

DESIGN REVIEW BOARD

RECORD OF ACTIONS May 27, 2010

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

Board members present: Carol Bell, Merle Watson, Karl Ulle, Sandy Diefenbach, and Carol Rea

Board member absent: Edward McArdle and Robert James

Staff present: Rozanne Cherry

B. Record of Actions May 13, 2010 meeting.

MOTION: Moved by M. Watson, seconded by S. Diefenbach to approve the minutes as revised.

APPROVED: 5-0-0

C. Oral and Written Communications – Staff handed out the updated board roster. The board requested staff to discuss at the next meeting an article titled “The View from Rome”.

D. Consent Calendar:

1. PHG10-0009, Revised ARCO AM/PM Gas Station and Convenience Store, 761 N. Broadway, Zoned CG

Applicant: Rich LaRowe, WD Partners, 16808 Armstrong Avenue, Suite #100, Irvine, CA 92603

Planner: Darren Parker

Board member Ulle clarified the location of the trash enclosure.

MOTOION: Moved by K. Ulle, seconded by S. Diefenbach to approve the revisions.

Board member Watson indicated that he was not in support of the project because BP (British Petroleum) was a parent company and that this was an inferior project.

MOTION CARRIED: 4-1-0 (Watson voting No)

E. Individual Case Review

1. PHG10-0008, Modification to a Master and Precise Plan to Convert a Retail Building to an El Pollo Loco Restaurant with a Drive-Thru, 1366 W. Valley Parkway (Sports Authority Center), Zoned PD-C

Applicant: Mr. Scott Kavthekar, Manligas-Kavthekar, Architects, 21042 E. Arrow Hwy., #145, Covina, CA 91724

Planner: Jay Paul

Staff described the remodel to an existing pad building which included reducing the floor area from 5,000 SF to 2,800 SF, reusing the existing overhang as a cover for the drive-thru, adding a low screen wall with landscaping along the outer edge of the driveway, providing a landscaping strip between 9th Avenue and the new drive-thru, and adding a new trash enclosure with cover. Staff recommended approval of the project with the condition to eliminate the proposed trash enclosure and to use the existing large trash enclosure to the north or relocate the proposed trash enclosure towards 9th Avenue, consider toning down the colors similar to Bev Mo colors and to return with the final sign package.

The architect indicated that the colors could be toned down but preferred using the existing colors and to work with staff on the final landscaping design.

The board agreed with staff on using the existing large trash enclosure. Board member Watson further discussed the plant palette and colors. Board member Ulle felt that the final landscape design should return to the board for review. He also felt that additional windows should be provided for the dining area on the north and west elevations. Board member Rea felt that the existing center seemed to only present the rears of the buildings on West Valley Parkway. She felt the need to provide additional enhancement along West Valley Parkway. The board further discussed the circulation and access for the project. Chairman Bell liked the idea of reusing the existing overhang for the drive thru, but preferred less of a yellow color. She also felt that the screen wall should be painted white, that the yellow color be used as an accent color and that the trash enclosure be painted a different color than yellow.

MOTION: Moved by K. Ulle, seconded by M. Watson to resubmit the project as consent for review of the trash enclosure location and design (use large existing enclosure), the final landscape design, the final color palette and where colors are located on the building, adding windows on the elevations facing West Valley Parkway and the Fed Ex building and to clarify or correct the north arrow and elevation titles.

MOTION CARRIED: 5-0-0

2. ADM10-0065, Exterior Modifications to an Existing Retail Building in the Escondido Promenade for Souplantation, 1260 A Auto Parkway, Zoned PD-C

Applicant: Jamie Spelman, 3216 Grey Hawk Court, Carlsbad, CA 92010

Planner: Darren Parker

Staff described the modifications to the south end of an existing out-pad retail building in the Escondido Promenade which included retaining the existing storefront, changing the

colors and entry location, using the corporate colors for souplantation (beige, terracotta and green) and adding galvanized metal panels as the frieze areas above the storefront. Staff indicated that the colors blended with colors used on other buildings in the center. Staff recommended approval of the project as submitted.

Mr. Spelman clarified that the frieze was a non-reflective galvanized metal that would not be painted a green color.

Board member Watson felt that the frieze panels should be eliminated and to only have a solid wall color. Board member Rea clarified that the wall lights above the existing awnings do not light the walkway. She also had a concern with the entrance now being provided around the end of the building. Chairman Bell felt that the center lacked color continuity throughout the center, but felt the proposed colors were fine. Board member Diefenbach felt that the galvanized panels over the entry side would provide texture and balance with the building's other architectural elements.

MOTION: Moved by S. Diefenbach, seconded by K. Ulle to approve the project as submitted with the condition that the galvanized metal frieze panels not be painted.

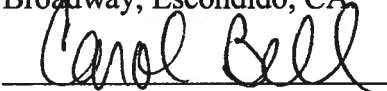
MOTION CARRIED: 5-0-0

F. Current business: None.

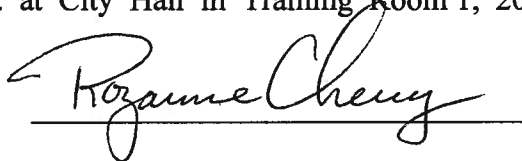
G. Oral Communication: None

H. Board member Discussion – Board member Rea updated the board about the unpermitted work that had been stopped on the project at 420 E. 6th Avenue. Board member Diefenbach informed the board that the carwash project at Brotherton and Center City Parkway was approved by the City Council. Board member Ulle clarified that Five Guys Burgers restaurant was still working with the landlord on the revised radius of the building. He also noted a bright chartreuse wall in the industrial area near Andreasen. Chairman Bell noted a bright blue market at 9th and Quince.

I. Adjournment at 10:10.a.m. to the next regularly scheduled Design Review Board meeting to be held on June 10, 2010 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