

DESIGN REVIEW BOARD

RECORD OF ACTIONS

June 10, 2010

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

Board members present: Carol Bell, Merle Watson, Robert James, Carol Rea and Karl Ulle (arrived at 9:07),

Board member absent: Edward McArdle and Sandy Diefenbach

Staff present: Rozanne Cherry

B. Record of Actions May 27, 2010 meeting.

MOTION: Moved by R. James, seconded by M. Watson to approve the minutes.

APPROVED: 4-0-0

C. Oral and Written Communications – Staff noted that item E.4 had been withdrawn.

D. Consent Calendar: None

E. Individual Case Review

1. ADM10-0072, New Entry Portals and Shade Canopy for Mercedes-Benz of Escondido, 1101 W. 9th Avenue, Zoned PD-C

Applicant: Angelo Damante, Mercedes Benz of Escondido, 1101 W. 9th Avenue, Escondido, CA 92025

Planner: Rozanne Cherry

Staff described the shade canopy structure at the entry of the showroom, which included reconstructing two existing doors into two entry portals, a new sign on the partial wall of the 2,000 SF canopy, painting the building trim a charcoal color, and removing all of the window awnings, to satisfy a new global corporate Mercedes identity. Staff recommended approval of the project as submitted.

The owner, Mr. Angelo Damante described the history of the design and the dealings with Mercedes corporate office. He indicated that the canopy/portals would most likely be removed when the corporate regime changed.

Board member James clarified that the existing wall color of the building and the glazing would be retained. Board member Rea felt that the modern design looked odd with the Mediterranean style of the building. Mr. Damante noted that several design studies were done trying to better integrate the modern European concept with the Spanish design of the building, but none of the studies satisfied both the corporate and dealership groups.

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

MOTION CARRIED: 4-1-0 (Rea voting no)

2. PHG10-0007, New Exterior Paint/Awnings and Outdoor Patio for 150 Grand Café, 150 W. Grand Avenue, Zoned SP, Historic District

Applicant: Syed Mousavi, 126 W. Grand Ave, Escondido, CA 92025

Planner: Bill Martin

Staff described the board's previous comments and the revised design which included keeping the patio area in the same location due to storage and sun protection for the bar area, adding landscaping, revising the rear entry and canopy, revising the colors to a brown color and relocating the fire pit and fountain. Staff indicated the applicant preferred the original deep gold/mustard color. Staff noted the memo from the DBA regarding the proposed color. Staff recommended approval of the revisions as submitted.

Board member James preferred the revised arch and canopy design, but was unsure about the scalloped fence design. He also preferred the original dark gold color. Board member Rea had a concern with the scalloped fence design and suggested simplifying it so as not to detract from the gates. She felt that the colors were too dark, unappetizing and created a "dark hole" feeling. She also had safety concerns with the fire pit. Chairman Bell felt that the scalloped fence detracted from the gates and preferred the lighter gold color as shown on the elevations. Board member Watson preferred the original deep mustard color. Board member Ulle suggested a straight top fence design. Board member James clarified that the owner felt the scalloped fence design provided more character.

MOTION: Moved by R. James, seconded by M. Watson to approve the project as revised with the original color scheme.

MOTION CARRIED: 3-2-0 (Ulle and Bell voting no)

3. 2004-07-CUP, New 676 SF Lobby Addition to the Rincon Municipal Water District Office Building, 1920 N. Iris Lane, Zoned R-1-10

Applicant: Michael Kinoshita, MKA Architecture and Planning, 7510 Clairemont Mesa Blvd, Suite 207, San Diego, CA 92111

Planner: Bill Martin

Staff described the 670 SF lobby addition which included reorienting the entry door to the west and a concrete roof to match the existing building. Staff recommended approval of the project as submitted.

The architect described the reasoning for the addition which included security and additional display area.

The Board concurred that the addition looked great. Board member Watson clarified that the water conservation demonstration garden would remain.

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

MOTOION CARRIED: 4-0-1 (Bell abstained)

4. Withdrawn

5. PHG10-0008, Conversion of an Existing Retail Building to an El Pollo Loco with Drive Through Within the Old Home Depot Center, 1366 W. Valley Parkway

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

Planner: Jay Paul

Staff described the boards previous comments, the revisions made to the building and the history of the colors for the center.. Staff also indicated that the revisions provided additional landscaping around the columns, accent trees, and a landscaped berm at the entry to the drive-thru.

The architect further described the changes and emphasized the exterior look of the building would be the same.

Board member Rea clarified that the path of travel to the sidewalk was shifted to accommodate the trash enclosure expansion and felt that the revised toned down colors looked great. Chairman Bell confirmed that the red tile on the columns would remain and felt that the colors on the screen wall on the south elevation should be of a lighter color. Board member Watson indicted that the existing colors on the building matched the southerly portion of the center and felt that matching the Staples building colors might be a mistake. Board member Ulle suggested eliminating the sign on the north elevation, that the screen wall be of a lighter color and clarified that the roof equipment was screened by the parapets. Board member James suggested making the drive thru corners square rather than rounded. Board member Rea had a concern with no escape route from the drive-thru.

MOTION: Moved by R. James, seconded by M. Watson to approve the project as revised, allowing the applicant to use either the existing building colors or the muted colors, allowing the applicant to place signs on 1 or 2 sides of the tower, with conditions to provide square signs over the center cutout, and the screen wall around the drive-through to be the lighter wall color.

MOTION CARRIED: 4-1-0 (Ulle voting no)

F. Current business:

1. Discussion of the article "The View from Rome".

Board members discussed the concepts of comparing historic preservation to the conservation of endangered species, basing decisions on how the project makes a valuable contribution, and how mixing styles on separate lots in a district can work if dealing with exemplary designs. Board member Rea handed out song lyrics encouraging historic preservation.

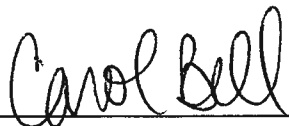
2. Zoning Code Updates.

Staff noted that the Escondido Zoning Code was available on the city's public web site, and that board members could return their paper copies of the Zoning Code if they wished to use the on-line version, which would always be current. Most members said that they would turn-in their code books at the next DRB meeting.

G. Oral Communication: None

H. Board member Discussion – Board member Rea indicated that unfortunately the old Twinkle Tub Cleaners sign on 2nd Avenue had been painted and the neon removed. She also indicated that changes to the Joor Muffler sign looked nice. Board member Ulle indicated that a semi trailer parked on the hill off of 15th Avenue and visible to I-15 was being heavily graffitied. He also noted that the Board should have looked more closely at the design details of the new gas station on the corner of Mission and Broadway. He said that Cafaro's Automotive, on Auto Park Way near Superior Street, had painted their building chartreuse. Board member Rea asked other members to keep aware of the old gas station at Kalmia & Grand (recently the Jewelry Source), to watch for painting of the exterior without approvals.

I. Adjournment at 10:35.a.m. to the next regularly scheduled Design Review Board meeting to be held on June 24, 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