

DESIGN REVIEW BOARD

RECORD OF ACTIONS

May 26, 2011

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

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

Board member absent: Rob James

Staff present: Rozanne Cherry

B. Record of Actions May 12, 2011 Meeting.

MOTION: Moved by S. MacDougall, seconded by E. McArdle to approve the minutes as revised to correct a spelling error.

APPROVED: 6-0-0

C. Oral and Written Communications – None

D. Consent Calendar – Chairman Bell requested that item D.1 be pulled for further discussion.

1. ADM11-0045, Revised Façade Remodel to a Proposed Tea Room, 145 Grand Avenue, Zoning SP

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

Planner: Darren Parker

Chairman Bell felt that the green color was not compatible with the red color and that the proposed green would have the same value as the existing brown, noting that more contrast was needed. Board member McArdle suggested a darker green color. Board member MacDougall suggested using a deeper tone color such as a “Hunter” green that would complement the brown or a sage green color. She also felt that the green was too

teal to work with the brown. Board member Rea agreed with the darker green colors suggested.

MOTION: Moved by C. Bell, seconded by K. Ulle to approve the project with the condition to revise the green to a darker value with assistance of board member MacDougall and to work with staff.

MOTION CARRIED: 6-0-0

E. Individual Case Review:

1. PHG11-0007, Proposed Automated Carwash at an existing ARCO AM/PM Facility, 450 W. El Norte Parkway

Applicant: Robert G. Faudoa, Gary Engineering, Inc., 4901 Moreno Boulevard, Suite 304, San Diego, California 92117
Planner: Jay Paul

Staff described the project which included a modification to the Master Plan for a proposed automatic carwash adjacent to Iris lane. Staff indicated that the options for locating the car wash were restricted by easements and delivery truck circulation, but that the colors and materials would match the existing structures. Staff also indicated that a trellis structure would be provided over the entry and exit of the carwash, that the landscaping would be refurbished and revised along Iris Lane because of vehicle site distances, that a propane tank would be installed along the east property line recessed into the landscape planter, and that they would extend the screening landscape at the south end of the tank. Staff recommended approval of the project as submitted.

Board member Watson had a concern with the lack of maintenance of the existing landscaping. He clarified that the phone booth and air and water facility would be relocated to the south within the landscaped area. He also had a concern with the exiting of vehicles from the carwash and conflicts with in-coming traffic. Vice-Chair Ulle further discussed the location and access to the air/water reel and clarified that the carwash dryer was a roll-over unit (car sits on carwash and wash/dryer rolls over car). He also felt that the letters on the signage for the car wash were too spread out. Board member Rea clarified that the yellow color was for the bollards only and that the dark Arco blue was not proposed on the car wash. She also had a concern with the vehicle visibility at the exit. Board member McArdle felt that the trellis structures at the entry and exit of the car wash looked out of place and to consider a small wing wall (about the height of the wainscot on the carwash building) on the street side of the entry and exit. Chairman Bell

agreed that the landscaping should be maintained regularly and to consider an alternative to the trellis structure. Board member MacDougall preferred no trellises.

MOTION: Moved by E. McArdle, Seconded by K. Ulle to approve the project with the condition to propose an alternative to the trellis on each end of the car wash, to ensure landscaping is regularly maintained, and to return with revisions and signage.

MOTION CARRIED: 6-0-0

2. 2007-92-PPL, Revised Proposal for Conversion to Habitable Space for a Significant Historic resource in the SEB Overlay, 1214 S. Escondido Blvd

Applicant: Norm Wieme, Wieme Design/Build, 325 W. Third Ave., Ste. 204
Escondido, CA 92025

Planner: Rozanne Cherry

Staff summarized the ownership history, the board's previous comments, and code enforcement violations. Staff indicated that the current owner inherited the Code Enforcement actions and was proposing alternatives to address the board's previous concerns. Proposed alternatives included minimizing the large windows in the walls enclosing the carports, adding a plant-on trim to reflect the original carports' rounded corners, and painting the trim the same wall color. Staff indicated that the oval glass panel front doors were changed to solid six-panel doors to be consistent with the doors on other units.

The architect, Mr. Norm Wieme, indicated that the owner inherited the code enforcement issues and that the owner's priorities were health and safety and resolving code enforcement issues. He noted that the interior improvements were constructed well, although done without a building permit, and that it would be a shame to tear out the carport walls to recess them. He proposed that wood trim with curved corners be added to represent the original curved carport openings and create a shadow line, and that all of the existing vinyl windows be toned-down and minimized by painting the trim the same brown as the wall color.

Vice-Chair Ulle indicated that the existing landscaping would hide most of the glaring problems and that the vinyl window frames should not be painted because of maintenance reasons. He felt that the air conditioning units should be painted to match the wall color. Board member Rea felt that more improvements should be done to return the original motel elements, which could include replacing the vinyl windows and six-panel doors with period appropriate windows and doors over time. She also suggested painting the carport walls two shades darker and adding a curved trim piece around the carport. Board member McArdle preferred a darker color for the carport walls and to retain the white trim around the windows. He felt painting the window trim a brown color would only emphasize that the windows were vinyl. Chairman Bell felt that she could not support the changes proposed. Board member MacDougall agreed with Chairman Bell in concept but felt a compromise would be appropriate for the situation. She preferred the darker carport walls and the curved plant-ons. Board member Watson supported the proposed work and

applauded Mr. Kowalski for stepping up to rectify the situation and for keeping the property clean and occupied.

MOTION 1: Moved by K. Ulle, seconded by M. Watson to approve the project with the condition that the plant-ons be painted white along with the window trim and to paint the A/C units and the carport wall under the windows a darker brown color.

MOTION FAILED: 3-3-0 (Bell, MacDougall and Rea voting No)

MOTION 2: Moved by M. Watson, to approve the project as submitted

MOTION FAILED: for lack of second

MOTION 3: Moved by S. MacDougall, seconded by M. Watson to approve the project as proposed with the condition that the plant-ons, A/C units and the wall under the carport windows be painted a darker brown.

MOTION FAILED: 3-3-0 (Rea, McArdle and Bell voting No)

The owner indicated that the improvements are not very visible from the street.

Board member Rea liked the idea of painting the wall of the enclosed area a darker brown to represent that it once was a carport.

MOTION 4: Moved by C. Rea, seconded by S. MacDougall to approve the project as proposed with the condition that the plant-ons, A/C units and wall under the carport window be painted a darker brown color and that overtime the doors be changed to a period appropriate style.

MOTION CARRIED: 4-2-0 (Bell and McArdle voting no)

3. ADM11-0036, New 85,000 SF Industrial Building in the ERTC (lots 7 & 8) for Corodata, 2305 Haverson Place

Applicant: Paul Giese, Hamann Companies, 1000 Pioneer Way, El Cajon, California 92020

Planner: Darren Parker

Staff described the proposed 85,000 SF, 46' high Industrial building for a record storage facility in the Escondido Research and Technology Center which included two access points, a truck loading area in the rear, a variety of exterior building materials, stained stamped concrete with 2" reveals, brick veneer, cornice molding and compliance with the Specific Plan Development standards. Staff recommended approval of the project with the condition to provide additional landscaping along the north, south and east property lines and that the cornice be extended to the north, south and west elevations.

The applicant indicated that the berm was located offsite and was expecting the berm to remain with development of the adjacent parcel due to the amount of rock.

The architect indicated that there were very few employees, step vans would be used for data transportation and a reciprocal access easement with adjacent property owner would be provided. He described the building architecture as being similar to that of Stone Brewery and that there were minor variations in the parapet heights and the size of the cornice features. He also indicated that the ERTC HOA had approved the project.

Board member McArdle felt that the architecture looked too busy and indicated that industrial buildings in the ERTC should be more representative of high tech, that the front entry looked too busy, more variation in the parapet heights was needed and that all the colors were not compatible. He also discussed the intent of the ERTC design guidelines in regards to a high tech campus design and that Stone Brewery was unique and not anticipated in the guidelines. He felt that the proposed project was too “collage architecture” and suggested that the entries be made to look more modern and add more significant variations in the wall heights. Chairman Bell felt that the style of the building looked too “federal” and not in keeping with the high tech concept of the ERTC. Board member Watson felt that the off-site views of the building should be softened with tall trees. Vice-Chair Ulle clarified that the site was at a lower level in regards to Citracado Parkway but that a lower intervening parcel was in between. He also agreed that the height variation would break up the building and make the building look more interesting.

MOTION: Moved by E. McArdle, seconded by K. Ulle to revise and resubmit with the condition to revisit the entries and the way they tie into the rest of the building and to consider more articulation of the panel wall heights.

MOTION CARRIED: 6-0-0

4. ADM11-0032, Proposed recycling Kiosk in an Existing Shopping Center, 2040 E. Valley Parkway, Zoning CG, EVP Overlay

Applicant: Brian Nebel, Permit Place, 13400 Riverside Drive, Sherman Oaks, CA 91423
Planner: Darren Parker

Staff described the proposed recycling kiosk located at the rear of a commercial center, not visible from the street (East Valley Parkway) and surrounded by a solid block wall at the north and eastern boundary. Staff indicated that the loss of parking spaces would be replaced on site. Staff recommended approval of the project with the condition to refurbish the dead landscaping and to paint the sea containers same color as the building kiosk.

Chairman Bell felt that some sort of shade should be provided. Vice-Chair Ulle had a concern with the lack of signage for customers. Board member MacDougall clarified the hours of operations were Monday thru Friday 9-3 and closed Saturday and Sunday.

MOTION: Moved by M. Watson, seconded by S. MacDougall to approve the project subject to staff's recommendations.

MOTION CARRIED: 6-0-0

- F. Current Business: None.
- G. Oral Communications – None
- H. Board member discussion – Chairman Bell noted that the mural on East Valley Parkway in the downtown area changed and should come back for review. Board member McArdle noted that ERTC was intended to be a showcase for Modern Architecture, and defined “Collage Architecture” as a type that employed different style façade elements that all worked together.
- I. Adjournment at 10:55 a.m. to the next regularly scheduled Design Review Board meeting to be held on June 9, 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