

Public Correspondence Item #5

From: [Sonnenburg, Bradley](#)
To: [Jimenez, Ann](#)
Cc: [Smith, Ashley](#)
Subject: FW: Liberty Bell Plaza - Zoning Administrator Hearing May 21, 2020
Date: Wednesday, May 20, 2020 11:44:02 AM
Attachments: [Zoning Administrator Hearing May 21, 2020.docx](#)

Hi Ann,

Would you be able to add the attached comments to the record for Item #5 Liberty Bell Plaza?

Bradley Sonnenburg | Land Use & Environmental Planner
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Direct: 858-694-3640 | <http://sdcounty.ca.gov/content/sdc/pds.html>

From: jonvick@ascs-inc.com <jonvick2@aol.com>
Sent: Wednesday, May 20, 2020 11:37 AM
To: Sonnenburg, Bradley <Bradley.Sonnenburg@sdcounty.ca.gov>
Subject: Re: Liberty Bell Plaza - Zoning Administrator Hearing May 21, 2020

Thanks Bradley, but my attached written comment is longer than 500 characters. How do I deal with this?

Kindest regards,

Jon Vick
President, ASCs Inc.
13678 McNally Road
Valley Center, CA 92082
Tel 760-751-0250
Fax 760-751-0263
jonvick@ascs-inc.com
www.ascs-inc.com

-----Original Message-----

From: Sonnenburg, Bradley <Bradley.Sonnenburg@sdcounty.ca.gov>
To: Jon Vick <jonvick@ascs-inc.com>
Sent: Wed, May 20, 2020 11:33 am
Subject: RE: Liberty Bell Plaza - Zoning Administrator Hearing May 21, 2020

Thanks Jon,

You can make an e-comment following the link below.

May 21 Zoning Administrator Agenda items: <https://www.sandiegocounty.gov/content/sdc/pds/zanext.html>

Direct link to Item #5 Liberty Bell Plaza: https://sdcounty.granicusideas.com/meetings/1343-zoning-administrator-hearing/agenda_items/5eb99d59f2b67011ab00153d-5-liberty-bell-plaza-pds2017-stp-17-037-pds2017

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Direct: 858-694-3640 | <http://sdcounty.ca.gov/content/sdc/pds.html>

From: Jon Vick <jonvick@ascs-inc.com>
Sent: Wednesday, May 20, 2020 11:31 AM
To: Sonnenburg, Bradley <Bradley.Sonnenburg@sdcounty.ca.gov>
Subject: Re: Liberty Bell Plaza - Zoning Administrator Hearing May 21, 2020

Dear Bradley,

I would like to submit the attached written comments for item 5 (**Liberty Bell Plaza**) for the Zoning Administrator's Hearing on May 21st. Please advise me as to how this can be done.

Thank you and...
Kindest regards,

Jon Vick
Valley Center, CA
Tel 760-751-0250

On Tue, May 19, 2020 at 1:34 PM Sonnenburg, Bradley <Bradley.Sonnenburg@sdcounty.ca.gov> wrote:

Hi Dee,

Attached are updated call-in instructions for the Zoning Administrator Hearing this Thursday morning, in order to adopt 15183 Findings for Liberty Bell Plaza, which is Item #5.

On May 21, 2020 at 8:30 a.m.

1. You may view the hearing [live online](#) and provide testimony over the phone when the item is heard. Please note there is around a 45 second delay when viewing the broadcast online.
2. To provide testimony on an agenda item over the phone, please **call (619) 343-2539** and enter the conference ID associated with the item you would like to speak on.
 - a. To speak on item 5 – Liberty Bell Plaza
 - b. ID: **264503675#**

Bradley Sonnenburg | Land Use & Environmental Planner
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
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From: Sonnenburg, Bradley
Sent: Monday, May 18, 2020 11:15 AM
To: Delores Harmes <dee_valleycenter@gmail.com>
Subject: RE: Liberty Bell Plaza - Zoning Administrator Hearing May 21, 2020

Dee,

We have a timeslot set up for Liberty Bell Plaza's Zoning Administrator Rehearsal, tomorrow, Tuesday morning at 11:40 am. Please utilize the following if you wish to call-in to the rehearsal. Please let me know if we expect any call-ins.

1. Call (619) 343-2539
Use Conference ID 940839491#

2.

Note, this is just for Rehearsal. The actual Zoning Administrator Hearing is still set for this Thursday morning. Liberty Bell Plaza is Item #5 on Thursday.

