

DESIGN REVIEW BOARD

RECORD OF ACTIONS

March 26, 2009

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

Board members present: David Brown, Carol Bell (arrived at 9:02 a.m.), Sandy Diefenbach, Merle Watson, Karl Ulle and Rob James.

Board members absent: Cathrine Laguna

Staff present: Rozanne Cherry

B. Record of Actions from the March 12, 2009 meeting:

MOTION: Moved by R. James, seconded by S. Diefenbach, to approve the minutes.

MOTION CARRIED: 5-0-0

C. Oral and Written Communications: None

D. Consent Calendar:

1. 2004-87-PPL, Super Graphic Sign for North County Oral & Facial Surgery Center, 839 E. Grand Avenue, HP Zone

Applicant: George Beitner, All Star Signs, 1914 W, Mission Road, Suite A, Escondido, CA 92029

Planner: Jasmin Perunovich

MOTION: Moved by K. Ulle, seconded by M. Watson, to approve the project as submitted.

MOTION CARRIED: 5-0-0

E. Individual Case Review:

1. PHG 09-0003, YMCA Outdoor Soccer Arena, Parking Lot Expansion and Signage, 1050 N. Broadway

Applicant: Robert A. McQuead, 239 S. Maple Street, Escondido, CA 92025

Planner: Jay Paul

Staff described the project which included constructing a new outdoor soccer arena, 80' x 180' with netting and a timer with a clock buzzer situated along the easterly property line. Staff indicated the soccer arena would replace the old tennis courts. Staff noted the existing 10' high plexi-glass and block wall along the eastern property line would remain; the old animal hospital building would be demolished and secured with wrought iron fencing with pilasters around the perimeter. Staff also indicated that the two existing free-standing signs would be consolidated into one concrete pylon sign. Staff recommended approval of the project with the condition to

refurbish the existing landscaping, provide additional landscaping around the soccer arena and to locate the fence behind the existing trees.

The architect, Mr. Bob McQuead described the design of the freestanding sign which included a simple design depressed into concrete. He also stated the fence would be placed behind the landscape area which will include 5' of grass area and 5' of landscaping in front of the fence.

Staff clarified the parkway would be 5' wide with a 5' landscape area adjacent to the parking lot.

Board member Watson clarified the parking lot setbacks for the project. He also felt the setbacks were skimpy compared to the existing gym and adjacent apartment complex. Board member Ulle clarified no one from the public showed up for the neighborhood meeting. Vice-Chair Bell clarified the fence material used for the apartment complex was a mix of wood and wrought iron. Chairman Brown clarified the block wall design included a stucco finish with a cap on top.

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

MOTION CARRIED: 6-0-0

2. ADM 09-0031, Exterior Remodel at 330 E. Grand Avenue, Zone SP (Downtown Specific Plan)

Applicant: Greg Danskin, 1543 Robyn Road, Escondido, CA 92025
Planner: Elisa Marrone

Staff described the façade remodel which included new colors, retaining the existing stone, adding awnings above the front and rear entry; replacing the windows and doors at the front and rear of the building and adding a cornice detail. The Downtown Business Association Committee suggested raising the planters and increasing the thickness of the awnings. The Committee felt the cornice detail looked fine. Staff recommended approval of the façade remodel with the condition to add a pinstripe detail to the rear awning and to remove the cornice.

Mr. Greg Danskin, the architect, indicated the owner did not intend to replace the security grills and prefers not raising the planters. He also felt the cornice feature would enhance the appearance of the building from the street and would also differentiate the subject building from the building to the west. He noted that cornices were elements of the historic architectural vernacular of the period.

Board member Ulle felt the simple design and cornice feature looked fine. He also clarified the material of the cornice was a formed metal awning with a smooth underside and that the window frames were black anodized frames. Chairman Brown clarified the depth of the awning being 4' deep and encroached 1' into the public right away. He also felt the cornice looked fine and that the overall building façade design kept within the era.

MOTION: Moved by K. Ulle, seconded by S. Diefenbach, to approve the project as submitted with the addition of a pinstripe detail to the rear awning.

MOTION CARRIED: 6-0-0

- F. Current Business: Discussion of the exterior masonry block and architectural dome feature on the Escondido Police and Fire Facility, 1163 N. Centre City Parkway.

Principal Planner Bill Martin informed the board the original approved plans for the Police and Fire facility have not changed. He indicated the landscape plans for the facility were being revised to provide more drought tolerant plant material and would return to the board for review. He informed the board that the architect for the project indicated that the water proofing would darken the block colors somewhat. Chairman Brown confirmed the generator buildings along Centre City Parkway were part of the original project and questioned whether the eyebrow details over the windows were missing. Board member James felt the colors of the CMU wall over the windows seemed darker than the exhibits shown. Vice-Chair Bell felt fewer bands of color changes had been provided. Bill Martin said he would return next meeting with additional information.

- G. Oral Communications: Principal Planner Bill Martin updated the board on the paramount site and the new submittal by Lyon Development, which included 112 dwelling units, 3-story, with recreation area and pool. He indicated the exterior elevations were also changed and that the applicant was still deciding what to do with the existing building on site. Mr. Martin noted that Lyon Development had also purchased the Venue project and would be constructing that project as originally approved.
- H. Board Member Discussion: Chairman Brown noted that the awning for the Tango restaurant had been put back up.
- I. Adjournment at 9:50 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, April 9, 2009 at 9:00 a.m. in Training Room #1 at City Hall, 201 North Broadway.

David Brown, Chairman
of the Design Review Board

Rozanne Cherry, Secretary
of the Design Review Board