

## Valley Center Design Review Board

### Approved Minutes:

May 5, 2014

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

Presenter: Gabriel Griffin, Clear Sign & Design for Woods Valley Golf sign, Jerry Gaughan and Erik Fox for Hatfield Center, Kerry Garza, Addison Garza and Nick \_\_\_\_\_? Touchstone staff, Touchstone Communities

Visitors: Bill Miller, Will Rogers, Jim Wold, Erik Fox, Lucinda Lawton, Paul Wheatley, Andrei LeSchick

Proposed minutes from April, 2014 were approved.

**There were no speakers for Open Forum**

### **PROJECTS:**

#### **1. Woods Valley Golf Club: Monument sign replacement. 14616 Woods Valley Road, VC 92082**

Gabriel Griffin, of Clear Sign and Design, Inc., presented a proposed new concept for the Monument entry sign. The new sign is meant to slip over the existing sign, while keeping the stone monument portion. The DRB requested that the aluminum material of the sign either be changed to a 'faux carved wood' sign, or the aluminum textured to appear more congruent with the Design guidelines. Gabriel said he would talk with his clients and bring back a revised proposal.

#### **2. Hatfield Place Project:**

Tentative Map and Site Plan Revision (TM 2013-21202 and STP 2013-011). Valley Center Road (at Woods Valley) in the South Village.

Jerry Gaughan presented a mechanical drawing that showed the elevations through the middle of the buildings as we requested. The DRB stated that the mechanical renderings appeared to be heading in the right direction. But we want to see the design ideas developed into a traditional rendering of architectural elevations and detailing -- drawings that accurately depict both an architectural genre and its associated design details. The rendering that were submitted originally (a year ago) by the original architect were much more in line with what we need to see now. Once again, the DRB requested that the architect choose one of the classic California architectural genres that are listed (and its particular characteristics detailed in bullets) in the new Valley Center Design Guidelines Checklist; and make sure that the structural forms, details and materials stay authentic to that style. The DRB suggested that Jerry start with just one structure and submit a simple sketch to the group for feedback; we would be happy to provide feedback between meetings if this would be helpful. The DRB encourage Jerry to submit relatively rough sketches, again, similar to the sketches the original architect submitted (which we VERY MUCH LIKED – she seemed to “get” VC’s vision generally and seemed quite facile in translating the big idea into designs for individual buildings.)

The DRB reminded Jerry that we will need to see a materials/colors board once the basic architectural genres have been determined and the selected designs have been worked-through for each building.

The DRB also asked for the plan to show which existing trees will remain on the site, and a plan for how these will be protected during construction.

### **3. South Village (Old Konyn Dairy). Valley Center Rd., and Mirar de Valle. Touchstone Communities.**

Kerry Garza presented a proposed housing and commercial development on the old Konyn Dairy property. He told us that he had spoken to lots of people in Valley Center and is hoping to respond to the community's comments. His project consists of several parts and San Diego County General Plan densities. The area to the north of Moosa Creek has been designated for estate type homes at 7.3 units per acre. South of the creek, the land is designated for Mixed Use: commercial and residential. This General Plan designation allows up to 30 units per acre in more urban areas of the County. In Valley Center, because the Mixed Use designation is part of the County's Housing Element and will accommodate our densest housing, Mr Garza is concerned that the County Planning Department may force him to include more units per acre than the 5-7 units, and 11 units per acre that this plan shows. Lael said that the department assured the VC people who worked for 10 years on the VC plan that the Mixed Use designation in VC would be in keeping with other Village residential densities.

Kerry Garza explained his Vision for the property. There is a section of smaller housing for first time buyers or young families moving to the area. These would be 'affordable' housing (upper \$300K-\$500K) There are 'courtyard' homes that will be 8-10 per pod, with garages ganged in common alleys allow the fronts of the houses to face the street and park. There is a section of 'senior' rental, resort style housing for older people scaling down. Trails will be present throughout the entire project as well as connect with the existing Heritage Trail, community center and ball fields. They are expecting about 412 units including the apartments that would accommodate 1,000-1,400 people. Kerry also stated that he does not want to create a 'patchwork' and is talking with John Belanich about possibly acquiring the Orchard Run project. (Cheers all around!)

There will be restoration of the Moosa Creek area, mostly with natives and creating a small 'dog park' on the edge. There is also a bridge planned over the top of the Creek for additional connectivity to the trails and community.

Touchstone wants the commercial center to be a "destination" and gathering place for the entire community, not just available to the residents of the development. He says that Stater Brothers is looking at the space. However, at this time the 'market' is showing on the plan at about 21,000 sq. ft. which would house a smaller store like a Sprouts or Trader Joe's. There was also discussion about restaurants etc. being part of this space. Kerry stated that he is hoping to repurpose some of the historical equipment or parts from the Dairy to use as decorative elements in the commercial center.

Susan asked whether the large landmark Oak tree, several hundred years old on the Valley Center Road side of the property, across from Joe's feed store, would be worked into the plan and retained She said and members of the audience agreed that Valley Center's central valley has lost its canopy of several thousand mature oak trees, and that retaining the few landmark trees

that remain is very important to the community' Kerry explained that he is doing some grading for Lora Lee Stephens the owner of the Country Trader building and it includes the area where the oak tree sits now.

There was some discussion regarding relocating the tree, and all agreed the tree is much too large to survive the relocating process. Kerry Garza said that his current intention is to remove the tree and to "mitigate" its loss. Neither the DRB nor members of the audience like this idea.

Also shown on the conceptual plan is a 3 acre public park just behind the commercial center. This will also be available to the community, not just to the residents. This could have a stage or area for outdoor concerts, plays, community events, etc. There will be a tot lot, sport courts, BBQ's, gathering and meeting areas etc. Additional smaller areas that will be private for the residents will be located in various other locations of the residential areas. DRB members strongly favor the idea of a large central park that will serve dense Village residential development with adjacent open spaces as well as provide a central gathering and recreational place for the entire community.

Touchstone is processing the project as a Major Use Permit instead of as a Specific Plan. They will be doing a site plan with more details and rendering with their attention to detail. There will be an HOA that will maintain the area. Touchstone will grade residential areas, build the commercial center and Public Park. They will then sell to the Builders. The purchaser/Builders must stay to the approved designs or come before the DRB before making any changes for approval.

Overall, the DRB commended the developer for his concept for the property.

It was suggested strongly, however, that the South Village of Valley Center is a real place, not a 'Ranch' (the current plans for the project are labeled "Valley Center Ranch"). This area IS the South Village. Because Valley Center cherishes its history, it would be applauded if its place name as well as street names and other place names reflected this history. The group encouraged the developer to visit the Valley Center Historical Museum, and to contact its director, Bob Lerner, for a guide to authentic place names for Valley Center.

Lael adjourned the meeting at 6:40 pm.