

DESIGN REVIEW BOARD

RECORD OF ACTIONS

June 23, 2011

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

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

Board member absent: Ed McArdle & Rob James

Staff present: Rozanne Cherry

B. Record of Actions June 9, 2011 Meeting.

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

APPROVED: 4-0-1 (MacDougall abstained)

C. Oral and Written Communications – Staff requested the board to trail item E.2 until the applicant arrives.

D. Consent Calendar – None

E. Individual Case Review:

1. PHG11-0020, Precise Plan Modification to Add Glass Curtain Wall and Extend Repair Bay Area at Perry Infiniti, 855 La Terraza Blvd., Zoned PD-C

Applicant: Bruce Steingrabber, Architect, 24665 Rancho Santa Teresa, Ramona, CA 92065
Planner: Bill Martin

Staff described the modifications to an existing Infiniti car dealership which included adjusting to current corporate branding, a reduction in the size of the glass wall and additional enhancements to the customer entry. Staff recommended approval of the revisions as submitted.

Vice-chair Ulle felt that the entry to the showroom needed to stand out more.

MOTION: Moved by M. Watson, seconded by S. McDougall to approve the project as modified.

MOTION CARRIED: 5-0-0

3. PHG11-0023, Modification to La Terraza ARCO Master Plan to change Freestanding signs to Accommodate pricing for new Propel Alternative Fuels, 100 La Terraza Blvd, zoned PD-C

Applicant: YESCO, 9520 Chesapeake Drive, Suite 807, San Diego, CA92123
Planner: Bill Martin

Staff described the revisions to the existing monument sign which included adding Propel brand panels that would fit in between the end columns of the existing ARCO sign. Staff indicated that the sign would be 5'6" high and 12' wide. Staff recommended approval of the freestanding sign as submitted.

Board member McDougall clarified that LED lighting would illuminate the price numbers.

MOTION: Moved by C. Rea, seconded by S. McDougall to approve the revised monument sign as submitted.

MOTION CARRIED: 5-0-0

4. ADM11-0065, 1,347 SF Addition to an Existing Medical Facility, located at 700 El Norte Parkway, zoned CG

Applicant: Kurt Anderson, 120 W. Campbell, Suite D, Campbell, CA 95008
Planner: Darren Parker

Staff described the remodel to an existing medical office building which included removing eight parking spaces for an addition to the facility, new landscaping around the addition, colors and materials to match the existing building. Staff recommended approval of the project as submitted.

The architect Mr. Kurt Anderson described an additional one-story addition within the courtyard that would expand services for patients.

MOTION: Moved by K. Ulle, seconded by S. McDougall to approve the project as submitted.

MOTION CARRIED: 5-0-0

5. ADM11-0073, a 10,747 SF Two-Story addition to an Existing Retail building, Located at 2085 East Valley Parkway

Applicant: Gene Cipparone, 10525 Vista Sorrento Parkway, #120, San Diego, CA 92121
Planner: Darren Parker

Staff described the two-story addition to an existing retail building which included remodeling the rear of the existing building, adding new parking spaces and to revising the parking lot to allow circulation through all parking lots. Staff indicated that the first story addition was for sorting of merchandise and that the second story was for offices. Staff recommended approval of the project with the condition to remove two parking spaces adjacent to the driveway off of East Valley Parkway and to rework the donation drop off area to avoid backing out and improve circulation.

The architect Mr. Cipparone indicated that the additional parking spaces and revised circulation should reduce customer vehicle congestion at the drop off area. He also indicated that the employees would park along the west side.

Board member Rea was pleased to see additional parking to be added but felt that a redesign of the drop off area was needed so as not to block circulation.

MOTION: Moved by S. McDougall, seconded by M. Watson to approve staff recommendation with the condition to work on revising the drop off area with staff.

MOTION CARRIED: 5-0-0

2. 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 approximately 11+ acre site, 1160 S. Broadway

Applicant: Michelle Golden, Project Architect, 2039 Vermel Avenue, Escondido, CA 92029
Planner: Jay Paul

Staff summarized the board's previous actions and comments. Staff also described a garden shade trellis structure in the garden area adjacent to the sanctuary, new trash enclosure, a monument sign and other details. Staff recommended approval of the project as revised.

The architect described the changes to the community center which included enhancements to the bell tower, adding a gable divided glass design, keeping the squared parapet entry feature, adding some brick-color stucco and redistributing the colors over the building. She also

indicated that the bays on the north elevation were narrowed, Lexan windows were added on the first floor and the upper windows were aligned with the first floor windows.

Board member Ulle noted that increasing the height of the entry tower solved the roofline issue. Board member Rea felt that the entry looked too commercial with the squared top and preferred a gable top. Chairman Bell felt that the entrance looked interesting and suggested adding a texture in the larger recess around the entry door. Board member McDougall clarified that the trash enclosure was on the north elevation set apart from the community center.

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

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

- F. Current Business: None.
- G. Oral Communications – None.
- H. Board member discussion – Chairman Bell summarized her comments to the council at the workshop on the Economic Development component of the preliminary 2011-2012 Action Plan and requested that a discussion item on the City Council Action Plan be put on the next agenda. The board requested copies of the draft Image and Appearance component. Board member Rea noted that a scrolling sign was on the church property at 5th and Kalmia. Staff referred her to code enforcement.
- I. Adjournment at 10:10 a.m. to the next regularly scheduled Design Review Board meeting to be held on July 14, 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