

DESIGN REVIEW BOARD

RECORD OF ACTIONS

September 22, 2011

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

Board members present: Carol Bell, Rob James, Carol Rea, Karl Ulle and Merle Watson

Board member absent: Ed McArdle and Sandy MacDougall

Staff present: Rozanne Cherry

B. Record of Actions August 25, 2011 Meeting

MOTION: Moved by R. James, seconded by K. Ulle to approve the minutes.

APPROVED: 5-0-0

C. Oral and Written Communications – Board member Rea passed around a note to the Board from Lucy Berk.

D. Consent Calendar – None

E. Individual Case Review:

1. ADM11-0132, Add carports with solar panels on top of the parking structure and public parking lot at the Police and Fire Administration building, 1163 N. Center City Parkway

Applicant: City of Escondido/Bpi, P.O. Box 10637, Napa CA 94581

Planner: Rozanne Cherry

Staff described the overall project involving several city facilities and this component.

Vice-Chair Ulle indicated that the panels would not be highly visible and were not part of the main building and so would be unobtrusive. Board member James had a concern that the city required cell towers to be screened but would allow “ugly” carports. He felt that the design needed to look more like an addition to the structure. Chairman Bell indicated that although the carports were not part of the original plan, they would be located behind a screen wall and would not be part of the main building, so therefore they would be acceptable.

MOTION: Moved by K. Ulle., seconded by C. Bell to approve the project as submitted.

MOTION CARRIED: 3-2-0 (Watson and James voted no)

2. ADM11-0132, Conceptual proposal to add carports with solar panels in the parking lot of the Escondido Library, 239 S. Kalmia Street

Applicant: City of Escondido/Bpi, P.O. Box 10637, Napa, CA 94581
Planner: Rozanne Cherry

Staff requested comments on the conceptual proposal, which included changing the roof to a standing seam metal roof and adding solar panels on the new roof, in addition to the carports.

Vice-Chair Ulle felt that the carports located in front of the library would ruin the appearance of the library, completely blocking views of the building and library entrance, and that a maintenance problem would occur with cars running into the posts. He also felt that the black solar panels on the red roof would be obtrusive and would require trees to be eliminated which would destroy the ambiance and character of the facilities. Board member Rea preferred keeping with a tile roof and was disappointed that the trees would have to be removed, but suggested that a dark color standing seam roof to blend with the black panels be considered. Board member James felt that current solar panel technology was not advanced enough that there would be a sufficient economic advantage to the city from the project to warrant such a detrimental change to the library facilities. Chairman Bell felt that the carports along the front were not appropriate since the library would lose its park-like setting, but she could consider solar panels on a standing seam metal roof. Board member Watson was against the carports and concept at this location.

Rich Buquet indicated the Green Utility Company would be leasing the site for 20 years from the city and would provide all of the maintenance for the carports, solar panels and would also construct the solar facilities.

3. PHG11-0032, Add an outdoor patio area(s) and railing to an existing restaurant building located at 2045 E. Valley Parkway

Applicant: Joe Troutman, 2045 E. valley parkway, Escondido, CA 92027
Planner: Jay Paul

Staff described the project as refurbishing the existing restaurant, processing a CUP for live entertainment and dancing (similar to the House of Blues), involving youth bands, karaoke, and major band weekends, including adding an outdoor seating area on the east side (with seven tables) and a landscape strip between the patio area and the parking lot. Staff recommended approval of the project with the condition to widen the planter. Staff also requested the board's comments regarding the proposed color palette.

Board member Rea agreed with staff that vegetation was needed to separate the driveway and the patio area. She also felt that the light green was problematic and not compatible with the roof color. Board member James felt that the outdoor eating area needed to include a trellis or trees to give more of an intimate feel and that the light green color was too strong for the main wall color. Chairman Bell suggested using a varied palette of plants and a more neutral wall color with "lime green" in the signage and building accents, similar to the applicant's business card. She suggested that a warm charcoal grey color would work. She also felt that the proposed green colors conflicted with the roof color and suggested a warmer charcoal grey that would transition

from daytime restaurant look to a nighttime “club” look. Board member Watson felt that the project would benefit from a comprehensive landscape plan for the entire property.

The applicant further discussed the landscape plan and tree types.

MOTION: Moved by R. James, seconded by K. Ulle to approve the concept and staff recommendation with the condition to provide a detailed landscape plan and revised color scheme to the board as a consent item

MOTION CARRIED: 5-0-0

F. Current Business:

1. Discussion Of City Action Plan

Several board members attended the City Council meeting on the City’s Action Plan and gave an update. The board members indicated that support was given from Councilmember Diaz. The board members indicated that the Mayor felt the Design Review Board was not going away but only shifting. Board member James indicated that Escondido was much larger than other north county cities and should not follow what other cities have done by eliminating the Design Review Board. Board member Rea indicated that the Planning Commission will need to have strong architects for design review. Board member James noted that holding meetings at night and the amount of preparation deters many qualified professionals from applying for the Planning Commission. Chairman Bell indicated that the Design Review Board does not need to see wireless cell facilities unless the building structure is changing.

G. Oral Communications – None.

H. Board member discussion –None.

I. Adjournment at 10:10 a.m. to the next regularly scheduled Design Review Board meeting to be held on October 13, 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