

## Valley Center Community Planning Group

**Approved Minutes** for a regular meeting held on **October 9, 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 **7:02 p.m.** and a Quorum was established with **14 members present. Ms. Quinley arrived at 7:10 p.m. Ms. Gaines was absent.**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- Mary Gaines - **Ab**
- 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 - **P**
- Oliver Smith - **P**
- Jon Vick - **P**

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

### C. Approval of Minutes from Regular Meetings of September 11, 2017

- **Motion: Approval of the September 11, 2017 VCCPG Minutes.**
- **Maker/Second:** MacKenzie/Janisch
- **Motion Carries 12-0-2 (Y-N-Ab). Ms. Boulos and Ms. Quinley both abstain, as they were not present at the September meeting.**
- Ms. Fajardo asked a question about the roll call vote that now uses an alphabetized list instead of the list that was according to the seat number of VCCPG. Chair Smith explains that there are few times that a member will ever need to know their seat number. It was decided that Secretary Garritson will use bullets instead of numbers next to the names of the VCCPG.

### D. Public Communication/Open Forum

- Lynne Durkee (audience) asked a question about lot splitting in Valley Center. She would like to split a 5-acre parcel. Ms. Boulos explained that there are a number of factors to consider when splitting a parcel. There are different types of zoning requirements and it is very expensive to split a parcel.
- Mr. Vick passed out a handout for the **VCTA Community Picnic at Star Valley Park on Saturday, October 21, from 11:00 - 2:00 p.m.**
- Mr. Vick thanked Mr. Smith and Mr. Hutchinson, Members of the VC Fire Board, for their support in obtaining a Letter of Support from the VC Fire District for a Caltrans grant for a corridor study of VC Road.

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

**1) Discussion and possible vote: Department of Park and Recreation requests that the Valley Center Community Planning Group recommends project eligible for Parklands Dedication Ordinance (PLDO) funding for the 2017-2018 PLDO Priority Project List for the**

**Valley Center LPPA. The most recent PLDO Priority Project received from VCCPG is from 2016. (Norwood)**

- Ms. Norwood reads the **2016 - 2017 PLDO Project Priority** List. She also mentioned a number of things that have been completed at Adams Park.
- Darcy Lahaye (VC Parks & Rec General Manager) has these four priorities for the pool:
  - 1) Rehabilitate existing pool to bring it up to ADA standards code to allow for special needs users, replaster, retile swim lanes, re-tile finish line, new coping, mastic joints and tile steps
  - 2) Install new decking surface around pool for a safe even surface.
  - 3) Rehabilitate solar heating system to become energy efficient.
  - 4) Install Wi-Fi equipment controller system for maximum efficiency.
- The priority list for Adams Park include the following: 1) Install new surfacing for new pickleball courts, new benches and shade structure to existing 4 tennis courts, new light fixtures for courts #5 and #6 to allow for evening activity on multi-use courts. 2) Install 3 new well tanks, booster pump, regular pump and sand filter on athletic fields. 3) Acquire 1,400 sq. ft. YMCA modular building at existing location for dance and martial arts classes.
- **Motion: Move that the VCCPG approve the PLDO Project Priority List. [List was incorporated into the notes above]**
- **Maker/Second:** Norwood/Quinley
- **Motion Carries 14-0-0 (Y-N-Ab).**

**2) Discussion only: PDS2015-REZ-15-004; Lilac Plaza project at the southwest corner of Valley Center Rd and Lilac Road. The mixed commercial/residential project is 7 acres, 10 buildings, currently zoned Rural Residential, and is requesting to be divided into 3 parcels of Village Residential and C36 commercial zoning. (Norwood)**

- Applicant is proposing a General Plan Amendment to divide the current parcel into 3 lots. Two of the lots would be commercial and the other would be residential. There would be approximately 23,000 sq. ft. of commercial development and 36 multifamily dwelling units.
- The subcommittee has not met with the applicant yet, since changes have been made. Norwood reads from a report about this proposal to mix General Commercial (C-34) and Village Residential 10.9 (VR-10.9).
- There are concerns regarding traffic conditions present at this corner.
- The applicant has stated that part of the traffic plan is to have a U-turn at Lilac and VC Road, which is currently not allowed.
- The proponent is asking for an easement over public land now leased by the VC Fire District from VC Parks & Rec. VC Parks & Rec is not likely to grant such an easement as this would be giving rights on public land to a private entity.
- The Lilac Plaza subcommittee will meet to continue its review of the project on Tuesday, October 17 at 6:00 p.m in the Valley Center Community Hall, Room 5.
- The Chair would like the applicant to answer this question: If you can't cut down the oaks, what is your alternative?
- Ms. Boulos reported that the developer had said at an earlier meeting said that 2 of the 9 oak trees were worth preserving and the other 7 were diseased and would be cut down. However, a professional horticulturist (Susan Moore) surveyed the oak trees and reported that at least 7 are healthy trees that should be preserved.
- The Chair wanted the VCCPG to be made aware of this project before our November meeting. The subcommittee is waiting for a current traffic study.

