

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

April 22, 2010

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

Board members present: Carol Bell, Merle Watson, Karl Ulle, Edward McArdle, Sandy Diefenbach, Cathrine Laguna and Robert James.

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions April 8, 2010 meeting

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

**APPROVED:** 7-0-0

C. Oral and Written Communications – None

D. Consent Calendar: None

E. Individual Case Review

1. PHG10-0006, Variance Request for two Freestanding Signs and two Wall Signs on the Escondido Seventh Day Adventist School Building (Escondido Adventist Academy) 1301 Deodar road, Zoned RE-20

Applicant: Brianna Griffin, Escondido, Seventh-Day Adventist, 170 Navajo Street, San Marcos, CA 92078

Planner: Jay Paul

Staff described the signs which included two entry signs, externally illuminated, within the 24 square feet allowed, located on an existing landscape boulders at the entry, and two wall signs located on the north and east elevations. Staff indicated that the 85 SF signs were larger in size than the standards for wall signs for a CUP in a residential zone, which limited signs to 20 SF. Staff also indicated that the proposed signs were comparable to other high schools in regards to size and scale. Staff thought the signs

were appropriate and would have no impact to adjacent residences, and recommended approval of the project as submitted.

The board concurred that the signs looked fine and were appropriate to the scale of the building.

**MOTION:** Moved by M. Watson, seconded by S. Diefenbach to approve the signs as submitted.

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

2. ADM10-0041, New Commercial/Office building, 501 Felicita Avenue, Zoned CG

Applicant: Patrick Edinger, 2827 Presidio Drive, San Diego, CA 92110

Planner: Darren Parker

Staff described the 5,000 SF commercial/office building which included 3,000 SF devoted to a dentist office and the remaining 2,000 SF devoted to retail. Staff indicated that the use of the building would require 26 parking spaces, of which 24 of the spaces would be provided on site and two parking spaces would be provided off-site within the Major Market shopping center located to the south of the subject site. Staff had concerns with the mint green color on the building and suggested a wainscot, a different color or stone material be added to the building. Staff also indicated that the adjacent landscaping along the southern property line would be refurbished and felt that the corner treatment needed to match the same aesthetic level as the other three corners at the intersection.

Board member Ulle felt that since the building sits right at the corner that more consideration and additional treatment should be provided, that the colors need to be revised and suggested providing a wainscot or a different type of material. He also felt that the building functioned as the “entry marker” for the Major Market Center and that the building should be tied into the center. Board member James felt that the building should be setback from the corner and that the color scheme and materials needed to be reworked. Board member McArdle felt that the green color would be out of date quickly and that the building needed additional enhancement and materials. Chairman Bell also agreed that the colors would soon be out dated and noted her concern that the building turned its back to Center City Parkway. She also indicated that the subject site was on a corner of an historic thoroughfare. Board member Diefenbach felt that the pastel colors were not appropriate.

**MOTION:** Moved by K. Ulle, seconded by S. Diefenbach to redesign and resubmit.

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

3. ADM10-0045, Façade Remodel to an Existing Retail Building in the Escondido Promenade

Applicant: Russ Stout, 4635 Cass Street, San Diego, CA 92109  
Planner: Darren Parker

Staff described the remodel to an existing out pad building in the Escondido Promenade center which included shifting the existing storefront of the building back three feet to meet the requirement to be 150 feet away from another restaurant, which was part of a lease agreement. Staff indicated that the awnings and other walls would remain and that the storefront would be changed from a curved storefront to a right angle storefront at the corner. Staff recommended approval of the project as submitted.

Board member Ulle felt that the proposed change added nothing to the building. Board member James further discussed radius vs. square corners for the relocated storefront. Board member Watson suggested a smaller radius for the corner of the storefront to avoid a structural column.

**MOTION:** Moved by K. Ulle, seconded by M. Watson to approve the project with the condition to first try and come to an agreement with the existing restaurant to leave the building as is, and if that cannot be achieved, then use a smaller radius at the corner of the relocated storefront.

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

- F. Current business: None.
- G. Oral Communication- None
- H. Board member Discussion – None.
- I. Adjournment at 9:37.a.m. to the next regularly scheduled Design Review Board meeting to be held on May 13, 2010 at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.
- J. .

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Carol Bell, Chairman  
of the Design Review Board

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Rozanne Cherry, Secretary  
of the Design Review Board