

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

June 9, 2011

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

Board members present: Carol Bell, Rob James, Ed McArdle (arrived at 9:02), Carol Rea, Karl Ulle and Merle Watson

Board member absent: Sandy MacDougall

Staff present: Rozanne Cherry

B. Record of Actions May 26, 2011 Meeting.

**MOTION:** Moved by M. Watson, seconded by K. Ulle to approve the minutes

**APPROVED:** 5-0-0

C. Oral and Written Communications – Staff noted that item E.6 had been withdrawn.

D. Consent Calendar –

1. PHG09-0010, Revised Elevations for the Previously Approved Pool/Activity Building at Meadow Brook Village, 100 Holland Glen

Applicant: Brent Cooper, Meadow Brook Village, 100 Holland Glen, Escondido, CA 92026

Planner: Rozanne Cherry

**MOTION:** Moved by M. Watson, seconded by C. Bell to approve the project as submitted.

**MOTION CARRIED:** 5-0-0

E. Individual Case Review:

1. PHG11-0009, Modification to the Master and Precise Plan for the City Square Condominium Development (2<sup>nd</sup>/Orange) to Change the Remaining 84 units in the project to a Three-Story Townhome Design

Applicant: Project Design Consultants, 701 B Street, San Diego, CA 92101  
Planner: Bill Martin

Staff summarized and reviewed the Design Review Boards previous comments and concerns. Staff recommended approval of the project as submitted.

The architect presented a computer model/simulation of the project and discussed the changes to the project which included the front doors being 18-24” above the sidewalk along Orange Street, which would create a private landing, accent colors on the front doors, enhanced paving within the pedestrian areas, closing to vehicles the east/west access aisles between the central units, additional colors on the rear of buildings and windows added to end units facing the alley.

The landscape architect Mr. John Becker described the landscaping along Orange Street, the colors, texture, ground cover areas, the main pedestrian courtyard areas through the middle of the project, and additional landscaping areas along the west side. He also noted that the core landscaped areas would be provided with BBQ’s, picnic tables and a landscaped play space.

Board member Rea suggested providing a small area for children to play since the project would provide two and three bedroom units. She also preferred the stoop walls to be different colors. Chairman Bell clarified that the Center City Parkway wall would match the existing wall. Board member James clarified that the stoops were proposed as stucco on masonry.

**MOTION:** Moved by R. James, seconded by E. McArdle to approve the project as modified.

**MOTION CARRIED:** 6-0-0

2. PHG11-0014, Wireless Antenna Facility to be Co-Located on Existing Cross/Steeple at Grace Lutheran Church, 643 W. 13<sup>th</sup> Avenue

Applicant: Mark Liman for Verizon Wireless, 11316 Rolling Hills Drive, El Cajon, CA 92020  
Planner: Bill Martin

Staff described the existing and proposed T-Mobile wireless facility in the cross tower. Staff indicated that Verizon was proposing to co-locate on the tower, consisting of 12 antenna panels on two sides of the tower, all the same height and that the equipment enclosure was located on the roof behind the sanctuary and out of view. Staff recommended approval of the project as submitted.

Vice-Chair Ulle discussed the “H” shape design that may lead to areas that would collect dirt. He also clarified a 4’ wide gap between the legs of the “H” shape on the tower.

The board concurred that the project was fine.

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

**MOTION CARRIED:** 6-0-0

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

Applicant: Mike Namou, 450 W. El Norte Parkway, Escondido, CA 92026

Planner: Jay Paul

Staff summarized the boards previous comments and described the proposed revisions, which included smaller trellis elements attached to both ends of the building, stepped wing walls at each end (maximum height 36” high at the exit), Arco blue band signs with non-illuminated letters, entry/exit signs attached to the trellis elements, refurbishing of the existing landscaping and modifying the existing monument sign at the corner. Staff recommended approval of the project with the condition that the wing walls be stucco with recesses to look like an extension of the building.

The applicant described the wing walls as decorative block and would be separated from the building.

Board member James indicated that the two wing walls needed to be the same height with steps in the same increment and that the material should be the same as the building. He suggested using landscaping instead of walls to help with screening. Board member Rea felt that the wing walls needed to tie into the building, that the trellis and walls were too big and did not enhance the building. Board member McArdle felt that the wing walls were too big. He suggested shorting the length of the walls, attaching the walls to the building and aligning with control joints. Chairman Bell agreed with the board that the wall was too big and suggested removing the steps, deleting the exit wall and attaching the wall to building. She also suggested using raised letters for the signs and that the “carwash” sign on the bottom of the monument sign would not be visible.

**MOTION #1:** Moved by C. Bell, seconded by R. James to approve the carwash subject to staff’s recommendations and that the signage be raised letters, remove the smaller wing wall, reduce the height and length of the wall, use the same material as the building, provide a colored wainscot for the longer wing wall, and to staffs satisfaction.

**MOTION CARRIED:** 6-0-0

**MOTION #2:** Moved by R. James, seconded by K. Ulle to approve the new monument sign as 6' maximum height above grade.

**MOTION CARRIED:** 5-1-0 (Bell voting no)

4. PHG10-0023, Modification to a Conditional Use Permit for St. Mary's Church for the Construction of a new, Freestanding, 18,400 SF, Two-Story Community Center Building with Attached outdoor/indoor Basketball Court and 4,500 SF Outdoor Plaza. The project also includes a 3,076 SF Expansion to the Existing Main Church Sanctuary Building; and obtaining Building Permits for Several Undocumented Structures Located on the approximately 11+ acre site

Applicant: Michelle Golden, Project Architect, 2039 Verdel Avenue, Escondido, CA 92029

Planner: Jay Paul

Staff described the proposed modifications to an existing church which included a 2-story building for a parish center, classrooms, offices, a recreation area, covered basketball court and an expansion to the sanctuary. Staff also indicated that the modifications included legalizing the pre-school and other unpermitted structures. Staff noted that an emergency access loop would be provided through the property, new covered trash enclosures and the reconfiguration of the parking lot and circulation. Staff recommended approval of the project but had a concern with the rear elevation of the parish center building.

