

Valley Center Design Review Board

Approved Minutes: Nov. 13th, 2012

DRB Members present: Montgomery, Moore, Splane & Herr

Montgomery opened the floor for public discussion, but there were no speakers.

Applicants- Jay and Yi Driscoll (Owners of the old machine shop and home on Cole Grade Rd... across from the library) Curtis Lively- architect
Prospective leasee- Deb Hofler (Owner of the veterinary clinic next door)

Proposed Animal Rehab. Ctr.- By leasing the Driscoll's property next door, Ms. Hofler has expressed interest in expanding her animal clinic to include animal rehabilitation, pool, exercise and kennel facilities. The Driscolls have agreed to make improvements and update their property for commercial purposes. Jay Driscoll and architect, Curtis Lively, shared with the DRB their plans for such a remodel.

All healthy / mature trees (mainly peppers and oaks), will be retained. Driveways will be added, along with nine parking spaces added as well. In addition to remodeling and repairs to the shop and the house, a shaded entrance to will be added to the residence.

Little was discussed regarding the two existing buildings save their exteriors. Siding of board & bat will be painted putty colored with the trim in white and the roof in dark green shingles. It was suggested that in addition to the white fascia boards (which finish the eaves of the roof) white trim also be added around doors and window openings.

Both solid wood and black chain link fencing will be employed where appropriate and most will be covered with non-toxic vines (possibly ramnus or mahonia). Lawns of Saint Augustine will be planted in some of the exercise areas, and landscaping will be added to a 20' strip along Cole Grade Rd. This landscaping will be designed to tie in with the road-side landscaping in front of the veterinary clinic bordering this property to the north.

It was agreed the clients will finalize their drawings and return December 11th for stamping.

I think we also voted to support Boulevard in their efforts to respect their Community Plan as it relates to the Wind Energy projects that are being proposed for their CPA and violate the Boulevard Community plan. My recollection is that I was going to add a paragraph about our general support for the SD County General Plan and Community Plans in unincorporated areas of the County, and our support of the extensive research that has been submitted by the Boulevard Planning Group on this topic, and for this project.

Lael Montgomery proposed approval of the minutes from our meetings 10.9.12. The minutes were approve 3-0.

Montgomery closed the meeting at 5:30.