

DRAFT Minutes

Joint meeting:
VCCPG South Village Subcommittee
VC Design Review Board

Valley Center Library, Community Room 29200 Cole Grade Road 5:00 PM, Monday, June 5th, 2017	S. Village S/C Members (7/7 present): Jon Vick (Chair), Sue Janisch (Vice Chair), Susan Fajardo (Secretary), Will Rogers, Gary Wynn, Erik Jockinsen, Jeanna Boulos, Nominated & present: Jennifer Lindley, Claire Collins Design Review Board (5/5 present): Keith Robertson (Chair), Susan Moore (Secretary), Mike Mahan, Jeff Herr, Ashly Mellor Guests: Kerry Garza
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- 1. Establish Quorums: SVSC: 7/7 present; DRB: 5/5 present**
- 2. Open Forum** – None
- 3. Review and approval of Minutes:** DRB: Postponed until next DRB meeting. SVSC: May 2, 2017 Minutes – also postponed due to voting question on item 4. Park Circle. Vote should have been recorded as 4/1/2 with both GW and WR recusing, not 4/1/1.
- 4. Review and possible vote on the Orchard Run project. Background:** According to the May 18, 2017 Scoping letter the proponent has requested a 2-year time extension on phase 3 of the tentative map 5087RPL, approved by the BOS 19 years ago -- on June 17, 1998, pending County approval of the affordable housing element for Phase 3. The project consists of 300 dwelling units on 118 acres. The DRB previously reviewed this project and did not approve it due to design issues. According to the DRB the project design does not meet the objectives of its own specific plan, including: preserving natural land forms, preserving or enhancing village character, avoiding monotonous tract development, and does not provide access to the 40% open space. And it assaults VC's rural character & goals for the Village areas including: turns back on the community, dense development far from core, invades PAMA/MSCP, inaccessible and uncrossable chain-linked open space, isolates neighborhoods, trails go nowhere, dead ends & circuitous roads that funnel traffic onto a few major roads leading to congestion, recreation areas poorly located & inadequate for 800 residents, 8-10 foot high berm-walls for 1000 feet along Lilac & Betsworth, excessive grading throughout with cut and fill slopes of 20-30 feet, cookie cutter grading maximizes yield & destroys the value of the location, no building clusters that create useful spaces, no practical amenities for multi-family housing. According to the DRB the site design for this project in the core of the S. Village does not enhance the community around it.
 - In May 2017 the County DPS informed us that since the plans have been approved and recorded, except for the affordable housing element, that no site plan or design or land use changes can be requested by the DRB or the PG.
 - Kerry Garza made an extensive verbal presentation wherein he said he was proposing to make substantial changes to the plan to “blend” the Orchard Run project with the Park

Circle project by means of shared trails, facilities, recreation center, spas, courts, lap pool, etc., and to use a “modern farmhouse theme”, and to resolve many of the above mentioned DRB issues, and that the 2 projects when blended together would make a “great community” that he would present to the community in 6-8 months.

The SVSC, with 5/5 DRB support and upon the advice and recommendation of Rich Rudolf and Lael Montgomery, who previously reviewed the plans for the DRB and VCCPG, recommends that the VCCPG take “No action” on the request for a 2-year extension until after Mr. Garza has made his presentation on the changes and updates Touchstone is proposing for the Orchard Run project, including the addition of Road 19. Vick makes a motion to recommend taking “No action” until Touchstone Communities makes its presentation on how it intends to blend the communities and add Road 19 to its plans, seconded by Janisch, approved 7/0/0.

- 5. Park Circle: Review and discussion of Letter from Dan Silver, Executive Director of the Endangered Habitats League:** Upon review of the May 24th letter from Dan Silver, Executive Director of the Endangered Habitats League (EHL), and after reviewing DRB comments on this project from May 2015, and Kerry Garza’s May 24, 2017 responses to the EHL letter, the SVSC determined that Mr. Silver’s criticisms echo the criticisms voiced in May 2015 by the VC DRB. However, based on the subsequent changes to the plans presented to the DRB by the proponent, the DRB approved the project, and based upon the DRB approval and the SVSC review of the project, the SVSC and the PG approved the project in April 2017. Vick thus made a motion to the SVSC that “No action” be taken based on the EHL letter. This was seconded by Janisch and approved 6/0/1 with Wynn abstaining.
- 6. Review of planned traffic signals on VC Road and possible vote** to recommend alternatives so that VC Road will meet the Community Design Objectives summarized on p.4 of the Design Review Guidelines (“*avoid haphazard urban development*”, and “*modification of County standards to give the road a more rural character*”). A map showing the planned locations of 8 traffic signals (3 existing, 5 new, including 2 in the S. Village) planned for VC Road between Cole Grade Road and Woods Valley Road is attached. We have an opportunity to replace the 5 proposed new traffic signals with modern roundabouts as was accomplished in Bird Rock, La Jolla, to accomplish VC's design objectives for Valley Center Parkway and to improve safety. Jeanna Boulos noted that Fire Chief Joe Napier has concerns regarding response time and evacuation. Vick responded that Consultant Burden will be speaking with Chief Napier about these issues. According to Keith Robertson, Chair of the DRB, the DRB supports roundabouts due to increased safety and appearance. While roundabouts are twice as expensive initially compared to traffic lights (\$250K to \$300K), roundabouts are more economical over the long term due to lower maintenance costs and fewer crashes and injuries. Kerry Garza says he is neutral regarding roundabouts. Vick announced that there will be 3 presentations on roundabouts on 6/28 by Transportation Consultant Dan Burden at 8:30 AM, 5:30 & 7 PM, at the VC Library. Vick proposed the motion for the SVSC to support consideration of up to 5 roundabouts, Janisch seconded. The motion was approved 6/0/1 with Rogers abstaining.
- 7. Next meeting date** – as needed