

DESIGN REVIEW BOARD

RECORD OF ACTIONS

October 8, 2009

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

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Karl Ulle, Cathrine Laguna, Robert James and Edward McArdle

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions September 10, 2009 meeting

Board member Diefenbach noted a typo in item F.2.

MOTION: Moved by K. Ulle, seconded by S. Diefenbach to approve the minutes as corrected.

APPROVED: 7-0-0

C. Oral and Written Communications – Staff noted that Item E.1 had been withdrawn.

D. Consent Calendar –None

E. Individual Case Review

1. Withdrawn

2. 2005-72-PD, Revised Wall Sign for Acacia Animal Hospital, 655 W Citracado Parkway, Zoned: PD-C.

Applicant: Richie Del Gatto, Western Sign Systems, 1020 Linda Vista Drive, San Marcos, CA 92078

Planner: Kristina Owens

Staff described the existing signs at the Animal Hospital and indicated that the applicant would like to remove one existing wall sign and install three new walls signs, all

individual illuminated channel letters, which would be incorporated into the comprehensive sign program. Staff recommended approval of the signs as submitted

Board member James had a concern with the red color not blending with the architectural style of the building and the building colors. He suggested using a terracotta or orange color. He also felt that it was misleading to use the word "Hospital" so prominently since the existing use was for animals and not humans. Chairman Bell clarified that the freeway sign would be using the same color red. She also felt that the existing color scheme of the building made it unique and suggested more consideration should be given to change the red color to be more compatible with the building colors. Board member McArdle felt that the red color was a little bold for the building and that it competed with other colors on the building. Discussion continued regarding the prominent use of the term of "hospital".

The applicant proposed to change "Hospital" over the building entry to dual-tone day/night vinyl that looks black during the day and illuminates white at night.

MOTION: Moved by R. James, seconded by M. Watson to approve the signs as submitted except for the sign over the entry and to change the "Hospital" to the dual tone black/white vinyl overlay.

MOTION CARRIED: 7-0-0

3. PHG08-0026, Wall Design and Modification to the Maintenance Building, 211 E. 11th Avenue.

Applicant: St Marys Church, c/o Michelle Golden, 2039 Vermel Avenue, Escondido, CA 92029

Planner: Jay Paul

Staff described the final fencing, landscaping and wall design for the maintenance storage building for St Mary's Church which included a split face block wall with pilasters along the east and west boundaries, wrought iron fence with rolling gates, screening along the rear of the building with large shrubs, a building height increase of 2-feet, and windows changed to recessed wall areas since the windows would not be visible behind a 6' high wall. Staff indicated the building would be used to store things like tables, chairs, canopies and PE equipment. Staff also indicated new landscaping would be added around the building. Staff recommended approval of the project as submitted.

Board member Ulle clarified that the trees on the north side of the storage building would be 24" box size trees. Board member Laguna indicated that the existing oleanders should not be counted on as a long term screening solution. Board member McArdle indicated that the recessed faux windows would not be seen next to a block wall and that the money would be better spent on improving the visible portions of the building. He suggested extending the roof for a larger overhang to help ameliorate the two-foot height increase.

MOTION: Moved by K. Ulle, seconded by S. Diefenbach to approve the project with the condition to increase the overhang and eliminate the faux windows recesses on the rear.

MOTION CARRIED: 7-0-0

4. ADM09-0039, New 528 SF Office Trailer for an Existing Towing Facility, NK Towing at 1726 Don Lee Place, Zoned M-2 zone.

Applicant: Amir Iravani, P.O. Box 462905, Escondido, CA 92046-2905
Planner: Darren Parker

Staff described the project which included a 528 SF modular office unit and four sea containers for an existing vehicle towing and impound storage facility. Staff indicated no one from the public would have access into the interior of the site and that the public parking was on the outside of the gates. Staff recommended approval of the project with the condition to re-stripe the parking lot, refurbish the on-site landscaping, add a trash enclosure and to paint the sea containers to blend in with the building.

The applicant Mr. Amir Iravani handed out current landscape photos showing the refurbishing of planters and examples of plant material used at a similar facility in Oceanside. A representative of the applicant, Mr. Hiram Mandrade, indicated that the site had a long history of towing yard facilities occupying the site and that the applicant had cleaned up the site, removed illegal structures and that most of the conditions have been completed.

MOTION: Moved by S. Diefenbach, seconded by K. Ulle to approve the project subject to staff recommendations.

MOTION CARRIED: 7-0-0

5. ADM09-0118, New Detached Storage Building for an Existing Office Use at 144 W. Washington Avenue, zoned CG

Applicant: Mike Risoui, 2415 Stevens Place, Escondido, CA 92027 & Karen Black 144 East Washington Avenue, Escondido, CA 92027
Planner: Darren Parker

Staff described the 24' x 24' pre fabricated, detached garage/storage unit with colors and materials to match the existing office building. Staff indicated the primary use of the unit would be for storage; not parking. Staff also indicated the structure would be 16' away from the adjacent residence to the north and that a 6' high solid block wall separated the two properties. Staff recommended approval of the project with the condition to

refurbish the landscaping and to get feedback from the board on allowing the garage vehicle door as proposed.

The applicant indicated the stucco and tile roof would match the existing building.

Board member James clarified that the trim colors for the garage would be painted the same color as the trim on the existing building and that vinyl windows were being installed. Board member Watson felt that the garage door was essential in the long term view to access the storage.

MOTION: Moved by K. Ulle, seconded by S. Diefenbach to approve the project subject to staff's recommendation except that the garage door was okay to remain.

MOTION CARRIED: 7-0-0

- F. Current business:
 - 1. SANDAG's Designing for Smart Growth - continued to the October 22, 2009 meeting
- G. Written Communication- Staff mentioned the notice of a scoping meeting for the environmental document for the High Speed Train, which was set for October 15, 2009 at the CCAE.
- H. Oral Communications – Rozanne Cherry informed that board that former Chairman David Brown called to say hello.
- I. Board Member Discussion –Board member Ulle noted that the property addressed at 550 W. Washington Avenue was remodeling and putting up a mansard roof over the existing sloped roof. He also noted that the auto repair building behind the Salvation Army was painted bright yellow and ~~blue~~. Board member Diefenbach indicted that the supports for the upper parapet on the police and fire facility were still visible. Board member Laguna clarified that the previously approved canopy on the Tango restaurant building had not been installed.
- J. Adjournment at 10:00 a.m. to the next regularly scheduled Design Review Board meeting to be held on October 22, 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