The architect indicated that the parish building would only be used for parish activities that a pervious surface would be used underneath the shade trellises, a small parish center monument sign would be installed at the driveway on Broadway. She also noted that the landscaped retention basins would be in front, that a security fence would separate the K-8 school from the parish center and that, a brick veneer element would be used to match the existing buildings

Board member James clarified that the north wall was steel framed with stucco and suggested adding glass blocks lower on the wall to allow more light into the gym/court, that the column spacing be closer on the rear elevation, and that the wood floor may need to be better protected from the weather and "UV" rays. Board member Rea clarified that the tile roof would be the only tile roof on the campus and that the bell tower should be more traditional and taller. She also suggested using a gable on the top of the sanctuary entry as a guide to revising the parish center building. Board member McArdle felt that the pop-out feature between the first and second floor should be enhanced with different colors, that smaller bays were needed on the north elevation and that the roofline should have a change in elevation which would help define the gym as a different use. Vice-Chair Ulle preferred to see more brick used, if color enhancement was not used. Chairman Bell felt that the entry feature was too square and that they should consider a

gabled entry roofline. Board member McArdle suggested a gable-shaped recessed area, leaving the roof line flat.

Staff furthered discussed the sanctuary expansion which included filling in the side recessed area to provide additional seating, change the black composite shingles to red/orange composite shingles to blend with the parish center roof color, paint the sanctuary the same color as the parish center, even over the brick areas. Staff recommended approval of the expansion as submitted.

**MOTION #1:** Moved by K. Ulle, seconded by E. McArdle to approve the parish center and sanctuary in concept, and to revise the parish center building with revisions to the north side elevation per Design Review Board comments, revise the entry side to emulate a gable element over the entries, and to add a variation of roofline heights.

**MOTION CARRIED:** 6-0-0

Staff described the unpermitted structures which included the pre-school and portable classrooms painted to match other structures on site.

Board member Watson felt that landscaping should be added around the storage building. Board member McArdle felt that all miscellaneous buildings should be painted once the master color palette is determined/approved.

**MOTION #2:** Moved by M. Watson, seconded by K. Ulle to approve the miscellaneous buildings as is.

**MOTION CARRIED:** 6-0-0

5. ADM11-0036, Revised Design for an 85,000 SF Industrial Building in the ERTC (Lots 7 & 8) for Corodata, 2305 Haverson Place, Zoning SP.

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

Planner: Darren Parker

Staff summarized the boards previous comments/concerns and the architect's revisions. Staff recommended approval of the project with the condition to add the cornice elements at the top of the beige wall sections.

The architect clarified that there was a 2' height difference between the parapets heights. He also described the modified distribution of colors over the buildings, and noted that each entry was now more different from each other, but was still compatible with Stone Brewery development across the street.

Vice-Chair Ulle preferred the original design with a band break between floors and that the architecture should not emulate other buildings in the ERTC.

Board member James clarified the areas of glass, the length being 350'LF, height 46' and that the upper concrete walls were gray with reveals and stained on the lower level. Board member Rea felt that there was too great a difference between the level of detail on the corner entries and the beige and gray sections. Board member McArdle felt that the red corner was too busy in contrast and suggested reducing the amount of vertical banding.

**MOTION:** Moved by E. McArdle, seconded by C. Bell to approve the revised design with the conditions to simplify the southwest corner entry element with less verticals and staff's recommendation to add a cornice along the beige walls.

**MOTION CARRIED:** 5-1-0 (Ulle voting no)

M. Watson left at 11:15 a.m.

6. Withdrawn

7. ADM11-0038, New Kitchen Expansion, Parking Spaces, Outdoor Patio Deck and Solar Panel Carports for Stone Brewery, 1999 Citracado Parkway in the ERTC, Zoned SP

Applicant: Andre Kjellberg, 1216 North Coast Highway, 101, #100, Leucadia, CA 92024

Planner: Darren Parker

Staff summarized the proposed expansion of the kitchen area on the bottom floor, an office expansion on the upper floor, new parking spaces along the west side behind the building, new carports over the existing parking spaces along the south side with photovoltaic panels on top, and a new deck in the restaurants garden area. Staff recommended approval of the project as submitted.

The architect Andy Kjell described the garden deck which would landscape up to the edge and small sections of railings with minimal visibility.

Vice-Chair Ulle clarified that the new parking was mostly for employees. Board member Rea clarified the height of the carport was 10-14' high.

**MOTION:** Moved by K. Ulle, seconded by C. Rea to approve the project as submitted.

**MOTION CARRIED:** 5-0-0

- F. Current Business: None.
- G. Oral Communications – Staff advised the board of the City Council Action Plan workshop scheduled for next week which could affect the Design Review Board and Historic Preservation Commission.
- H. Board member discussion – Board member McArdle had a concern if the city did not have a Design Review Board of design professionals. Board member Rea noted that the America in Bloom representative was very impressed with Escondido and how nice the downtown and the Old Escondido Neighborhood areas looked.
- I. Adjournment at 11:30 a.m. to the next regularly scheduled Design Review Board meeting to be held on June 23, 2011, at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.

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Carol Bell, Chairman  
of the Design Review Board

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Rozanne Cherry, Secretary  
of the Design Review Board