

DESIGN REVIEW BOARD

RECORD OF ACTIONS

April 28, 2011

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

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

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions April 14, 2011 Meeting. Staff distributed the revised minutes.

MOTION: Moved by R. James, seconded by S. MacDougall to approve the minutes as revised.

APPROVED: 7-0-0

C. Oral and Written Communications – Staff noted that item E.2 had been withdrawn.

D. Consent Calendar – None

E. Individual Case Review:

1. PHG11-0014, Modification to Master and Precise Plan for the City Square Condominium Development (2nd/Orange) to change the remaining 84 units in the Project to a Three-Story Townhome Design.

Applicant: Kire Companies, Mr. Ken Baumgartner, 14035 Mirkham Way, Suite 101, Poway, CA 92064

Planner: Bill Martin

Staff described the changes to a previously approved condominium development which included a straight up town home design, no stacked units, all three-story, and each unit would be equipped with a 2-car side-by-side garage. Staff and the Downtown Business Association supported the new concept design but had concerns with the buildings facing Orange Street. Both agreed that the buildings needed additional attention and suggested moving the sidewalk adjacent to the curb to allow additional space in front of the buildings to provide a better sense of

separation between the front door and the public sidewalk. Staff also recommended enhanced paving throughout the project, additional relief on the vertical planes of the buildings facing Orange Street, enhancement of the blank ends of the buildings, addition of material changes and accent colors on the rear of the units along Orange Street, and revise the street trees meet current code.

The applicant, Mr. Ken Baumgarter described the revised design which included retaining similar rooflines, colors and unit size up to 1,500 SF.

The architect, Mr. Damien Trottiano further described the design which included eliminating the interior stairs, taller buildings to better match the existing building (4-stories), decks provided on the 2nd and 3rd floors similar to the existing buildings, landscaped courtyards, a change in the orientation of the westerly buildings so that the front of the units face Center City Parkway and the guest parking distributed throughout the project.

Mr. John Becker the landscape architect for the project described the revised landscape design which included three central courtyard “themes” for different uses within the project.

Board member McArdle preferred the revised site plan with clustered buildings and suggested enhancing the entries, providing contiguous sidewalks to the curb, additional color added to the wall planes and that the eyebrow over the entry door should be larger with a different door color. Board member Rea felt that the front doors and garages were too traditional and should be more high tech/industrial style similar to the buildings on Second Avenue. She suggested extending the balconies to provide rain protection over the front door. She also agreed with staff that more enhancements of the end units and a contiguous sidewalk were needed. Board member James felt that a contiguous sidewalk would be too wide with no sense of edge and that more horizontal emphasis on the ground level was needed. Vice-Chair Ulle suggested an individual color for the garage doors and the need for more enhanced paving in the driveway aisles. He preferred keeping a landscape parkway along the curb on Orange Street. Board member Watson suggested constructing and continuing the existing Center City Parkway wall first. Chairman Bell clarified that the A/C units are on the 3rd Floor balconies.

MOTION: Moved by R. James, Seconded by S. MacDougall to approve the revised design with further study of the treatment along Orange Street, enhancement of the rear of the buildings and 3rd Street end walls, enhanced paving in internal driveways, differentiation in the height of the vertical grey and gold elements, and construction of the Center City Parkway wall and landscaping within the first phase of construction.

MOTION CARRIED: 7-0-0

2. Withdrawn

3. PHG11-0012, Modification to an Existing Wireless Facility within the Westminster Seminary Clock Tower, 1725 Bear Valley Parkway, Zoned RE-20

Applicant: Plancom for AT&T, Krystal Patterson, 5738 Pacific Center, San Diego, CA 92121
Planner: Jay Paul

Staff described changes to a wireless facility which included replacing the existing antennas with 12 new antennas which are longer and necessitated raising the tower roof 2+'. Staff indicated that some equipment would be placed within the tower and that the existing equipment enclosure would be expanded to accommodate more equipment. Staff recommended approval of the project as submitted.

Board member Rea felt that the clock should be located higher on the tower.

