

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

February 24, 2011

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

Board members present: Carol Bell, Sandy Diefenbach (arrived at 9:05), Ed McArdle, Carol Rea, Karl Ulle and Merle Watson

Board member absent: Rob James

Staff present: Rozanne Cherry

B. Record of Actions February 10, 2011 Meeting.

**MOTION:** Moved by M. Watson, seconded by K. Ulle to approve the minutes.

**APPROVED:** 5-0-0

C. Oral and Written Communications – Staff noted that item E.2 had been withdrawn

D. Consent Calendar – None

E. Individual Case Review

1. PHG 11-0001, Modification to Precise Plan for ARCO/La Terraza to add a separate Biofuel Dispenser with Canopy in the PD-C zone, 100 La Terraza Blvd

Applicant: Allen Sipe, 15991 Red Hill Avenue, Suite 100, Tustin, CA 92780

Planner: Bill Martin

Staff described the proposed canopy over a new bio-diesel pump at the westerly end of an existing pump canopy, which also required the removal of a small landscaped area at the base of the retaining wall along the southeast corner to help with circulation and to allow additional room for delivery trucks. Staff had a concern with the design of the canopy being a flat metal canopy with white poles that was not consistent with other existing structures and architecture or the existing design guidelines. Staff indicated that the new Propel pump could not be located under the existing Arco canopy. Staff recommended that the canopy design be revised to be more consistent with the existing architecture or to eliminate the canopy over the new pump.

The applicant indicated that Propel bio-diesel pumps were being co-located within established gasoline stations and that the pumps and canopies of the two brands had to be differentiated. She also described the new pump and canopy as a simple design that was not visible from the street, but would provide strong recognition once you enter the site. She felt it would be a disadvantage to eliminate the canopy over the pump but agreed to apply a finish over the top of the canopy for visual aesthetics for residences above the station.

Board member Watson felt that the canopy needed to be more compatible with the design guidelines and that the colors needed to be presented accurately. He was okay with adding a canopy/pump and reducing the landscape area. Vice-Chair Ulle felt the applicant should consider using a round canopy with plants on top to draw attention to an ecological product and that a green roof would replace the landscaping being removed. Board member Rea suggested providing solar panels on top of the roof to power the fuel pump and to enhance the canopy to look similar with the existing materials. Board member McArdle felt the applicant should consider a hip roof style canopy to emulate the existing tower element and differentiate it from Arco canopies. Chairman Bell agreed that the pump and canopy design needed to be revised per the Design Review Board's comments.

**MOTION:** Moved by M. Watson, seconded by C. Rea to redesign per the Board's comments and to resubmit with more complete presentation of the architecture and colors.

**MOTION CARRIED:** 6-0-0

2. Withdrawn

3. 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

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

Staff discussed the changes that addressed the previous board comments concerning fencing, landscaping, community garden, colors, additional detail along El Norte Parkway and architectural details.

The project landscape architect and architect provided additional details regarding the revisions. The architect noted that he was researching solar hot water on the

raised/sloped roofs on both the community building and building “A”. He described the colors as light yellow and green, with cream white walls and bright yellow accents and doors in other accent colors.

Board member Watson clarified that steel material was used for the stair railings, that the simulated boulder play structure would be about 6’ high, and that the groundcover along El Norte Parkway included succulents. He had a concern with the maintenance of wood fences over time. He suggested using woodcrete fencing along the east side. Vice-Chair Ulle agreed that the east fence should be woodcrete and felt that the community building needed to provide a different look than the other buildings. He also felt that the play area needed some sort of motion/kinetic play element. Board member Rea suggested a rope with a big knot and additional play items that encouraged activity and motion in the play area. Board McArdle felt that the “rebar” style fencing should be extended throughout the project, that the window eyebrows looked weak architecturally and that the play area needed more active elements. He also felt that the community building needed some additional enhancements. Chairman Bell favored including the edible plants outside of the community garden and felt the garden shed did not provide storage. She clarified that the trellises would include vines and picnic tables, and that the west elevation sidewalk along the driveway would have a curb. Board member Diefenbach clarified that the artistic gate doors would be painted steel, and noted that the tile wainscot on the community building would provide additional color and texture for the building. She also cautioned that the proposed light colors could easily be too pastel, reminiscent of easter eggs.

**MOTION:** Moved by M. Watson, seconded by S. Diefenbach to approve the project with the condition the applicant return for final review of specific colors, modification of the fencing, the stair railing design, and revised play area elements at the next Design Review Board, or condition prior to building permit.

Board member Ulle felt that there were too many unknown details to approve the project at this time.

**MOTION CARRIED:** 5-1-0 (Ulle voting no)

- F. Current Business: None.
- G. Oral Communications – Staff noted an appeal of the Design Review Board’s action on January 27, 2011 regarding a project (2002-02-HP) located at 937 S. Hickory Street and that the appeal would be heard by the Historical Preservation Committee on April 5, 2011.

- H. Board member discussion – Board member Watson felt that the In & Out/Hotel sign seemed larger and taller than he remembered.
- I. Adjournment at 10:25 a.m. to the next regularly scheduled Design Review Board meeting to be held on March 10, 2011, at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.

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Carol Bell, Chairman  
of the Design Review Board

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Rozanne Cherry, Secretary  
of the Design Review Board