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-P Greg Doud-P Kerry Garza-P

Jeniene Domercq-P Jared Rowely-P

**B.** The meeting was called to order at 6pm and the pledge was recited.

**C.** No public comments.

**D. APPROVAL OF MINUTES:** November 15, 2023 – tabled till April 10, 2024 meeting.

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. Rick Seideman is the new general contractor. A review of the project was presented, and plans were reviewed by the group. A single residential dwelling on 4.9 acres. Due to the terrain, landscape will be mainly ground cover, succulents and existing native plants. An explanation of the county check list for a site plan waiver was reviewed, i.e. how does house fit in with the neighborhood, how much grading is required, how does the lighting fit in with the lighting ordinance, etc. No requirement for neighbors to sign off on project. A structural engineer has reviewed retaining walls. Stucco will be sand colored and style of home will blend nicely with area. Two sconce lights on side of garage and no landscape lighting. The cumulative glow of lights have a direct effect on the dark sky ordinance. For this reason, down facing or goose neck lights are required. North County Fre has approved their plans.

- Owner: Jean Luc & Tsui Ping DeSalvo
- Owner's agent: Steve Minkler, Meridian Builders
- County Project Manager: Chloe Hird 858-495-5346

Motion to approve project by Greg Doud with second by Kerry Garza

Vote: Aye-5, Nay-0, Abstentions-0, Absent-0

- 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 619-987-3015

Project representative requested to table review to April 17, 2024 meeting.

- 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. Project first reviewed on November 15, 2023. Returned to I-15 DRB to address lighting, design, signage and landscape. Lighting plan for parking will emit amber colored light with covers over light, directing light down. Landscape plan will include 21 trees (Western Redbud) with potted plants in building area. Traffic count will not be completed until after Cal Trans work is completed on I-15. Extensive discussion on signage and signage lighting. Decision to return with specific images and design elements of signage and lighting. I-15 DRB was in agreement to approve landscape and building design with representatives to return with definite sign and light design next month.
  - 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

Motion to approve landscape and building design only by Greg Doud with second by Jared Rowley Vote: Aye-5, Nay-0, Abstentions-0, Absent-0

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- 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. Hidden Meadows sponsor group has reviewed the project 3 times, with one being in the field. Hidden Meadows unanimously approved the project. I-15 DRB first reviewed project November 15, 2023. Requested to return to review size of trees in parking lot, sign program rendering, noise and lighting fixtures. A sample of the ground ski medium was brought to the meeting for tactile review. 5 signs with one 30ft.monument pole sign externally illuminated with metal channel letters. Signage meet all DRB checklist requirements. Box trees and Engleman Oaks will be utilized in parking lot and will help block view from freeway.
  - Owner: Lovato Empire LLC
  - Owner's agent: Terry Mathew c/o CCI 760-471-2365
  - County Project Manager: Nicolas Gustafson 619-323-7314

Motion to approve project by Greg Doud with second by Jared Rowley

Vote: Aye-5, Nay-0, Abstentions-0, Absent-0

- 5. **Ranch Archangels PDS2023-RESACC-001034:** 27253 Mountain Meadow Road Escondido CA 92026 (APN 186-101-04-00) Request for exemption from site plan waiver for "B" Special Area Regulation for employee housing and garage.
  - Owner: Ranch Archangels, LLC
  - Owner's agent: Dallas Booker 858-759-5170
  - County Project Manager: Chloe Hird 619-987-3015

Project tabled for April 17, 2024 meeting.

- F. GROUP BUSINESS
  - 1. Next Meeting: April 17, 2024
- G. ADJOURNMENT: