

Valley Center Design Review Board

Approved Minutes: September 22, 2014

DRB Members Present: Montgomery, Moore, Splane, Robertson

Presenters:

Bob Reed: VC RV and Outdoor Storage Landscape plan
28404 Cole Grade Rd.

Travis Arnold: Papa Bear's Restaurant Site Plan Waiver
27356 Valley Center Rd.

Jaime Heredia: Valley Center Foods signage
27537 Valley Center Rd.

Visitors: Jon Vick, Will Rogers,

Proposed minutes from July, 2014 were approved.

There were no speakers for Open Forum

PROJECTS:

1. VC RV and Outdoor Storage, Landscape plan:

Bob Reed (partner/owner with Jerry Gaughan) is asking that the approved Landscape plan (from 2012) be changed to the existing landscaping. Mr. Reed cannot find the landscape plan that was approved with the Major Use Permit for this property in 2012; he stated that he never saw the original approved plan, and he did not know that any landscaping had been proposed with the MUP. Further, because of the current drought, Mr. Reed argued that the landscape that was installed prior to filing the MUP application should be adequate. The landscaping that exists now includes Mediterranean Fan Palm (*Chamaerops humilis*) with Indian Hawthorne (*Rhaphiolepis indica*). The planter is filled with river rock.

The issues around this request are complicated by Mr. Reed not having a copy of the landscape plan that was approved originally by the DRB. The project involved several site visits several years ago and specific recommendations to Mr. Reed's partner, Mr. Gaughan, that should have been incorporated into the landscape plan that was submitted with the MUP application. The DRB needs to review these recommendations before we go any further. The Board with the current landscaping. Though we appreciate the water shortage issues and share Mr. Reed's desire to conserve water, DRB members all are concerned about screening the outdoor storage facility from the road. As it stands, the slatted chain link fence is too low, and too bare, to adequately screen the facility from the street. We need a screening solution that also conserves water. Susan Moore's recommendations two years ago likely included drought tolerant trees that do well in Valley Center's central valley.

Lael said she would look through the DRB Minutes and records to determine the dates of the site visits and meetings. She would provide whatever information she could find to Mr. Reed so that he could request the approved plan from the County Planning department. The County should have a stamped plan, and Bob may need to go there to retrieve it. The DRB requested that Mr. Reed find the original plan and bring it to the next meeting if he wanted to discuss it further.

(Update)

The next morning, Lael e-mailed to Mr. Reed the Minutes of the DRB meeting in April, 2012, and additional records. These are attached to these Minutes. The DRB had done a site visit and on a different occasion, Susan had met with Jerry's Landscape Architect on site for the plant selections. This landscape also existed in 4/2012 when Jerry Gaughan first came to the DRB meeting regarding landscaping. At that time, Susan suggested adding 6 trees (2 different species) and 2 types of vines. She requested that one of the vines be creeping fig with one additional flowering vine for the fence. This was approved and stamped.

2. Papa Bears Restaurant, Site Plan Waiver Request:

Presenter: Travis Arnold, consultant for Armando and Maria Sanchez.

The Sanchezes are in escrow on the Papa Bear's Restaurant and property. They are the current tenants and owners of the Corner Skillet Restaurant at Cole Grade Rd. and Valley Center Rd., and would like to move the business and own the property. They are proposing an addition and renovations to the existing structure, as well as a drive-through. Travis presented a plot plan showing the proposed addition, relocated parking at the rear of the building with the drive-through entrance on the north side and the exit on the south; he also presented an architectural elevation. Travis said that the property is participating in the South Village sewer which the VC Municipal Water District expects to be ready by 2015. Travis said the design was in the beginning phases and was still very 'fluid'.

The DRB discussed a number of issues about the proposal for site and architectural changes. The Board suggested that outdoor seating would be better located at the rear of the building because VC Road is so busy. Travis said the sewer hook-up would eliminate the septic field that is currently behind the building and allow them to push back the slope at the rear of the pad to offer more room in the back. The DRB said that the applicant needs to determine things like parking, stacking and driveway easement requirements before they can begin to determine the site design. Once the County requirements are determined, the site design must be revised to be in accord with them. The new drawings should show dimensions and other standard notations that are necessary to understand the plan. Finally, the architectural elevation must be revised to show JUST ONE architectural style from the array of possibilities in the community's Design Guidelines. The architectural style must not be a "hybrid" that combines that and that from a bunch of different architectural genres. The applicant needs to choose ONE STYLE and stay true to its architectural forms and details. The DRB referred the applicants to the Design Review Checklist which includes a list of design characteristics for each style. There are also hundreds of books available that have photographs and text to help the applicants understand the elements that create each genre, and prepare elevations.

Jon Vick, VCC Planning Group South Village SC Chairperson brought to the DRB's attention that the South Village subcommittee was very interested in this project, and asked if it was going to go to the Planning Group. Lael explained that a Site Plan Waiver is reviewed by the DRB but not by the Planning Group. If the waiver is approved she is unaware of a process that would bring the project to the Planning Group. During this discussion, some land use and traffic issues were mentioned. Because these are beyond the purview of the DRB, Jon asked and the applicants agreed that they would be willing to meet with the Planning Group subcommittee.

3. Valley Center Foods signage violation:

Valley center Foods has been cited by County Code Enforcement for installing their new sign without a permit, and for the new sign's failure to meet VC's Design Guidelines. Jaime Heredia attended the meeting for the applicants to determine what changes must be made to comply with the Design Guidelines. County Code Enforcement had informed the owners of the market that internal lighting is prohibited in Valley Center. The sign can be lit from the ground or from the top by an external light. Further, the height of the pole sign must be reduced to 8-feet and the square footage to 36SF. Also discussed was the sign material cannot be plastic; it needs to be wood or "wood like" or metal. The three-color palette needs to be in earth tones, black and/or white. Lael gave Jaime a copy of the e-mails she had sent to Paul Gorial that shows a sample of "muted" colors that the Design Guidelines allow. Jaime will return with an appropriate sign for approval.

Lael adjourned the meeting at 6:30 pm.