Bradley Sonnenburg | Land Use & Environmental Planner
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Direct: 858-694-3640 | <http://sdcounty.ca.gov/content/sdc/pds.html>

From: Delores Harmes <dee.valleycenter@gmail.com>
Sent: Wednesday, May 13, 2020 1:26 PM
To: Delores Harmes <dee.valleycenter@gmail.com>; James Garritson <vc@garritson.com>; James Radden <jradden@gmail.com>; Jeana Boulos <jeana.h.boulos@gmail.com>; Joey Martinez <thedevidtalkshow@gmail.com>; Julia Feliciano <jfelicianovccpg@gmail.com>; Kathleen McCabe <kathleenmccabe57@icloud.com>; Kevin Smith <sjks8@gmail.com>; LaVonne Norwood <lavonne@armorfabrication.com>; Lisa Adams <Lisa.adams.valleycenterca@gmail.com>; Matt Matthews <mattmatthews.vccpg@gmail.com>; Renee Wolf <renee@essentialaddictions.com>; Steve Hutshinson <hutchisonsm@gmail.com>; Susan Farjardo <susanfarr@vcweb.org>; William DelPilar <Wdelpilar-vccpg@outlook.com>
Cc: Sonnenburg, Bradley <Bradley.Sonnenburg@sdcounty.ca.gov>
Subject: Fwd: Liberty Bell Plaza - Zoning Administrator Hearing May 21, 2020

Hello Team,
Liberty Bell Plaza's CEQA determination to adopt 15183 Findings will be heard at the County of San Diego Zoning Administrator on May 21, 2020 as agenda item #5. Below are links to the agenda and Staff Hearing Report. Please note that due to COVID19 this will be teleconference only.

https://www.sandiegocounty.gov/content/dam/sdc/pds/ZA/200521-za-hearing/Final%20ZA%20Agenda_5.21.20.pdf

<https://www.sandiegocounty.gov/content/dam/sdc/pds/ZA/200521-za-hearing/200521-5.pdf>

Delores Chavez Harmes
Valley Center Community Planning Group
(760)749-6555 off (619)318-8882 cell

Zoning Administrator Hearing

May 21, 2020

Case/File No: Liberty Bell Plaza; PDS2017-STP-17-037; PDS2017-ER-17-08-010

RE: Mitigation measures

Key requirements for Requested Action:

- a. The project is inconsistent with the existing Community Plan and the SD County General Plan, as follows:

Valley Center Community Plan, Chapter 1: Community Character Goals (p.4): “Preserve and enhance the rural character of VC by maintaining a pattern of land use...consistent with enhancing the rural village character of VC’s South Village”.

Finding: The proposed 50,900 sf supermarket (a Von’s) would be larger than any Von’s in Escondido and is incompatible with VC’s rural character. Compare this 50,900 sf store with the 38,437 sf Von’s on E. Valley Parkway in Escondido. The proposed size of this store is inconsistent with VC’s Community Plan requirement that new development enhance the rural character of VC’s South Village.

San Diego General Plan

Goals and Policies for Land Use Element:

LU-2 Maintenance of the County’s Rural Character. Conservation and enhancement of the unincorporated County’s varied communities, rural setting, and character.

- The proposed supermarket is unnecessarily large for VC and violates this goal.

LU-11.2 Compatibility with Community Character. Requires that commercial development be located, **scaled and designed** to be compatible with the unique character of the community.

- The large supermarket is not scaled and designed for a rural community.

LU-11.5 Large-Format Retail Stores: Allows large-format retail stores only where the **scale** and design is compatible with the surrounding areas.

- The scale of the proposed supermarket violates this policy.

Finding: The Proposed large format supermarket is inconsistent with the SD General Plan Goals and Policies of the Land Use Element.

- b. **Significant off-site impacts:**

Traffic impact, Greenhouse Gas Emissions, Safety: The VCCPG failed to obtain and read the Traffic Study for this project prior to their approval. The project will result in 9,826 driveway average daily trips (ADTs) severely impacting traffic on VC Road and reducing the LOS to D and F, and resulting in stop and go traffic that will increase greenhouse gas emissions and the frequency of injury and fatal accidents. **Finding:** A roundabout has been proposed for the intersection of VC Road and Mirar de Valley to keep traffic moving, reduce greenhouse gases and reduce injury and fatality accidents.

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Zoning Administrator Hearing
Date: Wednesday, May 20, 2020 3:26:38 PM

[SpeakUp](#)

New eComment for Zoning Administrator Hearing

Larry Balaban submitted a new eComment.

Meeting: Zoning Administrator Hearing

Item: 4. KA Shell and Convenience Store; PDS2017-STP-17-028, PDS2017-BC-17-0069, PDS2017-ER-17-08-008 To speak on this item call (619) 343-2539 and use ID 913186022#

eComment: I support this project I always use the I-15 corridor a new shell station will be a great addition.

[View and Analyze eComments](#)

This email was sent from <https://granicusideas.com>.

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