

DESIGN REVIEW BOARD

RECORD OF ACTIONS

June 24, 2010

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

Board members present: Carol Bell, Sandy Diefenbach, Robert James, Ed McArdle, Carol Rea, Karl Ulle and Merle Watson

Boardmember absent: None

Staff present: Rozanne Cherry

B. Record of Actions June 10, 2010 Meeting.

MOTION: Moved by R. James, seconded by S. Diefenbach to approve the minutes as written.

APPROVED: 7-0-0

C. Oral and Written Communications – None

D. Consent Calendar – Chairman Bell asked to discuss the consent item.

1. PHG 10-0009, New ARCO AM/PM Freestanding Sign, 761 N. Broadway

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

Planner: Darren Parker

Staff described the 10' tall, 4' wide, 42 sf freestanding sign proposed for the corner of the property and indicated that a 20' setback from Mission Avenue and a 15' setback from Broadway would be maintained. Discussion ensued regarding the maximum size allowed by the zoning code, and concerns with the large proportion of the logo area in relation to

the price information, the materials proposed, the lack of elements that would tie it to the design of the building, and the height of the proposed sign.

MOTION: Moved by C. Bell, seconded by R. James to redesign the sign to add stone veneer like the stone proposed for the building, reduce the proportions of the logo part of the sign, and rethink the internal illumination of the white upper portion of the sign.

APPROVAL: 7-0-0

E. Individual Case Review

1. ADM 10-0064, Proposed New 36,000 sf Industrial Building for Hidden Valley Moving & Storage in the Harmony Grove Industrial Park, 1218 Pacific Oaks Place

Applicant: Mike Ramsey, Lusardi Construction, 1570 Linda Vista Drive, San Marcos, CA 92078

Planner: Paul Bingham

Staff described the proposed office and storage facility that would include a split-face block screen wall and gate to enclose the dock area and fleet parking, and indicated that the proposed project was generally consistent with the Harmony Grove Specific Plan development standards. Staff's concerns were whether the building wall facing Harmony Grove Road was sufficiently detailed to meet the guidelines and whether the screen wall needed pilasters.

The applicant noted that the business association of the industrial park had approved the proposed project, and that they would prefer a tilt-up concrete screen wall instead of a split face block wall.

Board members discussed the landscaping noting that the palms shown on the rendering should be on the landscape plan, reclaimed water should be used for irrigation if available, and that more trees should be provided along Harmony Grove Road (consider using some oak trees). Board member McArdle felt that a tilt-up concrete screen wall would be appropriate, and that more glass area was needed at the northwest corner of the building adjacent to Harmony Grove Road, due to the high visibility from public streets. He also noted that the top of the building seemed a little "heavy" with the darker colors at the top and suggested that the contrasting colors be a little lighter. Board member Rea felt that the clear anodized mullions did not complement the proposed building colors.

MOTION: Moved by K. Ulle, seconded by C. Bell to approve staff recommendation and revise the project to add oak trees along Harmony Grove Road, add fenestration/windows on the north elevation at the eastern corner of the building, use the black or bronze mullions, consider using reclaimed water for irrigation and return with the revised concrete tilt-up screen wall and building elevation for review on consent.

APPROVAL: 7-0-0

2. B09-1543, Revised Outdoor Patio Elevation for North County Tavern + Bowl at Westfield Shopping Center, 200 E. Via Rancho Pkwy, #201.

Applicant: Janet D'Aprix, Kitarayashi Design Studio, 1227 J Street, San Diego, CA 92101

Planner: Bill Martin

Staff described the proposed changes to the previously approved patio project, noting revisions to the locations of the cooler, walkway, planter and transformer access, changing to an awning over the entry and table umbrellas for shade, and relocating the sign to the wall over the entry. Although, staff preferred the original project, staff recommended approval of the changes with the expansion of the wall awning so that it projected further from the wall.

Board member James felt that it was a big change from an outdoor space to a patio by the parking lot, and noted the need to make it more of a space unto itself by providing a buffer between the patio and the parking lot. Board member Ulle indicated that the gate to the transformer access was large and needed enhancement. Discussion ensued regarding the buffer, awning projection and colors, size of the wall sign, and the water feature.

MOTION: Moved by R. James, seconded by M. Watson to approve the revised patio with additional plantings along the fence to create a sense of space and to enhance the gate to the transformer access and return with it on consent along with an elevation showing the specific size, location and design of the wall sign.

APPROVAL: 7-0-0

Board member James left the meeting at 10:00 AM.

3. PHG 10-0012, New Noise Attenuation Wall for the Outdoor Recreation Area for a Proposed Preschool in the Bottom Floor of the Escondido Seventh Day Adventist Church, 1301-1305 Deodar Road.

Applicant: Adventure Land Preschool, Michael Mieritz, 2377 S. Summit Circle Glen, Escondido, CA 92026

Planner: Bill Martin

Staff described the proposed split-face block screen wall to be located at the top of the slope to reduce noise in the outdoor play area. He noted that pilasters would be provided at 30' on-center and that a section of black vinyl chain link fence would tie the end of the wall back to the corner of the building. Staff recommended approval with the continuous cap design option.

Board members confirmed that the wall was about 179' long, that there was existing landscaping on the slope and that no additional landscaping was proposed. Board member Watson noted that this wall would not be very visible from off-site.

MOTION: Moved by M. Watson, seconded by K. Ulle to approve staff recommendation.

APPROVAL: 6-0-0

- F. Current Business: None.

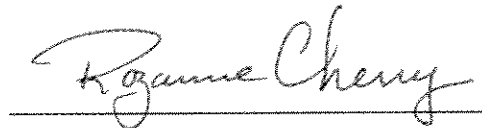
- G. Oral Communications – Staff reminded board members to return their code books if they agreed to use the on-line code available on the City's web site.

- H. Board member Discussion –Chairman Bell asked staff the status of the bright orange building at the corner of Quince and 9th Avenue. Rozanne Cherry replied that the property was foreclosed and that there was an active code enforcement case on it. Board member Rea noted that Robert James' presentation at the Joint Council/Planning Commission/Design Review Board/Historic Preservation Commission Workshop was wonderful. She also handed out the program from the Old Escondido Neighborhood Mother's Day Tour.

- I. Adjournment at 10:10 a.m. to the next regularly scheduled Design Review Board meeting to be held on July 8, 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