

DESIGN REVIEW BOARD

RECORD OF ACTIONS

February 10, 2011

A. Call to Order 9:00 a.m.

Board members present: Carol Bell, Sandy Diefenbach, Ed McArdle, Carol Rea, Karl Ulle and Merle Watson

Board member absent: Rob James

Staff present: Rozanne Cherry

B. Record of Actions January 27, 2011 Meeting.

MOTION: Moved by M. Watson, seconded by S. Diefenbach to approve the minutes.

APPROVED: 6-0-0

C. Oral and Written Communications – Staff noted that item E.3 had been withdrawn

D. Consent Calendar – None

E. Individual Case Review

1. ADM11-0014, Revisions to the Carport Structures to Support Solar Panels over Existing Parking areas at San Diego County Water Authority Administrative Facilities at 610 West 5th Avenue, Zoned M-2.

Applicant: Logan Boutilier, Borrego Solar Systems, Inc, 1810 Gillespie Way, Suite 108, El Cajon, CA 92020

Planner: Jay Paul

Staff described and clarified the elevations of the white carports and the new simulations. Staff recommended approval of the project as submitted.

MOTION: Moved by K.Ulle, seconded by S. Diefenbach to approve the project as submitted.

MOTION CARRIED: 6-0-0

2. ADM 11-0017, New 36-unit Affordable Apartment Complex and Density Bonus Project Consisting of Three, Two-Story Multi-Family Residential Buildings and a Single-Story Community Building Located at 141-233 El Norte Parkway and 1260-80 N. Broadway

Applicant: Mr. David Gatzke, Community Housing Works, 4305 University Avenue, Suite 550, San Diego, CA 92105

Planner: Jay Paul

Staff requested board member comments on the preliminary design of a 36-unit affordable apartment complex which included a density bonus, three 2-story buildings, one, two and three bedroom units, a community building and community garden. Staff described the design of the units which include some roofline articulation, varied wall planes and bold colors. Staff had a concern with the lack of details, the bold colors and recommended to consider providing balconies, door and window projections to enhance the design.

The architect Jim Gates presented a power-point presentation on the design of the project. He indicated that the project was organized around the community interactions rather than the design of the buildings. He further described the buildings which included a beige/cream color for the main buildings with a brighter accent color for the doors, added projecting elements over some windows and doors, a higher front building to potentially allow in the future for solar panels, and a site plan that would allow for future expansion to the east or the infill parcels. He also noted that some exterior walls would be siding in accent color.

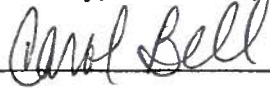
Mr. Glen Schmidt the landscape architect for the project indicated that some of the areas around the community garden area would have permanent landscaping, that covered patios would be provided at the community building, and that the central courtyard area would have a "natural play" area with other small gathering areas (patios/courtyards) around the buildings. He noted that the storm water treatment areas would be installed around the southerly exit driveway and along the common garden area. He also noted that the landscaping within the interiors and parking areas would include evergreen theme trees, fruit trees and shrubs.

Vice-Chair Ulle felt that the overall concept looked great, but had concerns with the colors shown on the exhibits, the potential for kids throwing the fruit from the trees and he felt that an open fence should be installed around the common garden area. He also clarified that a trash enclosure would be centrally located and that the site plan would also provide the opportunity to install a second trash enclosure at the south end. Chairman Bell suggested the use of the corner windows and asked for more detail on how the proposed colors would be used throughout the project, how the community garden will look from the public sidewalk and a fencing plan. Board member Rea had concerns with the maintenance of the fruit trees and the need to provide a strong control over the community garden area if open to off-site neighbors. She clarified that the tot-lot was being designed and suggested providing other play activities in addition to climbing, such

as swinging. She also felt that the colors needed to be toned down and that the buildings needed additional detailing. Board member McArdle concurred the site plan looked great, but felt the rectilinear hardscape looked rigid and suggested softening it to be more compatible with the concept of natural play area. He also had concerns with the building walls planes, the need to provide additional articulation and maintenance issues with the window trellis elements. He suggested using a simpler shape and extending the window eyebrows beyond the edge of the windows in some locations, providing different parapet edges on some mass elements, and extending the parapet in other places. Chairman Bell felt that the applicant should evaluate the grade change at the corner. She also felt that the garden area may need a shed, compost area and a shade area. Board member Watson felt that citrus trees and bougainvillea would not be appropriate for a family development since citrus were dirty and required additional maintenance and bougainvillea had sharp spines. He also felt that the garden area should not be open to public use and that high consideration should be given to the streetscape and details of the community building off of El Norte Parkway.

3. Withdrawn

- F. Current Business: 1. Discussion of potential workshops: Staff noted that the Historical Preservation Commission offered to arrange a joint workshop with the Design Review Board with speakers from the State Office of Historical Preservation and requested topics and the best time to hold the workshop. Board members suggested presentations on the Mills Act, repairing/replacing windows and doors, and fencing issues. Board members suggested the workshop be held during a Design Review Board Thursday meeting time slot. Members also indicated some evening times could work also. March and April was suggested for the workshop. Chairman Bell noted that examples of successful projects and the challenges that were overcome would be very helpful.
- G. Oral Communications – None.
- H. Board member discussion – None.
- I. Adjournment at 10:25 a.m. to the next regularly scheduled Design Review Board meeting to be held on February 24, 2011, at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.



Carol Bell, Chairman
of the Design Review Board



Rozanne Cherry, Secretary
of the Design Review Board