

DESIGN REVIEW BOARD

RECORD OF ACTIONS

August 26, 2010

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

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

Board member absent: Sandy Diefenbach

Staff present: Rozanne Cherry

B. Record of Actions July 22, 2010 Meeting.

Board member Ulle noted a revision to item E.2 and board member Rea had a revision to item H.

MOTION: Moved by K. Ulle, seconded by C. Rea to approve the minutes as revised.

APPROVED: 5-0-1 (C. Bell Abstained)

C. Oral and Written Communications – Staff informed the board that the Ethnical Training was available online for any board member that missed the training.

D. Consent Calendar –

1. B09-1543. Revised Gate Design for Electrical Enclosure next to Outdoor Patio for North County Tavern & Bowl at Westfield Shopping Center in the PD-C zone, 200 E. Via Rancho Parkway

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

Planner: Bill Martin

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

MOTION CARRIED: 6-0-0

E. Individual Case Review

1. PHG 10-0009, Arco AM/PM Freestanding Sign Revisions, 761 N. Broadway, Zoned CG

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

Planner: Darren Parker

Staff described the revisions to a freestanding sign for a gas station which included no background lighting of the logo and adding stone veneer as a base which increased the height of the sign to 12' high and 48 SF. Staff indicated that the revised sign height was within the sign code requirements with Design Review Board approval and that the sign was setback from Mission Avenue 20' and 15' back from Broadway. Staff recommended approval of the revised sign as submitted.

Board member Watson felt that the sign was too tall, out of character with the signs in the area and overwhelmed the site. Vice Chair Ulle felt that the sign was out of place in context of location. He also felt that the metal columns on the canopy should have been stone veneer enhancements and that since 1/3 of the sign was logo, there was an opportunity to lower the height of the sign while maintaining the required size of the price information. Board member McArdle clarified that the bottom of the canopy was 16' high while the sign was 12' high and felt that the canopy would stand out more than the sign.

MOTION #1: Moved by M. Watson, seconded by R. James to approve the sign with a maximum height of 8'.

MOTION FAILED: 2-4-0 (Bell, McArdle, Rea and Ulle voting no)

MOTION #2: Moved by K. Ulle, seconded by E. McArdle to redesign the sign to a maximum height of 10' including a stone veneer base.

MOTION CARRIED: 5-1-0 (Watson voting no)

2. PHG 10-0019, CUP Modification to Skilled Nursing/Memory Care Building at Meadowbrook Village Life Care Center, 100 Holland Glen, Zoned R-1-10

Applicant: Brent Cooper, Meadowbrook Village, 100 Holland Glen, Escondido, CA 92026

Planner: Rozanne Cherry

Staff described the changes to the nursing facility, which included incorporating new technology, 4 additional units with 13 beds for a total of 31 skilled nursing units; colors and materials to match the existing community, enclosed garage space, and provisions for hospice care, beauty shop, nurses lounge, and two fenced garden areas. Staff indicated that the building would increase from 19,000+/- SF to 24,000+/- SF and specifically

noted the proposed individual air conditioning units in each room that would have a vent grate flush with the exterior wall. Staff also described the proposed 13-space parking lot adjacent to the windmill for residents and SDG&E access. Staff recommended approval of the changes with the condition that the parking lot have a landscape strip between the parking spaces and the sidewalk, for the path of travel for the disabled parking at the skilled nursing building to meet current code, and that the skilled nursing building be shifted to meet the 15' setback adjacent to Village Road.

The applicant indicated that the in-wall A/C units were similar in style to those at the Aegis retirement facility.

Vice Chair Ulle clarified the location of the existing trash enclosure. Board member James felt that the in-wall A/C units would look rusty over the years and cause maintenance issues

MOTION: Moved by M. Watson, seconded by K. Ulle to approve the project subject to staffs recommendations.

APPROVAL: 6-0-0

3. TR 947, Entry Wall Design Along Hamilton Lane for a 7-lot Single-Family Residential Subdivision, Escondido Tract 947, 2435 Bernardo Avenue, RE-40 Zone

Applicant: Darsono Design Associates, Inc., 5014 Mount La Platta Drive, San Diego, CA 92117

Planner: Jay Paul

Staff described the proposed entry wall feature for a seven lot subdivision which included a decorative split-face block wall transitioning into a ledge stone wall at the entry, with a vinyl/clad chain link fence over the drainage easements and stream course. Staff indicated that the existing olive trees were to be maintained along Hamilton. Staff recommended approval of the wall design as submitted.

The applicant indicated that they wanted to finish the front of the project while developing the new home designs in order to present a good impression to potential buyers.

Vice Chair Ulle clarified who was responsible for the maintenance of the wall. He also clarified that the home designs would incorporate stacked stone on some elevations similar to the wall design. Board member McArdele felt the need to break up the long split face wall with pilasters with stack stone veneer. He also clarified the height of the wall was 6' high with landscape setbacks of 25' and 30'. Board member James felt the wall need pilasters 25-30' on center. He also had a concern with the fence at the ends. Chairman Bell felt that it was premature to approve a wall prior to seeing the home and landscape design. Board member James felt that the wall should be in a maintenance

district as a benefit to all homeowners. Board member Watson clarified that no gate was proposed and that the subdivision street was public.

