

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

July 8, 2010

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

Board members present: Carol Bell, Robert James, Ed McArdle, Carol Rea, Karl Ulle and Merle Watson. Sandy Diefenbach arrived at 9:07 a.m.

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions June 24, 2010 Meeting.

**MOTION:** Moved by R. James, seconded by C. Rea to approve the minutes as written.

**APPROVED:** 6-0-0 (Diefenbach absent)

C. Oral and Written Communications – None

D. Consent Calendar – None.

E. Individual Case Review

1. ADM 10-0086 - Exterior modifications to the old Mervyn's building for a new Dick's Sporting Goods and Ross Store, 1200 Auto Park Way

Applicant: Herschman Architects, Donald Alexander, 25001 Emery Road, Suite 400, Cleveland, OH 44128

Planner: Jay Paul

Staff described the proposed exterior changes for the Dick's Sporting Goods that would take approximately 2/3 of the building, including relocating the main entry facing Del Dios Middle School to the center of Dick's tenant space, a new entry design with columns, closing the entry facing Lexus and creating a display window in the opening. The corporate colors were modified slightly to better blend with the center. The existing raised planters would remain. In the future, a new entry would be constructed for the second tenant at the NW corner of the building. Staff noted that new sign panels that could accommodate two tenants would be placed on the freestanding signs where Mervyn's signs were. Staff recommended approval as proposed.

Board member Ulle clarified several items related to the architecture, planters, and path of travel. Board member James felt that it was not appropriate to change the color of the band at the top of the building for the future tenant adjacent to Dick's and that several of the horizontal accent strips should be extended beyond the columns. Board member Rea noted that the proposed cabinet on the secondary freestanding sign did not look well-integrated with the support structure. Board member McArdle thought that the proposal was fine and that a larger wall sign could be appropriate.

**MOTION:** Moved by K. Ulle, seconded by S. Diefenbach to approve the project as submitted with a larger wall sign for Dick's that would be proportionate to the wall area and building, and to return to the DRB with the final design and colors for the second tenant.

**APPROVAL:** 7-0-0

2. PHG 10-0015 – Conversion of an existing 1,620 SF commercial/office building to a childcare/preschool facility for up to 30 children, 1130 E. Pennsylvania Avenue.

Applicant: Xiao Yan Hu, 3189 Katharine Drive, Escondido, CA 92027

Planner: Jay Paul

Staff described the CUP for converting a building to a day care facility that would include ADA improvements, removing a roof sign, repainting, remodeling the entry stairs, redoing the parking lot and landscaping, adding a play area and employee parking in the rear off the alley, extending the block wall along the parking lot and adding a wooden fence along the other side of the lot.

Board members discussed landscaping, property line fences and walls, and ADA access.

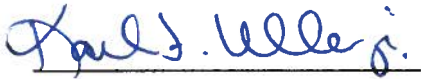
**MOTION:** Moved by R. James, seconded by M. Watson to approve the project as submitted with additional landscaping along the left side of the driveway adjacent to the first parking space, and continuing the wall down the eastern side, and landscaping along the ADA path.

**APPROVAL:** 7-0-0

3. PHG 09-0018 – Expansion of an existing daycare/preschool, 1317 Oak Hill Drive.

Withdrawn

- F. Current Business: None.
- G. Oral Communications – Staff reminded board members to return their Zoning Code binders.
- H. Board member Discussion –Board member Rea announced that the Old Escondido Neighborhood District was having a meeting that night and that Rob James would give the presentation that he gave at the joint workshop with the City Council. Board members Bell and James noted that they would be absent from the July 22, 2010 meeting.
- I. Adjournment at 10:00 a.m. to the next regularly scheduled Design Review Board meeting to be held on July 22, 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