Delores Chavez Harmes-Chair
Greg Doud
Kerry Garza
Jeniene Domercq
Jared Rowley

# I-15 Design Review Board

March 13, 2024 Meeting - 6pm
Valley Center Library
29200 Cole Grade Road Valley Center, CA 92082

**A. ROLL CALL:** Delores Chavez Harmes, Greg Doud, Kerry Garza, Jeniene Domercq, Jared Rowely

**B. PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMUNICATION:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.

**D. APPROVAL OF MINUTES:** November 15, 2023.

**E. ACTION ITEMS**:

1. **DeSalvo Residence:** 28628 Sandhurst Way Escondido, CA 92026 (APN 186-250-23-00)
   Request for exemption from site plan waiver for "B" Special Area Regulation for a single family dwelling.
   - Owner: Jean Luc & Tsui Ping DeSalvo
   - Owner's agent: Steve Minkler, Meridian Builders
   - County Project Manager: Chloe Hird 858-495-5346

2. **Mills ADU & Workshop:** 9026 Old Castle Road Valley Center CA 92082 (APN 186-020-25-00)
   Request for exemption from site plan waiver for "B" Special Area Regulation for an ADU and workshop.
   - Owner: John Mills
   - Owner's agent: Barbara Lam D Lam Design 619-370-1403
   - County Project Manager: Chloe Hird 858-495-5346

3. **Mountain Meadow**: No. Center City Pkwy & Mtn Meadow Rd (APN 186-093-27, 34, 30, and 36) Request for small daily needs retail center including two shop buildings (7,500sf & 13,500sf) and parking areas. Shop space to have quick service restaurants, coffee shop, doctors offices, financial services, salon and other retail needs. 105 parking stalls have been provided including 8 ADA. Center will serve a highly under-served area. Nearest food/gas services off I-15 south bound are 4 miles away. Nearest gas/convenience store north bound off I-15 is 10 miles away. Nearest food service off I-15 northbound is 21 miles away. Local community continues to be positive and anticipatory of new serves in the area.
   - Owner: Mountain Meadow Village Center, LLP 858-457-3235 cyablon@developers-resource.com
   - Owner's agent: Bryan Woods 760-493-9473 Bryrx009@icloud.com
   - County Project Manager: Sean Oberbauer 619-323-5287 Sean.Oberbauer@sdcounty.ca.gov

4. **Karve Ski Park PDS2023-MUP-23-009:** 26351 No. Center City Parkway, Escondido (APN: 187-630-12-00 & 187-322-29-00): Request for a Major Use Permit for an outdoor recreational park to include a synthetic ski and other winter sports related activities, as well as a golf driving range. The Park will be an outdoor, year-round synthetic snow sports complex and recreational park catering to all ages, abilities and skill levels. The primary activity will be designed artificial ski slope which mimics the attributes of snow for both day and nighttime skiing and snowboarding, and provides an affordable, convenient and easier way to learn snow sports.
   - Owner: Lovato Empire LLC
   - Owner's agent: Terry Mathew c/o CCI 760-471-2365
   - County Project Manager: Nicolas Gustafson 619-323-7314

**F. GROUP BUSINESS**

1. **Next Meeting:** April 17, 2024

**G. ADJOURNMENT:**