

Valley Center Design Review Board

Approved Minutes: January 4, 2016

DRB Members Present: Robertson, Mahan, Herr

Visitors: Will Rogers, Napoleon Zervas, Simon Kroon, Bill Lewis, Bernie Wenzig, Orrin Miller, Eric Jockinsen, Sue Janisch, Ross Burnett, Joe Bissoone, Bob Reed, Richard Reed, Ashly Hunsaker-Mellor

Minutes: December 7, 2015 were approved as is 3-0.

Open Forum: No Discussions

Projects:

Village Station, STP15-025, Valley Center Road and Indian Creek Road

-Applicant: VCVF LLC, Napoleon Zervas, Contact: Will Rogers

-Discussed the oak tree and the landscaping. Plant list was emailed to Susan Moore and Susan relayed to the board that the plan was o.k.. Susan was also looking for some direction on protecting the oak tree and Will Rogers provided the board with a tree protection plan that was generated by an arborist that is to be forwarded to Susan. (Susan is a board member and was not able to be at the meeting) Susan was able to do a site visit and the following are her remarks on an email dated January 7, 2016 and sent to Will Rogers:

"I went and checked out the Oak yesterday on the VS site. The assessment is ok. Here are my comments.

1. The sealant they say to remove is a moot point. Damage is done, cannot be corrected. Do nothing.
2. I might suggest that the branches that were pruned incorrectly, be re-pruned back to the lateral. This would prohibit any epicormic shooting that will develop from the bad cuts, and you won't have to prune later on
3. The growth on the outside of the tree is an indicator of some serious internal decay. It appears to be *Laetiporus sulphureus*, AKA - Sulfur Fungus or 'Heart Rot'. The potential for additional decay is high.

Would you be willing to add a contingency to the plan that if the oak dies within (time after building), that a certain number (??) of oaks would be planted? Possibly allow for a couple of different sizes and a couple of different species of oaks.

Let me know your thoughts."

-Exterior lighting was discussed and needs to be noted on the plans. Mr. Rogers stated that he will had the design and type to the plans.

-A stampable set of plans will be provided on the February 1st DRB meeting with noted revisions.

Tractor Supply, PDS 2015-STP-005, 27444 Valley Center Road

-Applicant: Bell Holdings, Steve Flynn, Contact: Ross Burnett and Bill Lewis

-Ross Burnett went over background of the project and the reviews that have taken place since their first meeting with the DRB in June. The South Village Review Group has approved the project. Mr. Burnett stated that the homeowners in the area have reviewed approved the project, yet this board has no written confirmation. In addition, the Valley Center Planning Group has also seen the project. Keith Robertson noted that the DRB is the first point of contact and that our review is required prior to proceeding to the village and planning groups.

-Bill Lewis discussed the guidelines and did not agree with our recommendations denoted in our previous meeting.

-Landscape plan was emailed to Susan on January 4th, since she was not able to attend, below is her responses to the landscape architect:

“Thank you for sending me the plant palette and revised drawings. I apologize for missing your presentation.

Yes, I do remember Mr. Lewis re-designed the bridge over Moosa Creek when we were working on the Heritage trail and road medians.

You are correct all the plants listed on the plan are approved for the Design Guidelines. However, there has been an enormous investment by the community and the County with the 3 miles of trails, a planted road edge and medians. The plant palette was created with the plants that are native or work well in our environment and all the micro-climates of Valley Center. It would be a better design choice to use the trail/median palette and work with these types of plants. They also can thrive with additional water restrictions inevitable in Southern California.

The palette of Tipu trees, white roses and vines would appear to be a more ‘tropical’ design’ against a more natural design using plants that thrive in our unique conditions and does not blend well with the palette of the Heritage trail. Also, the iceberg roses will not perform well in this location with our current or additional water restrictions.

Also, I suggested a size and species diversity for the area in front of the parking area because it creates a healthier environment as opposed to a single species.

My suggestion to obtain approval from the Design Review Board is to redesign the landscaping based on the palette used on the Heritage trail. The community vision is to create a more congruent and pleasing look along Valley Center Rd., and by the various developers using the same core plant material palette and adding some accents is a good way to achieve that.”

-Equipment (Large) is being displayed a street front and in front of the building. Mr. Lewis explained that it would not be seen from Valley Center Road due to the

landscaping and the setback off the road. **DRB requested a sectional cut from Valley Center Road to the building to show actual viewing.**

-Signage, Monument sign at road was to be raised metal letters, rod-iron look, with ground lighting. Signage will be built to match trail fence look along Valley Center Road with 6in round polls. Size is to be under the guidelines. It was asked by Ashly Hunsaker-Mellor of applicant if they would be willing to remove logo on monument sign, applicant said they would need to check with client but most likely not.

Building face sign is to be raised wrought iron black letters with letters to be backlit with white lighting. Size to be approximately 5' X 20' smaller than original sign that was presented at first meeting.

-Elevations, Jeff Herr brought up Park Circle and Village Station designs that the Tractor Supply has a very Corporate look. He felt that Valley Center is looking for some creativity along with some conformity. Bill Lewis stated that it is a Contemporary Mission style and meets the Valley Center Guidelines. Ashly Hunsaker-Mellor questioned the white stucco and the possibility that an off-white might be better. Michael Mahan had no issues with the colonnade or arches.

-Permeable paving will be used up next to building and equipment display area, it will consist of interlocking concrete pavers.

DRB asked of the client to supply elevations, sectional cut, full list of plants that will be used, a material list as well as stampable plans for the following February meeting.