I-15 Design Review Board

Delores Chavez Harmes-Chair Greg Doud Kerry Garza Jeniene Domercq Jared Rowley May 8, 2024 Meeting - 6pm Valley Center Library 29200 Cole Grade Road 92082 Zoom Meeting

Zoom ID: 830 8969 4642 Passcode: I-15DRB

Zoom Link: https://us02web.zoom.us/j/83089694642?pwd=L01XWGhnamNkWXk4WmJsNTBWWnVEZz09

ROLL CALL: Delores Chavez Harmes Greg Doud Kerry Garza

Jeniene Domercq Jared Rowely

A. PLEDGE OF ALLEGIANCE

- **B. 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.
- **C. APPROVAL OF MINUTES:** March 13, 2024. April meeting cancelled.
- D. 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. 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
- 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
 - 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
- 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

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E. GROUP BUSINESS

1. Next Meeting: June 12, 2024

F. ADJOURNMENT: