

DESIGN REVIEW BOARD

RECORD OF ACTIONS

September 10, 2009

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

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Karl Ulle (arrived at 9:03 a.m.), Cathrine Laguna, Robert James (arrived at 9:03 a.m.) and Edward McArdle

Board member absent: None

Staff present: Rozanne Cherry

B. 1. Chairman Bell welcomed Ed McArdle to the board.

2. **MOTION:** Moved by M Watson, seconded by S. Diefenbach to appoint C. Bell as Chairman.

APPROVED: 4-0-0 (Bell abstained)

MOTION: Moved by C. Bell, seconded by S. Diefenbach to appoint C. Laguna as Vice-Chair.

APPROVED: 5-0-0

3. The board concurred that the seating arrangement was fine as they were.

C. Record of Actions August 27, 2009 meeting.

MOTION: Moved by S. Diefenbach, seconded by C. Laguna to approve the minutes.

APPROVED: 5-0-0

D. Oral and Written Communications – None.

E. Consent Calendar – Board member Diefenbach requested that item E.1 be pulled off for further discussion.

1. 2006-10-PD, Final Wall Signs and Freestanding Signs for the New Lexus Auto Center, 1205 Auto Parkway, Zoned PD-C

Applicant: Peggy Kelcher, Luna Properties/Lexus, and Tiffany Del Gatto, Western Sign & Awning

Planner: Rozanne Cherry

Board member Diefenbach reviewed the location of each freestanding sign

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

APPROVE: 7-0-0

F. Individual Case Review

1. ER09-0010, Review of 11th Avenue Park Master Plan on Southwestern Corner of 11th Avenue/Del Dios Road

Applicant: City of Escondido, 201 N. Broadway, Escondido, CA 92025

Planner: Bill Martin

Bill Martin described the overall master plan for the park which included a community center, parking lot, basketball court, tot-lot, and open turf play area with landscaping. Staff indicated the community center would include meeting rooms, class rooms, preschool, restrooms and a basketball court. Staff noted that the park would be construed in two phases: phase I would consist of the parking lot, tot lot and play area and phase II would be the construction of the community center which would return for architectural review when the center was implemented.

Mr. Eric Chastain, the landscape architect for the project, described the background for the design of the park, which included several citizen design workshops. He also described the surroundings and site characteristics of the proposed 4-acre parcel that was adjacent to the City's new Fire Station. He noted that all of the information and input that was gathered through the workshops was put into one consensus overall plan.

Board member Watson clarified that perimeter fencing would be installed and that reclaimed water was available. Board member Ulle suggested considering artificial turf instead of natural grass and that the location of the bio-swale would be better situated on the west side of the path along the active open field so kids don't fall in. Board member Laguna suggested that the area designated for the community center be used as a dog park with landscaping as an interim use. She also felt that artificial turf would get too hot to play on. The City's project manager for the park, Mr. Fred Ludeke, noted that the city would consider using Phase II pad area for a dog park as an interim use. Board member McArdle commended the City for the public workshop process and outreach. He also indicated that the gym inside the community center would have the largest mass and

should be closely considered in relation to the neighboring homes and the adjacent streets.

MOTION: Moved by K. Ulle, seconded by C. Laguna to support the master plan as proposed.

MOTION CARRIED: 7-0-0

2. ADM09-0117, PHG09-0025, New In N Out Restaurant and Variance for Revisions to Existing Pole Sign, 1260 West Valley Parkway, CG Zone.

Applicant: Doug Couper, GreenbergFarrow, 1920 Main Street Suite 1150, Irvine, CA 92614

Planner: Kristina Owens

Staff described the proposal for a fast food restaurant with a drive-thru, including 53 parking spaces, water efficient landscaping, LED accent lighting stripes, two wall signs, a traditional building design, a face change to the existing monument sign, and an additional cabinet sign added to the existing pole sign. Staff indicated the project also included a variance from the sign ordinance to allow a second 150 SF sign cabinet on the existing 80' high sign, and slightly larger wall signs. Staff recommended approval of the project as submitted.

The applicant for the project Mr. Couper indicated that there was an existing drainage easement along the west side of the project that they were looking to remove in order to install another tower element to the building. He also indicated that the tower elements would help screen the roof-top equipment.

Board member James clarified the location of the kitchen. He also had a concern with the roof equipment being highly visible and suggested the need to screen the equipment; perhaps in the additional third tower. Board member James felt that the screening of the roof equipment should return for further review. Board member McArdle felt that a second cabinet sign would balance out the existing pole sign. He also suggested painting the roof equipment to match roof color.

MOTION: Moved by R. James, seconded by S. Diefenbach to approve the project as submitted with the condition to work with staff to screen the roof equipment.

MOTION CARRIED: 7-0-0

3. PHG09-0023, New BJ's Restaurant on a separate out pad adjacent to the Macaroni Grill Restaurant at Westfield Shopping Town Mall, 200 E. Via Rancho Parkway.

Applicant: Matt Martinez, WD Partners, 16808 Armstrong Avenue, suite 100, Irvine, CA 92606

Planner: Jay Paul

Staff described the new out pad restaurant within the parking area of the Mall, which included a 9,156 SF building, 878 SF of outdoor patio area, nighttime lighting with exposed neon accents and two mural paintings (one facing the I-15 freeway and the other facing the Mall). Staff also indicated that the 24"-36" high parapet wall would help screen the roof equipment. Staff recommended approval of the project with the condition to add taller trees and to paint the roof equipment to match the building.

Board member James had a concern with no area being designated for drop off. He also had a concern with pedestrian's safety crossing the ring road in front of the restaurant and that the mural painting facing the I-15 freeway would not be visible. He suggested adding tree islands and sufficient lighting within the parking lot. Board member McArdle suggested installing textured pavers in the ring road to help slow down oncoming cars and to use directional pavers from the parking lot to the restaurant. Board member Watson suggested looking at the Promenade Center pedestrian crossings. Board member Ulle suggested striping an area for a pedestrian crossing with textured bands in the ring road to alert drivers, and agreed that an area for drop off was needed.

MOTION: Moved by R. James, seconded by E. McArdle to approve the project as submitted with the condition to add additional trees wells within the adjacent parking lots and that further consideration should be given to enhance the pedestrian crossing at the circle drive.

MOTION CARRIED: 7-0-0

4. ADM09-0110, Remodel of an existing Commercial Building to a Chase Bank, 1401 E. Valley Parkway, Zoned CG

Applicant: Eric Andrews, 7575 Paragon Road, Dayton, OH 45459

Planner: Darren Parker

Staff described the remodel to an existing commercial building for a bank which included installing a new drive-thru with canopy, refurbishing the existing landscaping areas, reconfiguring the parking lot, adding a new trash enclosure, removing the mansard roof, new parapet walls and colors. Staff indicated that the East Valley Parkway Association supported the project as submitted. Staff recommended approval of the project as submitted.

Board member Laguna clarified that the existing pole sign was to be refaced. Chairman Bell indicated that additional landscaping would enhance the building especially on the east side. Board member Ulle clarified that the reveals in the stucco wall would be visible.

MOTION: Moved by E. McArdle, seconded by K. Ulle to approve the project as proposed.

MOTION CARRIED: 7-0-0

- G. Current Business: None.
- H. Oral Communications – Rozanne Cherry confirmed that the Design Review Board members would like to be setup for email delivery of the Citytalk news letter.
- I. Board Member Discussion –Board member Laguna noted that the Grape Day Park festival was scheduled for this Saturday.
- J. Adjournment at 10:25 a.m. to the next regularly scheduled Design Review Board meeting to be held on October 8, 2009, 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