

DESIGN REVIEW BOARD

RECORD OF ACTIONS

June 11, 2009

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

Board members present: David Brown, Carol Bell, Sandy Diefenbach, Merle Watson, Karl Ulle and Rob James.

Board members absent: Cathrine Laguna

Staff present: Rozanne Cherry

B. Record of Actions from the May 28, 2009 meeting:

MOTION: Moved by C. Bell, seconded by S. Diefenbach, to approve the minutes.

MOTION CARRIED: 5-0-0

C. Oral and Written Communications: None

D. Consent Calendar: None

E. Individual Case Review:

1. ADM09-0046 Redevelop Commercial Center at 1330 E. Grand Avenue, Zoning CG

Applicant: Mike La Caze, La Caze Development, 2601 Airport Dr #300 Torrance CA 90505
Planner: Elisa Marrone

Staff described the building design which included a 92,000 SF building that would be suitable for a variety of potential users from a grocery to retail stores and would back up to the rear of the Escondido Village Mall. Staff indicated street improvements would be made to Harding Street to create a through access road and that improvements on Grand Avenue would include a traffic signal. Staff recommended approval with the conditions to provide additional decorative articulations on the sides of the building and to paint the roof equipment to match the building roof color. Staff also indicated that the final landscape plan would return to the board for review once modifications to the parking lot were addressed due to storm water treatment requirements.

The applicant Mr. Norm LaCaze described the design of the building which maximized the floor and parking areas to be more attractive to a larger number of potential tenants, including more than one tenant. He also indicated that improvements to Harding Street were part of the overall project. He also indicated that he would like to receive the entitlements while searching for a potential tenant.

The architect described the building as a flexible design that would accommodate whatever kind of tenant would be interested. He indicated that the building front had stepped walls, upgraded materials and that the roof parapets were designed to screen the roof equipment from Grand

Avenue. He also indicated the roof would be of a lighter color to help reflect the heat and was designed to accommodate skylights should a tenant want them.

Vice-Chair Bell had a concern with the view looking down from Grand Avenue. She also clarified that no retaining walls were proposed along the existing southern slope. Board member James clarified the height of the building was 32-40' in height and that the building could be used as a multi-tenant building. He also felt the entries needed additional enhancement and suggested providing vertical landscaping features at the entries. Board member Ulle suggested constructing a green roof or a fitness track on the roof. He also expressed concern that the existing slopes should not be ignored and that additional building articulation was needed along with vertical landscaping at the entries. Board member Watson felt the existing slopes along the southern boundary should be kept natural. Chairman Brown felt a taller building would have been more appropriate for the site. He also felt the existing slopes should be addressed in the landscape plan and to consider installing solar panels on the roof. Both board members Ulle and James indicated solar panels would help protect the roof from UV rays. Chairman Brown felt that the buildings should be designed to accommodate solar panels, now or in the future.

The applicant Mr. Mike LaCaze had a concern with the long term maintenance of solar panel roofs.

MOTION: Moved by K. Ulle, seconded by S. Diefenbach, to approve the concept and general aesthetics of the building with staff recommendations and to provide more landscaping at the front of the building to provide a sense of entry.

MOTION CARRIED: 6-0-0

2. ADM09-0046 New Three Story Medical Office Building in the ERTC at 1755 Citracado Parkway, Zoned SP

Applicant: Kirk Moeller, McArdle Associates, 5838 Edison Place, Suite 100, Carlsbad, CA 92008

Planner: Darren Parker

Staff described the conceptual architectural review for a proposed three-story medical office building which would be 59' in height, 44,393 SF and in conformance with the Escondido Research & Technology Center (ERTC) design guidelines. Staff indicated the applicant is also proposing to convert the building into twenty-five (25) office condominium units in the future. Staff informed the board that the final site and landscape design would return to the board for approval once storm-water requirements were incorporated. Staff recommended approval of the project with the condition to consider adding another trash enclosure on site.

The applicant Mr. Ed Anderson indicated the proposed medical building would be the only medical office building in the ERTC that would be close to the hospital site. He also noted that one trash enclosure with four bins worked well for a 50,000 SF medical office building he built previously.

The architect, Mr. McCARDLE, indicated that the project was seeking LEED certification. He felt that the proposed project would set a precedent for future buildings in the ERTC. He also indicated that some of the architectural elements and materials used for the project were similar to the hospital building and that the site was depressed below Citracado Street

Board member James had a concern with marching effect of tall vertical columns with a horizontal band above. He felt the building looked busy with too many elements and clarified that all of the columns end at the ground rather than having a base element at the bottom of the columns. Vice-Chair Bell & Chairman Brown also felt the building looked too busy and with too many colors. Chairman Brown felt the building should be simplified and that the sides of the building take away from the glass centerpiece. He also clarified that green glass is being used on the third floor and gray glass on the lower windows.

The applicant indicated that he had constructed many office buildings before and felt that what appears busy at first ends up being the pride of the neighborhood and that some beautiful buildings on paper end up looking bland upon completion. Further discussion ensued.

MOTION: Moved by R. James, seconded by S. Diefenbach, to approve as submitted.

MOTION CARRIED: 6-0-0

3. ADM09-0075, (ADM09-0077) Certificate of Appropriateness for a Proposed 3-sided, Informational Kiosk in Grape Day Park Adjacent to Palm Walk in the 200/300 Block of N. Broadway, Zoned Park View District of the Interim Downtown Specific Plan.

Applicant: Wendy Barker, Escondido History Center, P.O. Box 263, Escondido, CA 92033.
Planner: Rozanne Cherry

Staff described the three sided informational kiosk sign next to the Palm Walk near City Hall. Staff indicated the sign would include two locked cases for event information and a directional map. Staff indicated the City's Appearance Committee reviewed the sign design and suggested lowering the sign from 6' to 5-5 1/2', relocating the sign to the east side of Palm Walk opposite the Military Tribute monument and to consider one of the cabinets being a static display of historical interest. Staff recommended approval of the sign subject to the City's Appearance Committee recommendations.

Ms. Wendy Baker of the Escondido History Center felt the sign needed to have two sides for event flyers for the anticipation of increased events within the park. She would like to attract and encourage additional small/medium events and classes within the park. She suggested the sign be 6' in height so that the flyers were more eye level. She also had a concern with the location of sign and felt the sign should be located closer to City Hall within the planter area adjacent to the Parkview Room, visible as people enter the park from City Hall.

Board member James felt the sign should be taller and located in an area that would be most visible to the public. Vice-Chair Bell felt the sign should be closer to the fountain adjacent to City Hall. Chairman Brown discussed if it was possible to do a two-sided sign within the budget limit.

MOTION: Moved by M. Watson, seconded by R. James, to approve the applicants sign proposal and to move the sign closer to City Hall at the end of the planter area just north of the Parkview Room.

MOTION CARRIED: 6-0-0

- F. Current Business: None
- G. Oral Communications: Staff informed the board that the Exhaust hoods on the new Police and Fire building would be on the next DRB agenda.
- H. Board Member Discussion: Chairman Brown informed staff and the board that the next DRB meeting would be his last because he is moving to Santa Fe, New Mexico.
- I. Adjournment at 10:00 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, June 25, 2009 at 9:00 a.m. in Training Room #1 at City Hall, 201 North Broadway.

David Brown, Chairman
of the Design Review Board

Rozanne Cherry, Secretary
of the Design Review Board