

I-15 Design Review Board
May 8, 2024 Meeting Minutes
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 6:07pm and the pledge was recited.

C. No public comments.

D. APPROVAL OF MINUTES: March 13, 2024 motion by Greg Doud with second by Jeniene Domercq. Motion passed unanimously.

E. ACTION ITEMS:

1. **Mountain Meadow Commercial Center:** 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. 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 and building design was approved at March 13, 2024 meeting. Tonight’s meeting to review specific images and design elements of signage and lighting. Examples of internally lit letters and colored logo with aluminum panel cutout letters that are lit inside the box with plexi colored blocks that emit lite to 4100k. This example would emit less light, be less obtrusive, serve a more effective purpose for the business and overall looks better.
 - 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
- b. **MOTION to approve monument sign and pilon with internally illuminated trim-less channel letters/logos. Signage in accordance with Mountain Meadows Sign Program R1 prepared by San Pedro Electric Sign Company which also stipulates landlord management of Tenant signage including but not limited to prohibited signs such as banners, neon, etc as outlined on Page 4 of said document. Motion made by Greg Doud with second by Jeniene Domercq**
 - **Vote: Aye-4, Nay-1, Abstentions-0, Absent-0**
- b. **MOTION to approve signage on front of building/parking lot side with internally illuminated trim-less channel letters/logos. Signage in accordance with Mountain Meadows Sign Program R1 prepared by San Pedro Electric Sign Company which also stipulates landlord management of Tenant signage including but not limited to prohibited signs such as banners, neon, etc as outlined on Page 4 of said document. Motion made by Dee Harmes with second by Jeniene Domercq with following requirement: Approval on this project’s signage and lighting is a onetime exception at this APN location having been presented, reviewed and approved by the Hidden Meadows Planning Group. Approval does not establish a precedent for allowing future I-15DRB project changes to lighting requirements. Approval is based on the assurance by the owner and representatives that the lighting proposed will be less light pollution and less obtrusive.**
 - **Vote: Aye-4, Nay-1, Abstentions-0, Absent-0**
2. **Ranch Archangels:** 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. The project is under two County plan check numbers.
 - A. PDS2023-RESACC-001034:** Main Residence Addition, Hobby Shop (Prayer Room), Equipment Room and Employee Housing (ADU) Note: The naming of some of the structures changed: ADU is now Employee Housing and Prayer Room is now Hobby Shop.
 - B. PDS2024-RESACC-000225:** Employee Housing #2

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- Owner: Ranch Archangels, LLC
- Owner's agent: Dallas Booker 858-759-5170 / Craig Friehauf, FRIEHAUF ARCHITECTS INC 858-792-6116
- County Project Manager: Chloe Hird 619-987-3015

Craig Friehauf provided a detailed presentation on the scope of the project. All buildings and equipment structures were addressed as well as concerns on the hobby room/chapel and the possibility that this property would be used for commercial purposes. Mr. Friehauf provided the name of the owner of the property, alleviating some concerns of commercial use.

b. MOTION to approve Ranch Archangels by Jared Rowley with second by Kerry Garza

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

3. **3589 Sage Road:** Fallbrook (APN: 125-070-23-00): Request for site plan exemption for single-family dwelling. Updating the windows and adding a concrete pad for a single-family dwelling. Agendized twice previously.
- First presented 8-19-2019 Plans have not been approved by the county and request is not ready for presentation to I-15 DRB at this date. Will be resubmitted for consideration at September 2019 meeting.*
 - 2-12-2020 originally agendized on the August 14, 2019 agenda but Mr. Phan was not ready to have the project heard at that time. He appeared without prior notice at tonight's meeting. Because Mr. Phan had driven from LA to tonight's meeting we extended him the courtesy of hearing his testimony on his proposed project. It was explained that his project was not agendized, therefore we would not be able to take any official action. Direction was afforded Mr. Phan on the official plans required, who to contact at county, etc*
 - Owner: Tai Phan 562-341-1370 timphan09@gmail.com
 - Owner's Agent: Same
 - County Project Manager: Chloe Hird 619-987-3015 Chloe.Hird@sdcounty.ca.gov
- **Project owner/agent did not attend meeting physically or by teleconference. No action taken. Email sent to Mr. Phan stating project must be reviewed prior approval.**

F. GROUP BUSINESS

1. **Next Meeting:** July 10, 2024

G. ADJOURNMENT: