valley Center Road Property Owner: Touchstone Communities. Agent: Kerry Garza**

- This is a 47-home project on Mirar de Valle. PDS requires approval from the SVSC (land use), the VCCPG Mobility subcommittee, and VCCPG. There will be a 5 foot DG trail along the project frontage on Mirar de Valle.
- Mr. Garza says that there will be about 10 units per acre. These homes will be priced in the low to mid \$400,000 range and are between 1700-2000 square feet. These homes will have a cottage look and will complement the Park Circle project. Ms. Janisch asked about the one existing oak tree on the property. Mr. Garza explains that he is working hard to keep this tree alive. The streets are meant to line up with the Road 19 alignment easements.
- There was discussion about the number of ingress/egress openings into the Shady Oaks development. The site plan was approved by the Valley Center Fire Department six weeks ago.
- Ms. Fajardo asked for further clarification about the difference between referring to Mirar de Valle as “Old” and present. All utilities will be buried and connect to the sewer treatment plant.
- Will Roger (audience) says that the cable fence design goes against the community character. All of these projects will have Mello-Roos and might make these homes less affordable when these additional taxes are added. Ms. Gaines asks about the yard space and Mr. Garza says that all homes are required to have 800 square feet of open space. Mr. Garritson asks about the Mello-Roos and Mr. Garza said they will probably run close to \$200 a month, not including sewer costs and maintenance fees.
- **Motion: Approve the project as presented, including architecture and site plan, subject to CEQA approval, with the recommendation that a lodge pole and rope fence be installed along the Mirar de Valle frontage to match the Heritage trail, and that vines be planted on the cable safety fencing along Mirar de Valle.**
- **Maker/Second:** Vick/Garritson
- **Motion Carries 13-0-0 (Y-N-Ab).**

**c. PDS2017-STP- 17-037; Liberty Bell Plaza Location: 27555 Valley Center Road, opposite Mirar de Valle. Property Owner: Bell Holdings. Agent: Ross Burnett**

- Mr. Burnett presents a site plan and explains the history of the Liberty Bell Plaza project. He explains that originally, Albertsons was the proposed market, but since the company purchased Vons, that is now the probable store. The site has about 74% open space. Mr. Vick asks if this includes landscaping and parking spaces. Vons will have a gas station with six double sided pumps. There is talk of moving the original Taco Bell restaurant to the site, which is a small building, but that is only a discussion right now. The commercial space is 80,000 square feet and the property is around 8.5 acres. The main entrance is along Mirar de Valle. The Chair asks if the landscaped median would be removed. Mr. Burnett says that this is a preliminary plan. Vons has been in California for over 100 years and have designed and developed stores that fit within local communities.
- Ms. Norwood is concerned about another gas station being planned for Valley Center Road.
- Chairman Smith tells Ms. Norwood that it is not our job to determine what buildings are built in Valley Center, although we may have concerns about land use. The applicant has the right to determine what they will build.

- Ms. Mellor asks about the location of community meetings concerning the Liberty Bell Plaza. The developers last met with the community about three years ago. Chair Smith says that the initial meetings were focused on the topic of form-based code. He asks if Bell Holdings will hold any public forums regarding this project. Mr. Burnett says that he is happy to hold additional community meetings.
- Mr. Hutchison asks about the timeline of the project and Mr. Burnett says that it will typically take 18-20 months for processing and then another 18-20 months for grading. Vons spends a great amount of time locating a site.
- Tim Kim (audience) has concerns that the Liberty Bell Plaza would undermine the Weston Town Center with another grocery store. Mr. Kim understands the rights of the property owner, but his primary concern is that the business owner who gets a market into town first will become the town center.
- Julia Feliciano (audience) shares her experience with the Von's gas station on Felicita Ave. She has concerns that cars might back up beyond the gas station, which occurs at the Von's gas station located on Felicita Ave.
- Will Rogers (landscape) has concerns that there will be six gas stations in our town. He also is concerned about the size of the grocery store, which is 50,000 square feet. Kevin Smith (audience) is opposed to having any of the buildings located right along Valley Center Rd.
- Mr. Hutchison and Ms. Mellor share some of the Design and Review guidelines. Mr. Vick says that we need to move on to another item because we have now spent over a half hour discussing this project. There is discussion about whether the parking lot should be in the front or back of the project.
- **Motion: None.**

**3) Discussion and possible vote on having the Chair submit a letter of support to the County to proceed with applying for the Caltrans Sustainable Transportation (CST) Grant for a Valley Center Road Corridor Study. If the grant application submittal is successful, the Valley Center Road Corridor Study will be part of the upcoming Valley Center Community Plan Update. Letter Attached. (Smith)**

- Mr. Vick shares information about the process of seeking out a grant. He did not include any mention of roundabouts in the letter that will be sent.
- **Motion: Move that the Chair will send a letter of support (see appendix) to the County to proceed with applying for the Caltrans Sustainable Transportation (CST) Grant for a Valley Center Road Corridor Study.**
- **Maker/Second:** Smith/Fajardo
- **Motion Carries 12-0-0 (Y-N-Ab).**
- **The Chair makes a motion to extend the meeting until 10:15 p.m. Motion carries unanimously.**

**F. Group Business**

**1) Meeting Updates: Next VCCPG meeting: October 9, 2017**

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

- No reports tonight.

**H. Adjournment**

