

Minutes: Oct. 9th, 2012

DRB Members present: Montgomery, Moore, Splane, Robertson and Herr

Visitors: Mark Jackson & Ann Quinley

4:00 PM Lael Montgomery opened the meeting.

There were no speakers for Public Forum.

Site Waiver request Fat Ivor's

First exhibitor was Daniel Persichetti, contractor for Fat Ivor's proposed addition to the west end of their porch. Dan presented drawings of the proposed structure and landscaping. The DRB informed Dan that the plot plan we approve must show landscaping along Valley Center Road because a Site Plan Waiver requires a plot plan that meets VC's Design Guidelines. Dan appealed to the board that the owners were not likely to afford at the same time both the patio cover improvements and landscaping along the road. DRB Members agreed that the Board would be amenable to accomplishing the improvement project in steps. Montgomery suggested that Dan contact Dag Bunnemeyer at the County and ask if the County also would approve permitted work with the understanding that Fat Ivor's would install the landscaping along the road over a period of time. It was agreed that Persichetti would present these ideas to his client and to the County, and that he hoped the drawings would be amended to show adherence to the road side landscaping.

Accretive GPA 12-001/SPA 12-001

Chris Brown, the political consultant for this project, did not appear as the DRB had hoped. So, the DRB spent the time to review what few changes the applicant had made to the project since we last met, and discuss any additions to the DRB's comments to the County. It was noted that aside from reducing the grading from 4,400,000 cubic yards to 4,000,000 cubic yards, the inclusion of what appeared to be stock "sample" lot designs and elevation renderings of homes, little if anything, had been done to address the County's long list of problems with the plan.

Splane suggested since there is no set site plan and the basic premise of the proposal was not in accordance with the County General Plan (including the smart location requirement) that reviewing details seemed fruitless. The DRB decided to keep this review mainly at the macro level. A number of issues were discussed, among them the applicant's assertion that the project is not in conflict with GP Policy LU-1.2 which addresses leap-frogging restrictions and LEED Neighborhood Development certification for new developments. Most particularly the DRB discussed the developer's claim that they don't need proximity to an "anchor community", because they were going to build their own anchor community, and other examples in the proposal of contradictory and convoluted thinking that the applicant uses to justify re-writing Valley Center's rural community character.

The Board also discussed conflicts with the design guidelines in the additional information in the Specific Plan text. These conflicts include, but are not limited to: generic house elevations with are totally out of sync with the styles required, the lack of 200 Sq. Ft. of private open space for many homes and the lack of detail in the Master plan which precludes comprehensive review at this level. Action items were established by the DRB with Robertson addressing the issues with home designs, set-backs and private spaces, and Moore looking into possible landscaping issues.

Splane moved to approve of the minutes from our meetings of 7.10.'12 as well as of 6.12.12. The minutes were approve 5-0.

Montgomery closed the meeting at 5:30.