

Valley Center Design Review Board

Minutes: May 6, 2013

DRB Members Present: Montgomery, Moore, Splane, Herr, Robertson

Visitors & Presenters: Ross Burnett, Steve Flynn, Bill Lewis- Liberty Bell; Addison Garcia, Kerry Garza-VC Ranch; Jerry Gaughan, Denise Larson, Sean Clarke, Erik Fox-Hatfield Plaza; Rich Rudolf, Tom Bumgardner, Mike Mahan, Oliver Smith.

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

Liberty Bell Plaza: Bill Lewis led a discussion as to what the DRB wanted to see in the new center as well as what we did not want to see. Several different businesses were suggested. Design ideas and requirements followed the Design Guidelines. Roundabouts were discussed as well in order to create a slower pace along Valley Center Rd.

Hatfield Project:

Jerry Gaughan presented a preliminary site plan and his vision of a commercial project to be built at the 1921 site of Rainmaker Charlie Hatfield's house. He tells the DRB that the site design we are seeing today has been submitted with his application and that it shows building styles and a site design he knows we would never approve. Jerry stated this was a 'place holder' for the sake of expediency and that he expects to be working with the DRB to develop site plans and elevations that meet Valley Center's Design Guidelines, and the citizens vision for Village development, which the DRB can endorse.

The site is the narrow, oak studded peninsula between Banbury and Valley Center Road that is almost 100% in slope greater than 25%. The property comprises two parcels on approximately 3.3 acres, zoned C-36. Gaughan is proposing four commercial and office buildings on two levels, a total of 28,000 SF, with parking areas between three smaller buildings on the southern portion of the site, and at two levels of the larger building on the north side of the site. Prominent in the proposed site design is a retaining wall that stretches the full length of the peninsula and ranges from twenty-to forty feet high. DRB members' comments mainly concerned excessive development intensity on a sloped site, parking and circulation adequacy, and the excessive size and height of the retaining wall, and the "strip commercial" style layout of the site: parking lots fronting the street with buildings set back.

The community preference determined through a series of meetings during the General Plan Update on the development of the South Village that a "village design" is desirable in this area. A Village plan moves structures closer to the street, locates parking to the side and behind buildings and connects parking lots of adjacent properties, improving circulation among different commercial properties. This layout would be achieved as existing strip commercial is refurbished and new commercial development is proposed. Inadequate landscape screening was also addressed by Denise Larson, Architect for the project, presented some 'vertical gardens' ideas for the wall and also showed some possible sketches of the buildings. The DRB was pleased with the conceptual building

designs, an Early California look that meets Valley Center's architectural goals. The site plan is still a very serious concern because it requires extensive grading of such a steep site, and requires an artificial retaining wall, both outcomes at odds with Valley Center's most basic design goals.

We look forward to other options both for building layout and wall design. Moore mentioned there were still quite a few trees on the site that looked like they would require removal with this design. There was no comment. Moore also reviewed the plant palette created by Sean Clarke. She suggested additional trees as well as adding different species and/or varieties of trees. Additional shrub species and varieties were also suggested as well as increasing the quantity of both. Moore's concern with the 'planted wall' is the maintenance. The unique maintenance that is required by this design needs to be addressed in order for the plant material to flourish and the property not to end up with an unplanted wall. The succulents that may be contained in this wall will need to be species that do well in our particular zone and tolerate our weather.

Addison and Kerry Garza were present. They have purchased the Konyn property, and are currently in escrow. Bill Lewis previously has presented a conceptual site design for the Konynproperty which the DRB and the VCCPG endorsed enthusiastically. The Garzas explained that this design was not feasible to build and will present their design at a later date. They are proposing a 300-350 home development with 7-9 acres of retail. They have met with members of the community and feel they want the same things as the community does. Their vision is to create 'destination place' for locals. We look forward to seeing designs.

Minutes were approved from April. 2013 meeting.

Meeting was adjourned at 6:40pm.