

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **December 11, 2017** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Ashly Mellor, **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 **7:03 p.m.** and a Quorum was established with **13 members present.**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Steve Hutchison - **A**
- 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. Norwood

C. Approval of Minutes from Regular Meeting of November 11, 2017

- **Motion: Approval of the November 11, 2017 VCCPG Minutes.**
- **Maker/Second:** Vick/Boulos
- **Motion Carries 13-0-0 (Y-N-Ab).**

D. Public Communication/Open Forum

- Kevin Smith commented about the new Pala Vista Gas Station fluorescent lighting that was added recently to the pumps. Ms. Mellor said that the County did say that the card lighting is allowable so that people can see the pumps at night.
- Chair Smith says that on November 30, the County sent Rite Aid plans that remain identical to previous presentations. He plans to draft a letter and send it as email for the VCCPG to review prior to the January 2018 meeting. Ms. Plotner asked a question about the Brown Act and the Chair says that members can send responses via email
- Josie Fox asked if it is possible to have additional trash cans available on the Heritage Trail along Valley Center Road. She says there is tons of trash everywhere near both gas stations. Ms. Norwood and Mr. Vick will contact the VC Trails Association.
- Mr. Vick shared information about Touchstone Communities purchasing the 75-acre former Konyn Dairy Site for \$6 million (\$80,000/acre).
- The Chair recognized that the fire departments in the County have improved fire communications and done a fantastic job fighting the recent fires.

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

1) Discussion Only: Update on PDS2017-STP-17-037 Liberty Bell Plaza Project. This project consists of 82,300sqft of commercial uses in 7 buildings located on 8.49 acres. The project site is located at 27555 Valley Center Road in the South Village of Valley Center. The site is subject to the General Plan Regional Category Village; the Land Use Designation is predominantly General Commercial with a portion of the site Village Residential. The

commercial center consists of the following buildings: a 50,800sqft major market, a gas station & 1,000sqft mini-market, a 9,700sqft retail shop, a 3,200sqft retail shop, a 3,900sqft bank with drive-through, and 14,000sqft of commercial and office use in two buildings. The project proposes 373 parking spaces. (Vick)

- Mr. Vick shared information about the scoping letter. Ross Burnett presented the current site plan and will show the revisions at the January meeting. He spoke about the traffic study and his concerns about the potential of backups near the proposed gas station. Mr. Burnett said that the traffic engineers will look at the Von's gas station located on Felicita to review and avoid similar traffic problems at Liberty Bell Plaza. The DRB would like more architecture in the front of the plaza and Ross is trying to look into potential ideas. Von's will own the store property. Ms. Janisch asked if the gas station could go in another location. Ross was unsure if that is possible. He is also looking into stormwater and drainage issues. Mr. Vick spoke with Brad Sonnenburg, the project manager at the County.
- Ross said that it is a ten to twelve week process to complete a study. On Tuesday, January 2, the DRB will have another meeting with Ross. Mr. Garritson asked if the project could study the Costco gas station in San Marcos to prevent traffic backups. Ms. Plotner asked if it was possible to move the station to the back of the plaza. Sharon Brisco commented that as a woman she would not like to get gas at a station that located way in the back of a property.

2) Discussion Only: Update on PDS2017- TM-5551TE Butterfield Trails Project Discretionary Permit Tentative Map-time extension request. This project is a 71 lot residential subdivision located on 59.33 acres at the intersection of Valley Center Road and Sunday Drive in the South Village of Valley Center. (Vick)

- Mr. Vick explained background about this project that has been in development for ten years. The developer wanted to originally remove more of the landscaping medium. The Chair was able to get the original amount reduced by half. The major use permit expires in May 2018, but the developer has asked for a six-year extension. It is not unusual for a developer to ask for a six-year time extension and it probably will get County approval. The DRB has not approved of this project and is not scheduled to meet with the developer at their January 2 meeting. The South Village Subcommittee will meet and discuss this project prior to the January 8 meeting.
- Ms. Plotner asked if there is any way of getting back more of the landscaped median. The Chair said that an acceleration lane was being required and this was the reason some of the the median is being removed. Mr. Vick proposed that we should attempt to get the amount of median being removed to be replaced somewhere else on VC Road.
- Josie Fox (audience) asked if Roundabouts are still being considered on Valley Center Road. She is in favor of roundabouts. Mr. Vick commented that this was a very intelligent question and observation.

F. Group Business

1) Meeting Updates: Next Regular Monthly VCCPG meeting: January 8, 2018

2) Presentation of applications to fill vacated seat #13 current term expiring January 1, 2021 (Fajardo)

- This item was presented immediately following the **Open Forum**. Chair Smith introduced background about the vacant seat that is available. Ms. Fajardo introduced the names of the three candidates running for the open seat. All candidates did submit applications. Claire Collins was unable to attend the meeting due to illness. Jennifer Lindley spoke about her