- Mr. Del Pilar asked a question about park maintenance. Ms. Norwood thought it was a great question, but responded that the County has not yet provided enough information.

**3) Discussion and possible vote with review on the latest design of Star Valley Park. Please see the attached documentation that will be discussed and a possible recommendation vote will be based off of Bill Trok, Chair, VC P&R S/C, Will Rogers, Landscape Architect. (Vick, Chair) [Action Item 1]**

- Mr. Vick introduces Bill Trok (Member of Valley Center Parks and Recreation Subcommittee).
- Mr. Trok shared information about current park designs. He explains how the park has morphed into its current design. The plan has an equestrian center, a disk golf course, a park course, and a big 46 acre walking loop. Bill discusses having a senior center, gymnasium, Olympic size pool, and a possible splash park for children. The plan he introduces is the “Cadillac version” for the design of the park. The plan would have five different fields and a historical feature that leaves the original adobe house. There is discussion about having a dog park and skate park. There are restrooms, snack booths, and the possibility of a restaurant. Some of the proposals would generate revenue to help pay for park expenses. Will Rogers created the plan. The open play area would remain grass, but could serve as parking for special events.
- A traffic study is underway. There was discussion about the Vesper and Valley Center Road intersection. Chair Smith says that the fire chief is aware of potential traffic problems.
- Chair Smith asked whether the park would be built in phases. Bill says they do not have an answer to that question yet. Mr. Hutchison asked if Parks and Recreation have met with Steve Ortiz. Bill said that they had. Ms. Mellor wanted to know if the park would only have one entry and exit. At the moment, the answer is yes.
- Mr. Garritson asked about the current price of building this park. That figure is still unknown, but there is a possibility that the current park proposal would be paid for by a voter-approved parcel assessment for development and maintenance of the facilities.
- The park board is looking to pass a park assessment fee, which would be added to property taxes. Bill says that studies show that the benefits of parks to a community usually raise property values.
- Ms. Plotner asked if the park would close at night to prevent transients from sleeping there. Ms. Norwood confirmed it would close at night.
- **Motion: The VCCPG endorses Star Valley Park schematic Plan D, subject to future changes that may be required by the community or the County.**
- **Maker/Second:** Vick/Norwood
- **Motion Carries 13-1-0 (Y-N-Ab). Mr. Garritson votes Nay.**

**F. Group Business**

**1) Resignation of Ann Quinley as Vice Chair and vote for replacement Vice Chair. (Smith)**

- **Motion: The Chair would like to recommend Ashly Mellor take over the position of Vice Chair at either the November or December meeting.**
- **Maker/Second:** Smith/Boulos
- **Motion Carries 14-0-0 (Y-N-Ab).**

**2) Vote on how VCCPG draft minutes are distributed and reviewed. (Smith)**

- The Chair provides background about using the cloud to deliver minutes. Mr. Garritson says that he will begin sending out a link to the **Google Doc version** of the Minutes prior to the meeting. He will continue to send out a **PDF** and **Word** version of the minutes.

- There is a discussion about the delivery of minutes. All members are asked to share their thoughts about the delivery and format of the minutes.
- Ms. Janisch, Ms. Quinley, Mr. Hutchison, Mr. Vick, and Ms. Fajardo would all like to receive an email with PDF and Word versions of the Minutes. The other Nine members are fine with the minutes being sent out as a Google Doc.
- **Motion: The Chair proposes that Secretary Garritson will deliver a Google Doc version of the minutes and also a Word and PDF version of the minutes be sent out no later than a week or two, preferably within a few days after a meeting.**
- **Maker/Second: Smith/Boulos**
- **Motion Carries 14-0-0 (Y-N-Ab).**

**3) Meeting Updated: Next Regular Monthly VCCPG meeting: November 13, 2017.**

- Chair Smith shares information about some of the turn pockets near Lilac Market Plaza.
- There was discussion about the road widening project underway at the bottom of the grade on Valley Center Road. Construction is scheduled to end in February 2019. Mr. Vick was surprised that the road expansion was started during fire season. All power lines must be buried anytime road construction occurs. SDGE didn't finish the engineering studies until late July, which delayed the start of the road. Escondido is paying for the road expansion, but did receive grants from San Diego County and the Rincon Band of Luiseño Indians.

**I. Adjournment**

- **The meeting adjourned at 8:38 p.m.**
- **Minutes were approved on November 13, 2017.**

**James Garritson, Secretary**