

DESIGN REVIEW BOARD

RECORD OF ACTIONS

November 10, 2011

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

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

Board member absent: Rob James

Staff present: Rozanne Cherry

B. Record of Actions October 27, 2011 Meeting

MOTION: Moved by M. Watson, seconded by K. Ulle to approve the minutes.

APPROVED: 5-0-1 (S. MacDougall abstained)

C. Oral and Written Communications – Staff noted that item E.3 was withdrawn.

D. Consent Calendar – None

E. Individual Case Review:

1. PHG11-0017, Revised Design for re-build of Fire Station No. 4 in Kit Carson Park, addressed as 3301 Bear Valley Parkway, Zoned OS-P

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

Planner: Bill Martin

Staff described the changes to Fire Station 4 which included reducing the size of the building, changing materials, removing the trellises, but retaining the wall variations on the front. Staff recommended approval of the project as presented.

The architect described the revised design which included retaining the existing tower and two apparatus bays, adding one large apparatus bay, new living area for the firefighters, and removing the berm from the base of the walls.

Board member MacDougall suggested incorporating a second color or accents into the building. Vice-Chair Ulle felt that the building as presented looked very static and felt that the varied paint colors would provide some movement to the building. He also suggested adding a “plant-on” pop-out band around the tower. Board member Rea felt that the wall space above the smaller apparatus bays needed something more.

Board member McArdle felt that the design looked monochromatic and suggested using subtle color changes, such as: the tower being slightly darker, the bays lighter and the residential portion to be a lighter color. Chairman Bell agreed that varied colors and accents were needed.

MOTION: Moved by K. Ulle, seconded by M. Watson to approve the project with the condition to provide paint color enhancements, consider adding a pop-out band on the tower and to return as a consent item.

MOTION CARRIED: 6-0-0

2. PHG11-0032, Review of proposed exterior colors for JT's Limelight Restaurant (Formerly Truly Yours), 2045 E. Valley Parkway, Zoned CG

Applicant: Joe Troutman, 2045 E. Valley Parkway, Escondido, CA 92027
Planner: Jay Paul

Staff described the Board's previous comments and recommendations and indicated that the Planning Commission approved the conditional use permit. Staff described the revised color scheme which included a cream/light tan tone for the walls, light green for the window frames, and a dark green color for the fascia and changing the exterior white trim areas to a dark green.

The applicant Mr. Joe Troutman indicated that the parapet trim on the top of the roof was a dark rust color found in the existing roof tiles.

Vice-Chair Ulle felt that the green color was more of an avocado green than a lime green. He suggested that the narrow shadow strip on the fascia be a lime green, and that the fascia be a very dark green color (almost black). Board member Rea felt that the proposed colors blended in too much with the other buildings on East Valley Parkway. She felt that the building should be more distinctive to stand out. Board member McArdle confirmed that there would be building lights and suggested using lime green lights to reflect on the neutral building walls and for the fascia shadow board color to be brighter. Chairman Bell felt that the building was dominated by the dark roof color. So a dark fascia color with the lime green accent strip would be more appropriate and not "fight" with the roof color. She suggested that the vertical roof parapet feature should be the same dark color as the fascia and that a lime green accent strip at the top would be okay.

MOTION: Moved by C. Bell, seconded by S. MacDougall to approve the colors subject to changing the fascia to a very dark green, black or black green color with lime green pin stripping type accents on the window and door trim and the thin shadow board at the bottom of the fascia.

MOTION CARRIED: 6-0-0

3. Withdrawn

4. Escondido Creek, Presentation of the Design Intent for future Master Plan for the Escondido Creek and Bike Trail Improvements

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

Staff presented information and the proposed design intent for the Escondido Creek. Mr. Rich Buquet the project manager informed the board that the City had received a 75,000 dollar Healthy Communities grant from SANDAG and would like to receive comments from the Design Review Board. He indicated that he had worked with the Senior Village project on Juniper to improve a section of the adjacent trail and that the General Plan update would have a discussion of the trail as a linear park. He noted that this conceptual Master Plan would be the basis for future development guidelines for properties adjacent to the trail.

Mr. Glen Schmidt, the landscape architect, gave an overview of the project, design concepts and the theme of "Community-Discovery-Heritage". He further discussed theme nodes, places to pause, murals on channel walls, corten steel gates at entry points, additional landscaping, trees provided on both sides of the creek, mile markers in pavement bands, fitness equipment, user safety, lighting, and fencing.

Board member Watson clarified that the project would continue to use asphalt with accented paving embellishments. He also confirmed that the inland rail trail could be connected to the city trail. Chairman Bell discussed the phasing of improvements for the project like fencing. She also felt that a trail through Grape Day Park would provide too much of a detour and that the trail should be closer to the channel. Board member Rea hoped that adjacent business owners would be on board with the future of the trail improvements. She informed the board that the Reveal Escondido Creek group was meeting monthly and that the group was working on getting a trail through Grape Day Park rather than on Washington. She also noted that the trail would also serve neighbors walking to do errands and appointments. Board member McArdle liked the overall direction and ideas of the project. Board member MacDougall had a concern that the pedestrian benches would become overnight sleeping places. Vice Ulle felt that it was a great vision for Escondido and would attract people from outside of Escondido.

- F. Current Business: None
- G. Oral Communications – None
- H. Board member discussion- Chairman Bell suggested a potluck at the next Design Review Board meeting on December 1, 2011.
- I. Adjournment at 10:10 a.m. to the next regularly scheduled Design Review Board meeting to be held on December 1, 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