

## Valley Center Design Review Board

**Proposed Minutes:** November 2, 2015

**DRB Members Present:** Robertson, Herr, , Moore **Absent:** Mahan, Mellor

**Visitors:** Susan Barber, Patrick Brown, Jesus Antonio Aguilera, Kerry Garza, Brian Nestroff, Jon Vick, Kerry Watts, Will Rogers, Chris Peto, Tom Lenny, Kent (architect for Rite Aid), Pete Nguyen.

Keith opened the meeting at 5pm.

**Open Forum:** Jon Vick presented out agendas for the North Village Subcommittee meeting on Thursday November 5 and invited all to attend. They will be discussing the proposed Rite Aid project.

Susan had been asked by Oliver Smith of the Planning Group to check the Oaks on the Granger Solar project property that are being removed for any additional options to removal. There are approximately 150, 8-18 years old field grown oaks that were previous nursery stock. The applicant intends on transplanting as many as possible as part of their landscape buffer, however, they will not be able to use all of them and the rest would be removed. Her suggestion was to change the planting to 20' OC planting instead of 25' OC, and use as many as possible. Unfortunately, Oaks do not transplant well, so Susan did not think it was a viable option to be able to use them in any other projects in VC with a strong success rate.

Susan announced that Keith and Mike had both been approved and confirmed by the Board of Supervisors, and that Ashly should have approval by the next meeting to bring us to a full Design Review Board again.

Proposed minutes from October 5, 2015 were approved with no changes.

### **Site Plan: Valley Center Solar Farm; PDS2013-MUP-13-019; Cole Grade Rd. & Via Valencia**

**Contingency about the Citrus grove screening.** The neighbors of the project requested a tree replacement contingency plan be added to the document in case there was over 50% loss of the existing citrus trees that is currently being used as screening and stressed. A palette and plan was presented that consists of the same plant screening material as presented along the other perimeter. The DRB approved the contingency plan and plant palette.

Susan Barber, a resident next to the project is concerned about the height of the trees and if they would help some of their neighbors that sit above the project. This landscaping is designed to screen from the road and although there may be some camouflaging of the solar panels at mature growth, there is not much that can be done on the solar site to assist the neighbor. The neighbor would get much more screening from trees that would be planted on their own property.

### **Site Plan Waiver: Warehouse: PD2015-STP-15-021, 8490 Nelson Way.**

Jesus Antonio Aguilera showed a plan of the property that sits in the middle of the industrial area on Nelson Way. It is a 9,000 sq. ft. warehouse, replacing an old building on a previous wholesale nursery site. There is minimum landscaping proposed, and Susan suggested some alternates to the plants proposed. Because of location and surrounding area, the DRB approved the Site Plan Waiver with the plant changes.

### **Site Plan: Rite Aid Drug Store: PDS2015-STP-15-022: SE Corner of Valley Center Rd. and So. Cole Grade Rd. Halferty Development Corp:**

The applicants have met with the North Village Subcommittee and will again at the next meeting. There have been no design changes to the building. The DRB previously has liked the building, and no conditions were stated. There have

been some refinements to the corner landscaping due to some boundary adjustments, although no additional landscaping has been added to the 5' proposed to meet the 20' criteria. Susan asked if the existing Oak would be retained along Valley Center Rd... Kent stated it appears it will be extremely difficult to retain the existing Oak due to the truck access. There is an additional 5' that is owned by the County. The County is willing to add some additional small shrubs and ground cover, so there 'could' be a 8'-10' buffer. When questioned if the proponents had been in contact with the Arco proponent to create a cohesive corner for the town, Chris Peto says there has been no successful communication between the developers of Rite Aid and Arco. Proposed signage is created out of dense foam. DRB has requested a wood or wood grain sign replace the foam. There is a monument sign, which was not presented. DRB wants to see a plan for the monument sign. Susan has problems with the amount of asphalt parking, the lack of landscaping and the probably removal of the oak.

DRB requested planting palette and plan, and signage at our next meeting in December. The location and limited space make it difficult for the applicant to meet the guidelines while meeting the needs of the tenant.

**NOTE:** Susan went to the site the next day and noted 10 oaks she believes may be on the site, sent the information to the subcommittee meeting, and asked them to question the applicant about them. 3-5 of the Oaks are next to the parking lot in the rear (east) of the building and Susan is unsure where the property line is. The minutes of the meeting were not available at this writing.

**Signage Plan: 'Park Circle': Major Use Permit/Tentative Map 5603:** 27634 Valley Center Rd. (former Konyn property). Touchstone Communities, Kerry Garza

Before the discussion about signage, Susan requested a couple of changes to the architecture. There are some architectural detailing that the DRB has requested from other developers, and feels it needs to be consistent in their requests to the commercial applicants. We discussed stone facing on entire sides of buildings, and different wainscoting choices. We would prefer NOT to have the wainscoting, but to continue the existing material of the building to the bottom of the building. Kerry stated that the Grocery store has asked for concrete block inside the cart corral and stucco on the outside of the corral. The applicant and DRB agreed to eliminate the wainscoting and allow solid walls of stone on the buildings as accent walls.

The DRB guidelines do not include any signage recommendations for large centers as Park Circle. Kerry has devised a plan for signage size, based on the buildings' square footage which makes perfect sense, maintains scale and within the size limits. The DRB and applicant only disagree on the signage along Valley Center Rd. on the backside of the buildings. The DRB is against typical signage along Valley Center Rd., which includes company logos and colors. The DRB understands the tenants' need for advertising, and does not want to set a precedence that would line Valley Center Rd. with advertising.

Susan questioned if there could be something that we could agree on signage that is the same theme, style, character and font. The DRB and Touchstone came up with a compromise on the signage for the commercial area. We agreed that the internal portion of the commercial area is able to have signage with company logos (size must meet guidelines). On the backside of the buildings, there will be small signage identifying the tenant. The theme, style and font will be the same as the Park Circle, metal signage as defined on the signage pages of the plan.

**DRB approved with the following conditions: "Buildings A,B & 'Drugstore' Building, signage facing Valley Center Rd. shall be consistent in size, style and material as the metal Park Circle' Commons monument signs."**

**Architectural comments: "Eliminate wainscoting detailing shown on pages A-6,7,9,11,14 & 17."**

The meeting was adjourned at 6:20pm.