

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

February 11, 2010

A. Call to Order 9:02 a.m.

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson (arrived at 9:05a.m.), Cathrine Laguna, Karl Ulle, Robert James, and Edward McArdle

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions January 14, 2010 meeting

**MOTION:** Moved by K. Ulle, seconded by S. Diefenbach to approve the minutes.

**APPROVED:** 6-0-0

C. Oral and Written Communications -- Staff noted that Item E.2 had been withdrawn

D. Consent Calendar: None

E. Individual Case Review

1. Tract 914, Review of Plotting and Three Single-Family Home Plans for a 30-lot Tract 914 on East Washington

Applicant: Pulte Homes, Inc, Ryan Green, 2 Technology Drive, Irvine, CA 92618

Planner: Bill Martin

Staff indicated that the original Hallmark project was sold to Kennedy Development, which only built one model home on lot 11, installed the entry walls and a portion of the street. Staff indicated that Pulte Homes bought the project and planned on building the same house models as built on the adjacent northerly subdivision (Eureka Springs). The new development proposes 3-plans, one single-story and 2 two-story models each having two styles, bungalow and country style homes. Staff indicated that one lot would have a reduced rear yard setback, and another lot with a single-story model would not exceed 40% lot coverage. Staff recommended approval of the project as submitted.

Board member Watson clarified that the parkway walls along El Norte Parkway were installed and that the landscaping would be consistent with Eureka Springs development. Board member James clarified that the common open space areas, sidewalks and streets were all public and that the windows on the models were white vinyl. Chairman Bell clarified the access to the side-entry front doors on Plan 3.

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

**MOTION CARRIED:** 7-0-0

2. Withdrawn

3. ADM10-0007, Facade remodel at Target, 1280 Auto Park Way, Zoned PD-C

Applicant: Celso Rivera, MBH architects, 2470 Mariner Square Loop, Alameda, CA 94501

Planner: Jay Paul

Staff described the façade remodel to an existing Target building to include three tan/brown tones with red accents, build-out of the upper recessed entry area with stucco, paint the columns and the lower recessed area red, build a stucco fascia over the garden center entry, add two red spherical bollards at the entry, install a new bike rack and bench and retain the silver/grey rounded roof element. Staff recommended approval of the project as submitted.

Board member Ulle clarified that the existing landscaping and planter boxes adjacent to the building were to remain. Board member James felt that additional landscaping was needed to soften the entry. Board member McArdle suggested extending the horizontal bands in a staggered pattern to the left over the larger recessed area. Chairman Bell felt that the new colors were fine and that the center should use the palette to redo the colors throughout the center. Board member Ulle agreed with board member McArdle and suggested installing large round pots with trees instead of large spheres.

**MOTION:** Moved by K. Ulle, seconded by S. Diefenbach to approve the project with the condition to revise the entry signage to extend the horizontal elements in a staggered alignment and to add landscaping and to return to the board with a revised elevation.

**MOTION CARRIED:** 6-1-0 (Laguna abstained)

4. ADM10-0015, Façade Remodel to an Existing Commercial Center in the CG zone, 616 W. 3<sup>rd</sup> Avenue

Applicant: Jesse Neville, ER Management, Inc. 14031 Midland Road, Poway, CA 92064  
Planner: Darren Parker

Staff described the façade remodel to an existing auto repair center which included new paint, stucco and stone veneer. Staff recommended approval of the project with the condition to refurbish the front landscaping and to paint the rear of the building adjacent to the flood channel.

Board member Ulle clarified that a drip cap at the top edge of the stone veneer would be used. Chairman Bell suggested using low maintenance plants.

**MOTION:** Moved by K. Ulle, seconded by M. Watson to approve the project subject to staff recommendations.

**MOTION CARRIED:** 7-0-0

5. ADM10-0008, Outdoor Storage of Propane Tanks and Additional Parking, M-2 zone, 616 W. 3<sup>rd</sup> Avenue

Applicant: Pacific Coast Propane, 616 W. 3<sup>rd</sup> Avenue, Suite C, Escondido, CA 92025 & Claudia Ramirez, Libra Designs, 23434 Farnham Lane, Murrieta, CA 92562  
Planner: Darren Parker

Staff described the project which included providing an area for outdoor storage of propane tanks and trucks, new on-site parking and screening. Staff indicted that the site was surrounded by heavy industrial uses. Staff recommended approval of the project with the condition to provide 10' of landscaping along the street frontage, and add slats to the chain link fence all around the perimeter of the site.

Board members concurred that the project was an appropriate use for the area. Board member McArdle discussed the type of landscaping.

**MOTION:** Moved by C. Bell, seconded by S. Diefenbach to approve the project subject to staff's recommendations.

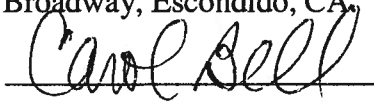
**MOTION CARRIED:** 6-1-0 (Ulle voting no)

F. Current business: None.

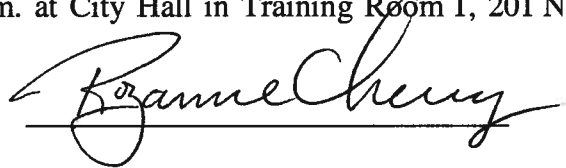
G. Oral Communication- None.

H. Board member Discussion – Board member Ulle questioned if the yellow/black auto repair center on East Valley Parkway and Beech had changed the colors of the building. Board member Laguna indicated the Meadowbrook project received an award from the City Council. She also indicated that the year 2010 represented the 90<sup>th</sup> year anniversary of women gaining the right to vote. Board member James informed the board on the event he attended for the dedication of the jade “Buddha” at the Krishna Center which he felt was impressive and attended by a large audience.

I. Adjournment at 9:50. a.m. to the next regularly scheduled Design Review Board meeting to be held on February 25, 2010 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