

DRAFT Minutes

Joint meeting:
VCCPG South Village Subcommittee
VC Design Review Board

Valley Center Library, Seminar Room 29200 Cole Grade Road 5:00 PM, Wednesday, September 6th, 2017	S. Village S/C Members present (8): Jon Vick (Chair), Sue Janisch (Vice Chair), Susan Fajardo (Secretary), Will Rogers, Erik Jockinsen, Jeanna Boulos, Jennifer Lindley, Claire Collins Absent: Gary Wynn, Design Review Board (4): Keith Robertson (Chair), Susan Moore (Secretary), Jeff Herr, Ashly Mellor Absent: Mike Mahan, Presenters: Kerry Garza, Ross Burnett
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- 1. Establish Quorums: SVSC: 8/9; DRB: 4/5**
- 2. Open Forum** – any subject not on the agenda (max. 3 minutes).
- 3. Review and approval of SVSC Minutes:**
June 5, 2017 – JV moved to approve, Sue Janisch seconded. Approved 8/0/0/0
- 4. Autozone:** This 7,200 sf project was presented to the S. Village S/C for approval by Ross Burnett, agent for Bell Holdings. According to DPS Planner Ben Mills, “Autozone is processing a Design Guidelines Checklist Exemption. The Design Guidelines Checklist Exemption would exempt the project from the Site Plan requirement and allow the applicant to move directly to processing ministerial building permits; therefore a traffic analysis will not be required for this project”. No scoping letter will be issued and there is no site plan approval required. On 9/6 the VC DRB reviewed and approved the project as presented, but would not exempt the project from public review. Autozone will be built next to the Tractor Supply store and both stores will share an access road. Landscape architect Bernie explained the landscape design that will coordinate with Tractor Supply. Will Rogers suggests another exit from the parking lot, in order to avoid a “choke point”. The SVSC reviewed the project after the DRB approval and recommends the following **motion**, which was approved by the SVSC 7/0/0/1 (with Will Rogers recusing): Approve as presented with the understanding that the applicant will cooperate with any traffic calming along the VC Road frontage of the property.
- 5. Liberty Bell Plaza:** Liberty Bell Plaza is a proposed 8.5-acre commercial project on the east side of VC Road adjacent to Woods Valley Golf Course. Ross Burnett made an informational presentation to the DRB and SVSC. This project was recently submitted to PDS for processing and PDS is currently processing the site plan. A scoping letter will most likely be available in October. The applicant reports that they have a commitment from Von’s for a 50,000 grocery store, the anchor tenant. There are 4-5 additional buildings planned with a total of approximately 30,000 additional sf, plus a Von’s gas station. At this time plans are for Vons grocery store to be the main commercial building in this center. Plans include office buildings, a bank, shops, gas station, and possibly the original Taco Bell building. Valley Center prefers DG trails in the place of sidewalks. DRB suggests moving the buildings closer to the street and placing the parking lot farther back on the property. Erik Jockinsen feels that it is not the place for the PG and SVSC to tell the applicant (Bell Holdings) which grocery store will occupy the main building. Previous discussions suggested other choices: Major market (previously backed out due to high TIF fees), Barons’s, Stumps, Whole Foods. The bottom line is that Von’s is the only store that has expressed an interest in moving to this location. No motion was made.

(Jeanna Boulos leaves at 5:55 PM)

6. **Shady Oak:** This is a 47-home project on a 5-acre site on Mirar de Valle. According to PDS Planner Ben Mills all project issues have been resolved. The project is out for public review and CEQA until Sept 29th. PDS requires approval from the SVSC (land use), the VCCPG Mobility S/C (Traffic Study) and the VCCPG. The VC DRB approved the project in March. There is one very old oak on the project and Kerry states that an arborist has looked at the tree and special care has been given to it as far as water, squirrels, etc. Many smaller oaks are planned to be planted on the site. Kerry noted the tree takes up 2 lots. All homes are 2 story homes and range in size from 1624 sq ft, to 1804 sq ft. Lot sizes start at 2600 sq ft. The price range will be in the low to high \$400,000. Homes will have 3 to 4 bedrooms and 2.5 to 3.5 baths. The styles are: American heritage, Bungalow, Farm house, Monterrey. This project will be a “sub-association” with Park Circle, with the association dues paid by the buyers of Shady Oak, allowing them full access to the same amenities in Park Circle. The location is zoned village core/mixed use and 150 homes could be sited here. The applicant has designed a development with 47 homes and 153 parking spaces (118 required). One-half of the 82’ required IOD for Road 19 has been dedicated and will be built as a 41’ roadway for entering and exiting the project, along with an emergency exit on Old Mirar de Valle for fire evacuation. There will be a 10’ to 15’ DG trail along the project frontage on Mirar de Valle. The SVSC is recommending the following **motion** which was approved 7/0/0/0 by the S/C: Approve the project as presented subject to CEQA approval and approval by the VCCPG Mobility S/C, with the recommendation that a split rail fence be included along the Mirar de Valle Road perimeter to match the Heritage Trail, and that vines be planted to conceal the wall along Mirar de Valle.
7. **Update on CalTrans Sustainable Transportation Grant** application for traffic study and recommendations to calm traffic on Valley Center Road. Vick briefed the S/C on the status of this grant application.
8. **Next meeting date** – as needed

Disclaimer Language

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