

Valley Center Design Review Board

Approved Minutes: July 1, 2013

DRB Members Present: Montgomery, Moore, Robertson
Visitors & Presenters: Jerry Gaughan, Dick Rozelle

Minutes were approved from June, 2013 meeting.
Montgomery opened the floor for public discussion, but there were no speakers

PROJECTS:

1. Signage at 28407 Lizard Rocks Road: Impact Auto and Valley Center Self Storage:

Jerry Gaughan presented a concept for a monument sign for the properties at Lizard Rocks Rd. and Valley Center Rd. This sign will accommodate three businesses: Impact Auto, the future building on the adjacent site and Valley Center Storage. The monument-style (with river rock façade) complies with VC's Design Guidelines; prohibited however are plastic, internal illumination and bright colors (in this case red, white and blue) other than earth tones. The DRB requested a re-design that meets the Guidelines:: a change in the material to wood, or simulated wood; external lighting, and the use of earth-tone colors. It was also suggested that the addresses and business names be added to the sign. It is located at the intersection of Lizard Rocks and Valley Center Rd. Jerry has agreed to present a revised version at the next meeting of the DRB.

2. PDS 2013: TPM-21202; PDS 20123; STP 13-011 Hatfield Center, Valley Center Road, South Village

Jerry presented no new information of a commercial project to be built at the 1921 homesite of the "Rainmaker", Charlie Hatfield. He stated that the project was in the 'modeling phase' and he would present the models instead of drawings. The DRB continues to request revisions to the site plan before we look at the architectural concepts. Moore asked if there could be fewer buildings on the site, and questioned the number of existing trees that appeared to require removal. These questions were not answered. She stated her feelings were the property was over-graded, over-built and under planted. The applicant states that this project MUST have substantial grading, retaining walls that far exceed the DRB Guideline limits, parking in the front instead of the rear of the buildings and that the layout of the property does not allow him to follow the guidelines. The DRB stated several times that there was no point in adding additional comments to our previous comments, as this project continues to defy the guidelines, and would not be approved as designed. Montgomery stated the project could not be recommended for approval as it is. . We encouraged the applicant to please reconsider the design as it is one of the first properties coming into Valley Center, and MUST meet the guidelines. Jerry did not agree to redesign, only requested a specially scheduled meeting for the 'modeling' designer to present his work. Due to the constraints of the Library's schedule and the member's schedule, this will not be possible, and we agreed to review the modeling at the next DRB meeting, scheduled for August 5.

**Previous comments: Hatfield Project
from DRB Minutes May 6, 2013**

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.