

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

October 14, 2010

A. Call to Order 9:03 a.m.

Board members present: Carol Bell, Sandy Diefenbach, Ed McArdle, Carol Rea, Karl Ulle, and Merle Watson

Board member absent: Rob James

Staff present: Rozanne Cherry

B. Record of Actions September 23, 2010 Meeting.

Board member Watson noted a revision to Item D.1.

**MOTION:** Moved by M. Watson, seconded by K. Ulle to approve as revised.

**APPROVED:** 5-0-1 (Diefenbach abstained)

C. Oral and Written Communications –None.

D. Consent Calendar – None.

E. Individual Case Review

1. ADM10-0101, SUB10-0009, ADM10-0102, Plot Plan for two, 3-story Medical Office Buildings with a Lot Line Adjustment and an Administrative Adjustment to Reduce the Width of a Parking Lot Landscape Planter by 25%. Planning Area #4 of the ERTC Specific Plan Area, zoned SP. 2097-2175 Citracado Parkway

Applicant: John Couvillion, JRMC Real Estate, Inc., 330 Encinitas Blvd, Ste 201, Encinitas, CA 92024

Planner: Rozanne Cherry

Staff summarized the board's previous comments.

The architect, Mark Davis, described the revisions to the project which included reducing the height of the large roof screen for the cooling tower and the length from 47 LF to 37 LF, adding module patterns reflective of the building element proportions, and an

aluminum silver color similar to the storefront system. He presented the elevations and the perspectives of the building and front elevation to demonstrate the articulation of the wall plane and the enhancement of the entry. He also further described the pedestrian linkages, extending to the hospital, parking areas walks, and the increase in the landscaping area adjacent to the bio-swale.

Vice-Chair Ulle felt that the walkways would not be clear to the pedestrians. The applicant clarified that the pedestrian walkways would be concrete and the parking lots would be asphalt, and that the same light fixtures would be used in the parking lot. Board member Rea clarified that the building was 110 feet a way from the hospital and that the roof screen stepped back an additional 80'. Board member McArdle liked the variations in the wall plane but had a concern with the long flat parapet on the north side of the building. Chairman Bell liked the revised design but had a concern with the parapet.

The applicant Mr. John Couviloun clarified that the parapet on the southerly half of the build was raised 2 feet. He also indicated that the Specific Planning Area 4 allows for design to vary from the guidelines mostly to reflect the hospital. Mr. Davis indicated that the glass tower with a lower parapet on the north end reflected the hospital parapet elevation.

**MOTION:** Moved by M. Watson, seconded by S. Diefenbach to approve as revised.

**MOTION CARRIED:** 6-0-0

2. ADM10-0125, Certificate of Appropriateness for Window Replacement at 522 E. 6<sup>th</sup> Avenue, a Local Register Property in the OEN, zoned R-1-6.

Applicant: William & Beverley Shilling, 522 E. 6<sup>th</sup> Avenue, Escondido, CA 92025  
Planner: Rozanne Cherry

Staff described the proposed changes to a Local Register property in the Old Escondido Neighborhood and noted the unusual 60/40 double hung windows on the east side, concerns with enlarging those two window openings, and changing the type of opening mechanism from double-hung to casement style.

The applicant discussed the goals of the Old Escondido Neighborhood and Historic Preservation. He informed the board that he would do all of the work without taking out a loan, that the windows were purchased some time ago and that the existing glass has a lot of lead which doesn't transmit light as much as the new glass. He noted his goal to provide additional light in the living room by putting in a fixed picture window in the bay and widening the living room side windows. He explained the photos of similar era homes in his area that include a variety of window styles.

Vice-Chair Ulle noted that casement windows would create a potentially dangerous situation in the narrow side yard where one could hit their head on the open window. Typically window boxes or a landscaped area would be provided adjacent to casement style windows. He felt that the windows proposed would be in keeping with the character of the house. He also felt that the owner would lose a lot of light with double pane windows and that the changes to the residence would devalue the house in the long run and make it less authentic. Board member Rea felt that the house was a treasure of the neighborhood with its unique historic features which included roof eyebrow vents and double hung windows and agreed that the changes to the residence would devalue the house. She noted that old windows were almost as energy efficient as new windows, that they allow passive air circulation through the house, that removing the multi light bay window was not appropriate and that it was inappropriate to increase the size of the window openings in the living room. She also clarified that the new windows would make the house less qualified for a Mills Act contract. She concluded that the proposal was not consistent with the Guidelines for Historic Resources.

Board member McArdle felt that the applicant was maintaining the older character of the house with the divided lights and wood framed windows and from a visual standpoint the proposal was acceptable. Chairman Bell felt that the operation and character of the existing windows should remain and that the proposed divided lights were not appropriate. Board member Diefenbach felt that the front bay window being changed to single light was fine and that the 60/40 double hung windows was a very unique style. Board member Watson noted that casement windows opened to provided 100% ventilation and that the applicant was a woodworker/craftsman who would do above-average work. He also informed the board that as a real estate agent he has observed that many people are not interested in the value of the enhancements to a house but more concerned with making their home comfortable for themselves.

