

DESIGN REVIEW BOARD

RECORD OF ACTIONS

October 27, 2011

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

Board members present: Carol Bell, Rob James (arrived at 9:05 a.m.), Ed McArdle, Carol Rea, Karl Ulle and Merle Watson

Board member absent: Sandy MacDougall

Staff present: Rozanne Cherry

B. Record of Actions September 22, 2011 Meeting
Board member Rea noted a change to item F.1

MOTION: Moved by C. Rea, seconded by M. Watson to approve the minutes as amended.

APPROVED: 5-0-0

C. Oral and Written Communications – Staff noted that item E.1 was withdrawn.

D. Consent Calendar – None

E. Individual Case Review:

1. Withdrawn

The following items were taken out of order.

3. ADM11-0126, Remodel to a Neighborhood Health Care Facility, Addressed as 728 E. Valley Parkway, Zoned CG

Applicant: John Rumsey, 3578 30th Street, San Diego, CA 92104
Planner: Darren Parker

Staff described the remodel of an existing commercial building to a medical office facility, which included an 804 SF addition, refurbishing the existing landscaping, adding new planters adjacent to the building, additional parking provided on the adjacent lot to the north and façade improvements to the building. Staff recommended approval of the project as submitted.

Board member Watson confirmed that landscaping was provided within the parking area to the north. Board member Rea felt that there was an opportunity to provide access to the Escondido Creek and bike path trail along the parking lot to the north and for enhancements to the north elevation. She also felt enhancements were needed to the existing chain-link fence along the bike

path and suggested a better fence be installed with a gate. Board McArdle felt that the façade remodel was a big improvement to the site but suggested toning down the red color.

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

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

2. PHG11-0010, Remove existing AT&T simulated broad-leaf tree with six, six-foot-high panel antennas and install a new, simulated broadleaf or pine tree with up to twelve, eight-foot-high panel antennas, addressed as 1901 Woodland Parkway, Zoned S-P

Applicant: Franklin Orozco, TAIC, 5473 Kearny Villa Road, suite 300, San Diego, CA 92123

Planner: Jay Paul

Staff described renovation to an existing wireless communication facility which included upgrading the existing site with a new 40' tall broadleaf faux tree with twelve, eight-foot panel antennas (at 35' high on the tree) that would replace the existing faux tree. Staff recommended approval of the project and requested the Design Review Board consider using a faux pine tree rather than a broadleaf tree for better stealth design and lower maintenance.

The applicant Mr. Franklin indicated that the upgrades to the facility were because AT&T was upgrading their network to 4G and expanding their coverage. He noted that AT&T did not have a preference on which type of tree to install. He also showed a photo simulation of a tree with 4' panel antennas and indicated that the branches would extend beyond the face of the panels.

Vice-Chair Ulle indicated that the tree would be so far out of site that it would not matter which tree was used. Board member James preferred the pine tree over the broadleaf tree. Board member McArdle preferred a wider tree. Chairman Bell indicated that the simulation does not show the actual proposal being presented.

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

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

F. Current Business: None

G. Oral Communications – Staff indicated that the City Council will hold a meeting on December 7th to discuss the merger of the Design Review Board and the Planning Commission. Staff also reminded the Board of the November and December meeting schedule and for the board members to notify staff of any meetings they would be missing.

H. Board member discussion- Board member Rea further discussed the Escondido Creek Trail group and the importance for projects adjacent to the bike trail to enhance the fences, landscaping and to provide access to the trail. Vice-Chair Ulle noted that the façade improvement project to the Vons gas station on the southeast corner of Felicita and Center City Parkway promised to also review the traffic patterns for the gas station and that no changes have occurred. Board member Rea had concerns with the improvements to the house in the Old Escondido Neighborhood addressed as 429 E. 8th.

- I. Adjournment at 9:40 a.m. to the next regularly scheduled Design Review Board meeting to be held on November 10, 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