MOTION: Moved by R. James, seconded by K. Ulle to approve the project as submitted with the condition the pilasters be 25' on-center in split face sections with ledge stone veneer.

MOTION CARRIED: 5-1-0 (Bell voting no)

4. ADM 10-0096, Proposed Second Dwelling attached to 1954 House at 1133 West 15th Avenue, R-1-12 Zoning

Applicant: Desiree Johansen, 1133 West 15th Avenue, Escondido, CA 92025
Planner: Paul Bingham

Staff described the second dwelling unit attached to the existing house and new additions. Staff noted that the age of the existing residence was greater than 50 years old and was not located in any Historical District or on any Local Register. Staff indicated that the second dwelling unit was located to the southeast of the existing residence with a new driveway off of 15th Avenue and the room additions were located on the rear and side of the house. Staff indicated that the architecture was to use the same roof lines, colors, materials and new windows were to be installed.

The applicant indicated that the front stair and adobe brick were added in 1977 when she purchased the home.

Vice Chair Ulle clarified that the existing windows were steel framed and felt that the new window should be made of steel. Board member Rea felt that the charms of the existing window proportions should be maintained and that the new stair railing should be more historically appropriate with vertical rails rather than horizontal rails. She also clarified that the existing colors were beige and brown. Board member McArdle felt that the massing of the additions and the second driveway were fine, and suggested researching photo examples of appropriate railings. Vice Chair Ulle suggested continuing the slump block wainscot across the east elevation, and to use the same type of steel windows throughout. Staff noted he would work with the applicant on window options.

MOTION: Moved by R. James, seconded by K. Ulle to approve the project as submitted with the condition that the windows on the east elevation match in an historically appropriate style and profile, and that the railing be period appropriate.

MOTION CARRIED: 6-0-0

5. PHG 09-0040, Marriott Hotel Precise Plan, 250 West Valley Parkway, S-P Zoning

Applicant: C.W. Clark, Inc., 4180 La Jolla Village Drive, Suite 405, La Jolla, CA 92037
Planner: Paul Bingham

Staff informed the board that the Precise Plan for a Marriott Hotel was reviewed by the Downtown Business Association and the Downtown Architectural Committee on August 3rd and that city staff conducted a public workshop on August 12. Staff indicated that some of the comments from the meetings were incorporated into the plans. Staff described the current design which included two underground parking levels, a 7-story hotel tower, a 2-story component to the conference center, a pool on the 2nd story overlooking the park, no tandem parking spaces, minor facade changes, re-organization of the entry driveway and removing 8-10' portions off of the City Hall chiller building to open up the paseo which was designed 24-32' wide. Staff summarized the comments from the recent public workshop and the Downtown Design Advisory Board related to the paseo, the east elevation, cornice detail, changing the roof tile on the chiller building, the continuation of Maple Street paving elements through the paseo and out to the side walk, adding planter pockets along the east side of the building and lighting along the paseo. Staff also indicated that the project was in compliance with parking requirements.

The applicant Mr. Ucker indicated that the entry drop off was at the same elevation as West Valley Parkway. He further described the grand stair into the lobby entrance. He indicated that the architecture of the hotel was tied to the conference center more than the Center for the Arts. He also noted that an arched alcove detail was added to the north elevation and that the conference center would be run by Marriott.

Board member McArdle clarified the height of the building was 75' tall. He felt that since the hotel would be between two well known existing buildings, the hotel should include large scale references to the adjacent buildings. He also noted that the top of the building needed a little more work, the use of building lighting was needed, the entry canopy could introduce metal elements similar to Center for the Arts, and that the railings on the 6th and 7th floor could be used elsewhere on the building. Chairman Bell clarified that the outdoor areas between the hotel and conference center would be flexible with uses for both the hotel and the conference center and that a 14' wide access to the theater scenery room would be maintained. She also felt that using metal at the hotel entry could be a bold and interesting element. Board member James felt that the pool area needed to be very pleasant and suggested adding plants and refreshment areas. He also felt that the curved element at the top of the south elevation looked dated and not appropriate. Board member McArdle suggested using a "lantern" style tower top element derived from the adjacent conference center. Board member Watson had a concern with the paseo and felt not enough landscaping or width was provided for views to the park from Maple Street. He also was concerned with the paseo not incorporating Maple Street Plaza elements in the design and that the paseo acted more like an alley. Board member Ulle felt that the paseo was more of a passage from Maple Street to the park and was not intended to be a recreation area. Board member Rea noted that seating in the Mitchell Room courtyard

off of the paseo would be desirable, and agreed that the tower element on the front should be similar to the conference center and City Hall, and that the entry canopy needed to be more interesting.

MOTION: Moved by R. James, seconded by C. Bell to approve the project with the conditions to revise the entry canopy and front elevation to incorporate elements similar to the two adjacent buildings.

MOTION CARRIED: 6-0-0

Chairman Bell clarified that the rear break-out deck on the north side will have stairs down to the park.

- F. Current Business: None.
- G. Oral Communications – None
- H. Board member Discussion – None
- I. Adjournment at 11:20 a.m. to the next regularly scheduled Design Review Board meeting to be held on September 9, 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