**MOTION #1:** Moved by M. Watson, seconded by E. McArdle to approve the proposed project with the condition that landscape be provided under the casement windows for safety.

**MOTION FAILED:** 3-3-0 (Bell, Rea, Diefenbach voting no)

**MOTION #2:** Moved by C. Rea to deny the proposed project and maintain the existing windows.

**MOTION FAILED:** for lack of a second.

**MOTION #3:** Moved by C. Bell, seconded by S. Diefenbach to approve the project with the condition to use divided lights windows in the double hung format throughout, and to maintain the existing size of the window openings.

Board member Watson clarified that casement windows were craftsman style. Board member Rea noted that the proposed project was contrary to the information that she received at a recent seminar on historic windows that she attended. Chairman Bell felt

that since the original windows were double-hung, then any new windows should also be double-hung.

**MOTION FAILED:** 1-5-0 (McArdle, Ulle, Watson, Diefenbach, Rea voting no)

Board's actions to be considered by the Community Development Director.

3. ADM10-0129, Ross Exterior Modification at Former Mervyn's Store in the Promenade Shopping Center, 1202 Auto Parkway, Zoned PD-C

Applicant: Kladd Potrus, Kid Partners, 16808 Armstrong Avenue, Suite 100, Irvine, CA 92606

Planner: Jay Paul

Staff described the changes to an exiting retail building for Ross which included cutting the northwest corner at a 45 degree angle to create a covered entry, changing the north entry to storefront windows, adding planters in front, and re-working the planters along the west side. Staff noted that the signs were consistent with the sign program, but had concerns with the color of the planters, the oval logo plaques, and the visibility of the support struts along the back of the entry tower. Staff recommended approval of the project with the conditions that the planters should be of a tan color to match the existing with bull-nose brick on top, that the oval plaques be removed and that the back of the tower have a finished appearance.

The applicant described the proposed access ramps to the corner entry.

Board member McArdle noted that adding steps straight in off of the corner to the angled entry would emphasize the entry and simplify customer access. He also suggested that the cornice at the top of the entry tower may be better tied to the tan color of the building. Chairman Bell suggested retaining the rust planter color. Board member Watson clarified that the sidewalk would be 8' wide with a 6' wide ramp. Board member Ulle felt that the new angled entry provided great visibility from the north end of the center and agreed that the planters should be the rust color.

**MOTION:** Moved by K. Ulle, seconded by S. Diefenbach to approve the project subject to staff's recommendations and to revise the entry to add steps with two flanking ramps, with the wider sidewalk and narrower ramps.

**MOTION CARRIED:** 6-0-0

4. ADM10-0041, Comprehensive Sign Program for a New Retail Center, Located at 501 W. Felicita Avenue, Zoned CG

Planner: Darren Parker,

Applicant: Patrick Edinger, 2827 Presidio Drive, San Diego, CA 92110 & Nari Holdings, LLC, 4370 La Jolla Village Drive, San Diego, CA 92122

Staff described a comprehensive sign program for a new retail center which included matching the commercial standards for sign area and letter size. Staff indicated that the sign program would allow for the transfer of 60 SF of monument sign area to wall sign area on the tower element. Staff indicated that there was no room to place a monument sign on site due to so many site constraints and three panels on each of the two sides of the tower element was proposed. Staff recommended approval of the project with the condition to limit the number of colors to four.

Vice-Chair Ulle had a concern with signs on the tower element. Chairman Bell felt that signs placed on the tower element would create an "in your face" sign situation at the corner. Discussion ensued regarding the proposed number and locations of the proposed signs.

**MOTION:** Moved by M. Watson, seconded by C. Bell to redesign and resubmit and provide a site plan that clearly depicts the locations of the signs.

**MOTION CARRIED:** 6-0-0

5. ADM10-0114, Façade Remodel to an Existing KFC Building at 639 N. Broadway, Zoned CG

Planner: Darren Parker

Applicant: David Allen, Newport CM, 2439 West Coast Highway, Suite 101, Newport Beach, CA 92663

Staff described the proposed façade remodel to an existing KFC building which included no expansion, changing the main body color to a dark red with burgundy and grey wainscot, removing the awnings and placing three louver panel bands over the windows with a downward back light, and a led red light band around the cornice. Staff recommended approval of the project with the condition to add a roof cover over the trash enclosure and to refurbish the landscape areas.


The applicant noted that the project included re-facing the wall signs and monument signs.

Board member Rea felt that the color was a little too red. Vice-Chair Ulle thought that the proposed red was pleasant. Board member Diefenbach favored the boldness of the color.

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

**MOTION CARRIED:** 5-1-0 (Rea voted no)

- F. Current Business: None.
- G. Oral Communications – None
- H. Board member Discussion – Board member Watson noted that the noise from training room 1 was distracting during the DRB meeting.
- I. Adjournment at 11:25 a.m. to the next regularly scheduled Design Review Board meeting to be held on October 28, 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