

Valley Center Design Review Board

Proposed Minutes: April 4, 2016

DRB Members Present: Moore, Mellor, Mahan

DRB Member Absent: Robertson, Herr

Visitors: Darren Machilsky, Trevin Schall, John O'Malley, Kerry Watts

Meeting Begin: Susan began Meeting at 5pm

Open Forum: No open forum sharing

Medical Marijuana Consumer Cooperative APN 127-222-19-0 (Darren Machilsky)

Darren proposed a small ground up building, agricultural building for MM. Dispensary which is already there. DRB went through the exemption checklist with Darren and the only concern was by S.Moore, hydroseed mix needed to be switch out for ground cover recommended by S.Moore. Will email suggestions.

If fencing needs to go around the entire property chain link will continue and it will need to be screened. Not currently on the plans but if needed they are aware of what we require.

Lighting was also brought up as a concern although there will be no parking lot lighting, as the county did not require it. Only on outside doors will have lighting as required by county.

Lack of windows was brought up as a concern, and per the Sheriff windows have to be minimal and high for protect of property inside.

Design fits the existing building.

Project has already been approved by the I-15 Corridor Board.

Mahan moves that we approve with changes to hydroseeding and note that if chain link needs to go in they will need to return, and shrub will need to cover.

Moore 2nd

All approved checklist exemption.

S.Moore email to Darren Machilsky:

April 12, 2016

RE: Phase 2, Nelson Way project.

Darren,

Thank you for your presentation at the DRB meeting. As we discussed, the DRB would like the hydro-seeding on the plans replaced with ground cover/shrubs. Hydro-seeding is rarely successful in our area. Some suggestions may include (not limited to), Ceanothus or Salvia ground cover varieties, which would be appropriate in your chosen native plant palette. There are also some succulent varieties of Senecio you may want to add. Native grasses would also be acceptable.

During our discussion, you mentioned there may be an additional chain link fence required in the future. You may need to come before the DRB again with this, and my suggestion is that you have a planting plan for screening using trees, shrubs or vines. We understand you need to match the existing chain link, however, the DRB will require screening.

Thank you,



Commercial Building 27301 Valley Center Road (John O'Malley)

Conceptual Plans presented to add an additional 10,000sq ft building (Building B) on the current property of 27301 Valley Center Road. The lot already contains 2 other buildings smaller in size. Building was proposed to sit above current parking spots, which would technically make the building 2 stories.

DRB agreed this was not an appropriate project for this lot as required set backs are not a possibility and building size was much too large for the lot with other preexisting buildings. Design also was not appropriate, as it didn't follow the VCDRB guidelines.

DRB gave John & Trevin an idea of the direction that would be a better fit and asked to return with new conceptual plans that fit the design guidelines as well as a smaller building with required setbacks. John & Trevin said they would be in touch after they talked over the DRB comments with the owner.

Meeting Adjourned: 5:37 pm