

Valley Center Design Review Board

Approved Minutes Aug. 9th, 2011

DRB Members present: Robertson, Montgomery, Moore, Herr

DRB Members absent: Splane

Visitors- Bret Black, Trudy Simpson, Trudy Konyn, Dan Thornton, Rick Harrison, Gary Wynn

4PM Lael Montgomery opened the meeting.

There were no speakers for Public Forum.

1. Gary Wynn for June Knab's properties on Valley Center Rd. (home to Portinos and Krueger Realty). Waiver of Site Plan Review. Gary brought the final set of plans which had the changes made that were requested at the last meeting. Lael stamped and approved the waiver.

2. Preview Konyn Dairy Concept Plan Bill Lewis (Architect) –At this meeting, the conversation continued as Bill and the Konyn family is seeking approval for the plan we saw at the July meeting. The DRB requested that the schematic drawing be more conceptual -- less detailed. Eliminate parcel lines showing single family dwellings, for example. Residential areas should be labeled "village housing". The conceptual layout should use soft edge "bubbles" to define general areas – village residential, commercial and so forth, and NOT be detailed to the level of a site design. There was discussion as to how the Konyn property concept will fit in with the rest of the South Village, particularly the two adjacent properties owned by the Bell and Barry families. The DRB would like to see a concept plan of the entire South Village rather than separate pieces of the whole plan. Bill Lewis stated that the Berry property which is designated Mixed Use in the new General Plan would be residential, and the Bell properties commercial. But that he has been hired only by the Konyn family to develop a concept only for their property.

The Konyn property is a part of the South Village. The DRB supports the conceptual ideas that this drawing illustrates, namely: the traffic pattern, the lake and flood-able meadow areas, the habitat preserve treatment of Moosa Creek, and the development of the South Village as a "destination" with commercial enterprises and village housing. However, the DRB will not endorse this early in the conceptual development of the entire area what is essentially a detailed "site plan" for only part of the area. The revised schematic drawing must be general enough so that specifics can be "fleshed out" in a future community design process.

The DRB had concerns about the amount of commercial zoned property in comparison to the residential and how many grocery stores would be going in. Bill shared a

summary of a report done by Gary London that assures adequate population to support three markets in Valley Center. However, since the DRB does not assess market viability, the conversation was diverted back to what would be feasible for us to approve and then move to the County to approve.

It would be helpful to include photographs that illustrate the architectural vision; these should fit into the community's overall vision of a "California Farm Village" that has evolved across time. The current Design Guidelines contain the range of architectural styles that characterize Southern California from the 1820s to the present.

It appeared that there may not be a September 2011 DRB meeting, and therefore we agreed to have a special meeting on August 23rd, 2011 at 4pm to review the revisions discussed in this meeting.

There was a discussion regarding signs along Valley Center Rd. and code violations.

Moore moved to approve the minutes from the last meeting. The minutes unanimously approved.

Montgomery moved to adjourn the meeting Robertson seconds and Montgomery officially adjourns the meeting at 6:00 PM.