

DESIGN REVIEW BOARD

RECORD OF ACTIONS

August 11, 2011

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

Board members present: Carol Bell, Sandy MacDougall, Ed McArdle, Carol Rea, Karl Ulle, Merle Watson, and Rob James arrived at 9:10 a.m.

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions July 28, 2011 Meeting- Board members Ulle and Rea noted several corrections.

MOTION: Moved by S. MacDougall, seconded by K. Ulle to approve the minutes as revised.

APPROVED: 6-0-0

C. Oral and Written Communications – Staff noted that item E.1 had been withdrawn. Staff distributed a draft copy of the City Council Image and Appearance component of the Action Plan regarding agenda item F.1.

D. Consent Calendar – None

E. Individual Case Review:

1. Withdrawn

2. ADM11-0114, 810 SF Garage Addition to an Existing Detached Garage on the Southeast Corner of the Church Parking lot, Zoning is SP, Southern Gateway District. 341 S. Kalmia Street

Applicant: Dick Althouse, First united Methodist Church, 341 S. Kalmia Street, Escondido, CA 92025

Planner: Jasmin

Staff recommended approval of the project with the condition to install landscaping in the planter areas around the garage.

Board member Watson clarified the landscaped areas and the sidewalk locations.

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

MOTION CARRIED: 6-0-0

3. ADM11-0116, Change from Tile to Contrasting Stucco on Exterior of the Office Building at 1045 East Pennsylvania Avenue, in the H-P zone

Applicant: Brett Kennedy, 3100_B Pullman Street, Costa Mesa, CA 92626 & Mr. John Houten, Sunwest Bank, 17542 E. 17th Street, #200, Tustin, CA 92780-1960
Planner: Darren Parker

Staff described the exterior revision to an existing four-story office building which included new colors, changing the slate tile to stucco within the building recessed areas and parapet band and retaining the metal tubing detail in a dark brown color.

The applicant further discussed the reveals and the spacing on the building.

Vice-Chair Ulle preferred the slate tile more than the stucco color and felt that the revised elevations looked too bland. He suggested that stucco with tooled joints and a faux stone tile surface in a contrasting color within the recessed areas might be acceptable. Board member James noted that painted stucco would also attract graffiti and that with the change to stucco, the building would lose the texture of the tile with grout lines which would be a significant change. He felt aesthetics was not just about color but also about the texture and that the insets having a different texture were just as important as the color. He also indicated that the top band was not as important as the recessed areas and suggested using tile within the entries and colored stucco on other recessed areas. Board member Rea felt that the building looked stark and that more interesting detail was needed in the recessed areas. Board member McArdle felt the building needed more contrast between the building walls, the recessed areas and the top band. He suggested using a reveal pattern that mimics the stone in a contrasting color or a faux finish. Board member MacDougall discussed proposed colors and suggested using a darker slate charcoal color within the recessed areas. Chairman Bell indicated that the metal elements were important to keep as metallic elements; not painted.

MOTION: Moved by R. James, seconded by K. Ulle to approve the change from slate tile to a textured stucco surface emulating stone or tile in a darker contrasting color on all four recessed areas, the recessed color to be “peppercorn” (7674, dark charcoal), that the body of the building be “sand of time” (6101sw) color, that the metal accents be painted a high gloss “Turkish Coffee” color and that the upper band be textured similar to the non-recessed building wall and be the dark charcoal color.

MOTION CARRIED: 7-0-0

Board member S. MacDougall left at 9:45 a.m.

4. PHG11-0013, Modification to a Wireless Communication Facility for AT&T to replace the existing 4'-7' panel antennas and replace them with six new, 6'-4' panel antennas mounted onto a 35' high faux tree, zoned RE-210 and R-1-10, 2365 & 2355 E. Lincoln Avenue (Henry Ranch)

Applicant: AT&T (Plancom Inc.), 301 State Place, Escondido, CA 92029

Planner: Jay Paul

Staff recommended approval of the modification with the condition to extend the branches further out to make the tree fuller and better screen the panels.

Vice-Chair Ulle felt that there was no need to make the tree fuller. Board member Rea felt that it would be appropriate to make the tree fuller.

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

MOTION CARRIED: 6-0-0

5. PHG11-0008, Modification to a Wireless Communication Facility for AT&T to replace the existing six, 6'-7" high panel antennas with twelve, 8'-high antennas on an existing 35-foot-high faux broadleaf tree, 2525 E. Valley Parkway

Applicant: AT&T (Plancom Inc.), 301 State Place, Escondido, CA 92029

Planner: Jay Paul

Staff described the project which included replacing six (6'-7" long) existing panel antennas with twelve (8' long) antennas. Staff recommended approval of the project with the condition to increase the height of the tree above the antennas, add branches to make the tree look more realistic, replace the three live trees and to reduce the number of antennas to nine.

The applicant indicated that they needed to add at least three panels per sector, and would work with staff to increase tree height and add longer branches.

MOTION: Moved by C. Bell, seconded by K. Ulle to approve staff's recommendation and that the number of antennas be reduced to nine (3-per sector, 6'-7" panel antennas)

MOTION CARRIED: 6-0-0

6. PHG11-0029, Modification to a Wireless Communication Facility for AT&T to replace the existing nine panel antennas on a 60-foot-high tower and install up to 12, eight-foot-high panel antennas in the RE-40 zone, 1029 Hubbard Avenue.

Applicant: AT&T (M&M Telecom, Mark Phillips), 2014 Granada Avenue, San Diego, CA 92104

Planner: Jay Paul

Staff described the project which included replacing nine, six-foot long panel antennas with twelve eight-foot panel antennas. Staff recommended approval of the project as submitted.

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

MOTION CARRIED: 6-0-0

F. Current Business.

Further discussion occurred with the board regarding the City's Council Action Plan. Chairman Bell felt that the Design Review Board was a pro-active step to enhancing the city's appearance. Board member Rea felt that "image and appearance" is not just "tidiness and maintenance", and that there is a widespread misconception that the Design Review Board slowed down the project review process. Board member James indicated that he never agreed with the design guidelines because they were subjective and stifled the creativity of architects. Vice-Chair Ulle indicated that the Design Review Board was the city's only open forum for aesthetics. Board member McArdle indicated that Chula Vista has the same similar Design Review Board process.

G. Oral Communications – None.

H. Board member discussion –None.

I. Adjournment at 10:35 a.m. to the next regularly scheduled Design Review Board meeting to be held on August 11, 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