

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

July 22, 2010

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

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

Board member absent: Carol Bell and Robert James

Staff present: Rozanne Cherry

B. Record of Actions July 8, 2010 Meeting.

**MOTION:** Moved by S. Diefenbach, seconded by M. Watson to approve the minutes as written.

**APPROVED:** 5-0-0

C. Oral and Written Communications – Staff noted that item E.3 had been withdrawn.

D. Consent Calendar –

1. ADM10-0064, Proposed Hidden Valley Moving & Storage: Board Required Glass Addition at NE Corner and Tilt-up Perimeter Wall Design. 1218 Pacific Oaks Place.

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

Planner: Paul Bingham

**MOTION:** Moved by M. Watson, seconded by S. Diefenbach to approve the consent calendar.

**MOTION CARRIED:** 5-0-0

E. Individual Case Review

1. ADM10-0098, Proposed Comprehensive Sign Program for Former Robinson's May Building, 200 E. Via Rancho Parkway, Zoned PD-C

Applicant: Chuck Bixby, Westfield, 225 Broadway, Suite 1700, San Diego, CA 92101  
Planner: Jasmin Perunovich

Staff described the revisions to a comprehensive sign program for three exterior signs on the old Robinson/May building which included dividing the total original approved signage, 390 SF, among three locations, with two signs on the north elevation and one sign on the east elevation. Staff indicated that the signs were to be internally illuminated individual channel letters. Staff recommended approval of the revisions as submitted.

The board concurred that the revisions looked logical.

**MOTION:** Moved by S. Diefenbach, seconded by C. Rea to approve the project.

**APPROVAL:** 5-0-0

2. PHG09-0018, Expansion of an Existing, Day-Care/Preschool Including a new 36' x 60' Modular Building, Frontage Improvements, Trash Enclosure and other Site Upgrades, Located at 1317 Oak Hill Drive.

Applicant: Stan Miller, North County Community Services (NCCS), 1557 Grand Avenue, CA 92078  
Planner: Jay Paul

Staff described the existing preschool's expansions that would include adding a modular building to accommodate 46 more kids, street improvements across the frontage, removal of the existing block wall, the addition of a shade structure over the entry ramps of the new building, screening of the A/C units on the new building, a wrought iron fence installed across the front of the property, a trash enclosure and that fascia of the existing flat roof would be painted with a dark trim color. Staff indicated that the new building would not be visible from the street and that a lattice with vines would be installed on the back of the building adjacent to the driveway. Staff also noted that the expansion was in compliance with parking, fire turnaround requirements and that the conceptual landscaping design focused on the parking area. Staff recommended approval of the revisions and requested thoughts regarding the existing roof equipment.

The applicant indicated that the preschool had been in operation since the 1960's.

Board member Rea clarified that the project was reducing the existing 8,500 play area by 2,100 SF by putting in the new building and that the roof was a rolled roof. Board member Ulle felt that the wall base color was too dark and muddy and felt that the color needed to be lighter. He also felt that the duct work on the roof needed to be covered or

screened. Board member Watson felt that painting the duct work would reduce the visibility of the equipment. Board member Diefenbach clarified that the wrought iron fence was to be black. Board member McArdle felt that the building color should be lighter and suggested a 2 foot wide fascia element could be added to the edge of the projecting roof, similar to the element on the new building. Discussion continued among the board members regarding screening vs. painting the roof ducts. Board member Ulle felt that possible roof equipment screening solutions were not thoroughly explored by the applicant.

Staff indicated that the board's comments would be included in the Planning Commission's staff report.

**MOTION:** Moved by M. Watson, seconded by C. Rea to approve the project with the condition to use a lighter khaki wall color and to paint the roof ducting a green trim color.

**APPROVAL:** 3-2-0 (Ulle and McArdle voting no)

3. PHG10-0009, Arco AM/PM Freestanding Sign Revisions, 761 N. Broadway, Zoned CG

Withdrawn

F. Current Business: None.

G. Oral Communications – None

H. Board member Discussion –Board member Rea noted that the jewelry store on Kalmia and Grand Avenue had been painted on Saturday. She also noted in reference to agenda item E.2, that Peterson's donuts rooftop HVAC units were poorly screened. Board member McArdle felt that the hardship of a projects budget should not influence the decision of an appropriate design. Board member Watson felt that the economics of today was an important factor when balancing design decisions.

I. Adjournment at 9:53 a.m. to the next regularly scheduled Design Review Board meeting to be held on August 12, 2010, at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.

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Carol Bell, Chairman  
of the Design Review Board

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Rozanne Cherry, Secretary  
of the Design Review Board