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

MOTION CARRIED: 7-0-0

4. 2004-21-PPL, Modification to Plot Plan for Circulation Changes and Expansion at existing Heritage K-8 Charter School, 1845-1875 E. Valley Parkway, CG Zoning

Applicant: Studio E Architects, Kevin Nivinskus, 2258 First Avenue, San Diego, CA 92101 & Dennis Snyder, 1868 E. Valley Parkway, Escondido, CA 92027
Planner: Paul Bingham

Staff described the changes and expansion to an existing charter school which included expanding into the previous office buildings, adding classrooms, administrative offices, and digital labs. Staff indicated that the existing site provided 141 parking spaces but only 41 spaces were required. Staff had a concern with the kids playing in the driveways at various times of the day. Staff indicated that fire department was concerned with the gates being closed and the need for strobe lights. Staff was okay with the expansion and the conversion of parking area to play area but recommended shifting the drop off location to keep vehicle circulation to the perimeter and the kids play area to the interior.

Coach Snyder clarified that the gates on East Valley Parkway would only be closed at night and that the pick up area was located under an existing shade structure which provided more stacking room to exit.

Board member James preferred the perimeter circulation but suggested relocating the drop off area to provide for longer stacking room for existing cars. Board member Rea was concerned with traffic going through the playground areas and the leaking of oils and antifreeze from vehicles. She also clarified that no grass would be used in the play areas, only asphalt, and suggested using solar panels on the shade structure. Board member

McArdle suggested a drop off turnout in the parking aisle on the east property-line. Chairman Bell agreed and preferred to take traffic out of the lunch area.

MOTION: Moved by R. James, seconded by M. Watson to approve the project as submitted.

MOTION CARRIED: 4-3-0 (Bell, McArdle and Rea voting no)

5. ADM10-0163, Modification to an Existing Wireless Facility on top of an Existing Office Building, Zoned CG, 240 S. Hickory Street

Applicant: Plancom for AT&T, Krystal Patterson, 5738 Pacific Center, San Diego, CA 92121

Planner: Darren Parker

Staff described the proposed changes to a wireless facility which included replacing the 4' high antennas with 6' high antennas on three corners of the building, and raising the height of the existing parapet. The equipment would be installed inside the existing building. Staff recommended approval of the project as submitted.

Chairman Bell felt that raising the height of the parapet did not enhance the building.

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

MOTION CARRIED: 6-1-0 (Bell voting no)

6. ADM11-0045, Exterior Modification of an Historic Building in the Downtown Retail Core, 145 W. Grand Avenue, Zoned SP

Applicant: Robert Magoon, 1852 Hemingway Court, Escondido, CA 92027

Planner: Darren Parker

Staff described the façade remodel to an existing historic building within the Downtown area which included bringing the storefront wall out to the front of the 2nd floor wall plane, expanding the outdoor seating area, adding a valance on the existing awning for signage and a rustic brick base along the frontage. The property owner would also demolish an addition at the rear of the building. Staff indicated that the Downtown Business Association suggested painting the outdoor railing black; work with the adjacent tenant to extend the brick across their frontage and to extend the font of the sign to be more legible.

The applicant Mr. Robert Magoon indicated that the future entry to the 2nd floor would preclude extending the brick across the adjacent tenant space.

Board member James noted that white trim was not appropriate. Board member Rea clarified that the front was a recessed entry and suggested the applicant consider a look more like an English tea room. Board member McArdle agreed the white trim around the doors and windows would not work and suggested a toned-down accent color like black, forest green or a deep red. Chairman Bell felt that the façade remodel was a good improvement but it needed a color/hue and she felt the brick was too dull. Board member MacDougall clarified that a 4' space would be provided in between the window and the outdoor dining railing. She also agreed that the color of the door needed to be bold. Board member James felt that the brick was too colonial and rustic looking and suggested wood paneling with shiny high gloss paint similar to tea rooms in England. Board member McArdle suggested also paneling the columns around the door at the front.

MOTION: Moved by R. James, seconded by S. MacDougall to approve the project with the condition to replace the brick with high gloss painted wood panels similar to an English tea room style, including paneling the front columns and to return as a consent item.

MOTION CARRIED: 7-0-0

- F. Current Business: None.
- G. Oral Communications – Staff summarized the webinar on April 14, 2011.
- H. Board member discussion – Board member Rea indicated that the Old Escondido Neighborhood Mother’s Day tour would include a very unique home built in 1978, addressed as 831 S. Broadway .
- I. Adjournment at 10:50 a.m. to the next regularly scheduled Design Review Board meeting to be held on May 12, 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