

Valley Center Design Review Board

Approved Minutes: July 20, 2015

DRB Members Present: Moore, Robertson, Herr, Mahan **Absent:** Blanchard

Visitors: Sue Janisch, Larry Zetterquist, Jerry Gaughan, H. Richard Byrne, Barbara Combs, Tracy White, Sharon Bedsaul, Jennifer Bergman, Samantha Bergman, Drew Kordik, Peter Nguyen, Clark Pao, Glen Castro, Tonya Parks, Holly Berkey, Dennis Campbell, Mindy Fogg, Carey Soghomonian, Ray Soghomonian, Mimi Van Koughnett, Jennifer Bergman, Loralee & Dick Stephens.

Keith opened the meeting at 6pm .

MINUTES: July 6, 2015 were approved as is 4-0.

OPEN FORUM: There were no speakers for Open Forum.

Site Plan Waiver: VC Equipment, 27411 Valley Center Rd.

Proponents are planning a cover for their hay storage. It is a 20 x 40 metal roof on a metal structure. Color will be tan. This will be replacing the blue tarps that currently cover the hay. It is only a roof, sides are open. There are palm trees in front for landscaping. We found no design guidelines regarding this structure; The DRB approved the site plan waiver.

Site Plan:Arco AM-PM Gas Station: SW Corner of Valley Center and South Cole Grade Roads.

This is a presentation for feedback only; no action is to be taken at this time. This project is across the street from Pala Vista gas station and store on Valley Center Rd., and the Rite Aid proposed project across Cole Grade. The site plan shows entrance and exits on Valley Center Rd. and Cole Grade. There is a natural drainage swale that prohibited the building being at the street. We reviewed the Landscaping plan. Susan made the following changes to the plant selection and sent to the Architect and the Landscape Architect. The trees that need to be replaced are: Platanus (both), Cercis 'Forest Pansy' and Populus. My suggestions would be Cercis occidentalis, Palo Verde, Oaks, Prunus lyonii as an example. Populus and Platanus are both water trees and prefer stream beds, the Forest Pansy will burn here. Shrubs that need to be replaced are: Rosa, Nandina, Cordyline and the Pennisetum. I would suggest more native/less water & maintenance use shrubs. Maybe Leymus 'Canyon Prince', Ceanothus, Salvia Winifred Gilman etc. *(Susan had a phone call with Sean Clarke, Landscape Architect for the job and she suggested Ulmus parvifolia 'Drake' could be added to the above suggestions along with Eriogonum grande rubescens).*

The architecture is a Mission style with tower features, white stucco with a Santa Barbara finish and a red tile roof. They are proposing arched windows. Mike requested elliptical arches instead of segmented arches. There are no Environmental issues that would prohibit this project. There is a sidewalk along Valley Center Rd. and Cole Grade. No additional sidewalks are planned at this time. Hardscaping will be concrete and asphalt. We requested a variety of materials and textures be used.

Proposed signage is translucent and backlit. Backlit signs are not acceptable. DRB suggested a carved wood or composite that would be externally lit. The site plan shows the price sign and they are proposing a digital LED sign. We requested no LED on the price sign, and suggested he look at the United Oil sign as what type of sign would be acceptable. There is a logo on the canopy that must be externally lit also.

Comments from the audience were:

- The store was too large. (response was it is smaller than most typically built store).
- It was across the street from a local gas station. (response: Arco drives price down.)
- Don't like the large white building, would like it to be more 'country-fied'. (Will maintain a Mission style as per Design Guidelines).
- The exit on Valley Center Rd. will create issues. DRB agreed and suggested an entrance only on VC Rd. and entrance and exit on Cole Grade Rd. Keith reminded us that the road design is not under the DRB guideline. The developer made a note of the concern.
- Had an economic study done on the amount of gas stations being proposed for Valley Center? (response was they are building for growth down the road. Keith said the type of business is under the Planning Group).

Keith requested they work on color schemes and layout with Rite Aid across the street for connectivity. We would like to see a materials and color board.

Site Plan: Rite-Aid Pharmacy: SE corner of Valley Center and South Cole Grades Rd. They have made some changes after the last presentation and wanted to show us where they were in the process. Jim Halferty opened the

presentation and Ken McKently, architect showed the changes. They have relocated a cross entrance and some of the parking stalls in order to create an element at the corner to hopefully tie in with the Arco Station. The trash enclosure has moved to the very back of the site. The plants have been changed per our last comments. Rite Aid has changed the architecture to a simple board and batten sided building. The color is still under consideration. It is a more farm style, with a partial porch. There are very few details. The signage has not been decided. Susan questioned if the existing Oak trees would remain and if the landscape buffer has increased. Also, she would like to know what the 'screened hedging' will consist of. Ken stated due to the access, they will try to save the Oaks, but he doesn't think it will be possible. The landscaping did not increase except at the corner. DRB preferred the redesign of the architecture over the previous design. Comments from the DRB were the landscaping was not large enough and did not meet guidelines of 20'. The Board is disappointed the young oaks may be lost. Guidelines prefer to maintain existing trees. These trees were planted when Corner Skillet was landscaped. They are ESTABLISHED, and young. It would be a huge disappointment to see them destroyed.

Audience comments:

- Wanted to know about semi trucks delivering and times.
- Size of the building is a little under 12,000 sq. ft. (Typical is 17,000 and 15,000 sq. ft.)
- Hours of operation.
- Some were unhappy with the project and did not want it built.
- The local businesses support our local community, schools etc. They want to know what Rite Aid will be giving back to the community.

A discussion began about what businesses would be developed in Valley Center. We suggested that the public attend the Planning Group meetings. Keith suggested that people attend the community meetings. They are all open and public. Mike reminded everyone that we are all advisory and the Board of Supervisors has the final word. We thanked the public for attending the meeting and voicing their opinion. An anonymous letter was distributed around Valley Center that motivated the public in attending the meeting.

Keith adjourned the meeting at 7:30pm