

## Valley Center Design Review Board

**Proposed Minutes: April 10, 2012**

**DRB Members present:** Montgomery, Moore, Splane, Robertson

**Visitors:** Jerry Gaughan

4:00 PM Lael Montgomery opened the meeting.

There were no speakers for Public Forum.

Minutes were approved as is for February 14<sup>th</sup> and March 22<sup>nd</sup> meetings.

### **Scheduled Projects:**

#### **1. Site Plan 12-005: Cole Grade RV and Outdoor Storage 28404 South Cole Grade Road, V.C.**

Jerry Gaughan presented landscaping plans for his property on South Cole Grade Rd. The property borders South Cole Grade Road. A 10-foot wide buffer was installed several months ago in front of a 6-foot chain link fence with slats added to obscure the view from the street of the property. Existing vegetation includes Mediterranean Fan Palm (*Chamaerops humilis*) with (declining) Indian Hawthorne (*Rhaphiolepis indica*). The planter is filled with river rock.

DRB Member Moore had done a previous site visit and requested that more plants be added. Other DRB members agreed that the road edge needs trees and shrubs, and that the chain link fence needs to be planted with vines to provide additional greenery and to further obstruct the view of stored vehicles on the property. *The DRB asked Moore to visit the site with the property owner's landscape installer and to make recommendations for specific plants. (See below.)*

The DRB reminded Jerry that the VC Design Guidelines required a landscape buffer along the property boundaries also be planted. The south property line borders Keyes Creek and has existing native vegetation; there is no need to amend or augment planting along this boundary at this time. As for the other two boundaries, Jerry said that the entire property was for many years an aggregate supply business. The entire property was covered with a thick layer of aggregate which has been compounded like concrete by many years of driving heavy equipment. The property/chain link fence line on the north boundary will not support trees or shrubs due to a 5' ditch that has been and continues to be eroded by draining stormwater. To the west, compounded aggregate prevents vegetation from growing.

The DRB decided to adjourn the meeting to the site for visual inspection at 4:30 pm.

The DRB walked the property and agreed that conditions that would not support landscaping required by the Design Guidelines. Moore will meet with the Landscape Architect in order for him to change the plans and re-submit. Her recommendations of specific plant materials will be added to the Minutes of this meeting.

Meeting adjourned at 5:00 pm.

### **Moore's Recommendations**

DRB Member Moore met on April 18, 2012 with Sean Clarke, Landscape Architect. She requested that 2 Arbutus and 4 Eriobotrya trees be added in the front entry along with Creeping Fig AND either Cat's Claw or Potato Vine to be attached to the chain link fence. Revised landscape plans should be ready for May 8<sup>th</sup> meeting of DRB.