

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS November 19, 2009

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

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

Board member absent: Robert James

Staff present: Rozanne Cherry

B. Record of Actions November 5, 2009 meeting

Staff noted a correction on item E.I and a period added on item E.3.

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

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

C. Oral and Written Communications – Staff distributed the revised Zoning Code Sections.

D. Consent Calendar: None

E. Individual Case Review

1. PHG09-0042, Modification to Existing Wireless Facility at YMCA, 1040 North Broadway, CG Zone

Applicant: Mark Phillips, M&M Telecom Inc, 2014 Granada Avenue, San Diego, CA 92104

Planner: Kristina Owens

Staff described the modification to an existing 65' high mono-pine tree for a wireless facility, which included adding six antennas on a triangular array 10' below the existing antennas, new equipment to be located within the landscape area and extend the wrought iron fence around the equipment. Staff recommended approval of the project with the condition the equipment be placed within a block wall enclosure or within an existing

adjacent tenant building and to reconfigure the antennas in an “exclamation point” design (vertical mounting of panels and dish antennas instead of horizontal).

The applicant Mr. Phillips indicated the antennas would be screened and located in the fuller body part of the tree with socks because of the elevation of mounting of the triangular support. He indicated lowering the dish antennas would not provide the coverage needed. He suggest adding a mesh netting behind the wrought iron fence to further screen the equipment instead of a bulky block enclosure. He also mentioned that he would look into the possibility of putting the equipment in an existing enclosure but preferred not doing a separate lease with T-Mobile.

Board member Diefenbach clarified co-location and the number of antennas. Board member Ulle felt a block enclosure would look too bulky and suggested more landscaping around the fence. Chairman Bell felt that the bigger the array the more unsightly the facility would be.

**MOTION:** Moved by K. Ulle, seconded by M. Watson to approve the project with the condition to work with staff to screen the equipment with landscaping and to orient the antennas as recommended by Staff.

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

2. PHG09-0031, Modifications to an Existing Wireless Communication Facility at 1029 Hubbard Hill

Applicant: Mark Phillips, M&M Telecom Inc, 2014 Granada Avenue, San Diego, CA 92104

Planner: Jay Paul

Staff described the modification to an existing 80’ high pole for a wireless facility which included replacing some of the existing five (5) panel antennas and adding five (5) round directional panel antennas, resulting in a total of fourteen antennas. Staff indicated that existing site was approved for 12 antennas and that the project was to modify the existing Conditional Use Permit to increase the number of antennas. Staff recommended approval of the project as submitted with the condition to clean up the graffiti.

The applicant Mr. Phillips indicated that the equipment was to be located inside an existing structure.

The board concurred with staff recommendation.

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

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

3. ADM09-0130, Modification to an Existing Wireless Facility (Broad-Leafed Tree) at 766 N. Midway Drive, Zoned CN

Applicant: Mark Phillips, M&M Telecom Inc, 2014 Granada Avenue, San Diego, CA 92104

Planner: Darren Parker

Staff described the modification to an existing 35' high broad-leaf tree for a wireless facility which included adding three (3) directional antennas and three (3) rectangular panels. Staff also indicated that the original approval required the maximum number of branches to be provided. Staff recommended approval of the project as submitted with the condition to refurbish the existing tree branches and leaves, add socks, and use vertical mounting of the panels and to retain the existing live tree adjacent to the facility.

The applicant Mr. Phillips indicated the antennas would be mounted in an exclamation point design.

Board member Ulle discussed the elevation of the antennas and providing additional branches around the arrays.

**MOTION:** Moved by S. Diefenbach, seconded by K. Ulle to approve the project as submitted with the condition to refurbish the existing tree and landscaping, provide socks and to retain the existing live tree.

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

4. ADM09-0036, RePlanet Recycling Kiosk at Albertson's Parking Lot, 1509 E. valley Parkway, Zoned CG

Applicant: Roy Hasson, Permit Place, 13648 Burbank Blvd, Sherman Oaks, CA 91401

Planner: Darren Parker

Staff described the recycling kiosk which included a 496 SF metal building with two sea containers attached in the rear, a decorative roof and located behind the Albertsons shopping center. The facility would not be visible from adjacent streets. Staff recommended approval of the project with the condition to repaint the cargo containers and to refurbish the existing landscaping adjacent to the kiosk.

The applicant indicated the facility would be equipped with a wash and vacuum cleaning processing system. He also indicated that many of these facilities have been established in San Diego and throughout California.

Board member Laguna indicated the existing facility on West Valley Parkway was always kept clean and no odors. Chairman Bell clarified the hours of operation and that the machines would only work during staffed hours. Board member Watson felt the facility on West Valley Parkway was more attractive.

**MOTION:** Moved by C. Laguna, seconded by S. Diefenbach to approve the project subject to staff recommendations.

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

5. ADM09-0156, Exterior Remodel to an Existing Office Building, 419 W. 9<sup>th</sup> Avenue, Zoned CG

Applicant: Dean Ellis, 54-155 Kawaipuna ST, Hauula, HI 96717  
Planner: Darren Parker

Staff described the remodel to an existing commercial building which included repainting the building beige and brown and installing two shed awnings over the windows in the front. Staff indicated most of the work was already completed. Staff recommended approval of the project as submitted.

The applicant clarified that the awnings were of a burgundy color.

Board member McArdle felt the awnings would give a little spark to the building. Chairman Bell felt the building lacked consistency in signage with a white on beige color and that the interior window coverings were inconsistent (vertical and horizontal existing). Board member Watson agreed with Chairman Bell comments but felt that it should not be a requirement. Board member Laguna had a concern with the cohesion with the adjacent building. Board member McArdle suggested establishing a sign program.

**MOTION:** Moved by C. Bell, seconded by K. Ulle to approve the awnings and colors, change the interior window treatments and to use a bolder sign color to complement the awning color to draw attention to the business.

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

- E. Current business: "Designing for Smart Growth". Staff described SANDAGS design guidelines for Smart Growth which included opportunities with the City's General Plan Update to increase densities in some areas. Staff indicated the concepts for Smart Growth can work whether or not the City accepts additional population. Staff further discussed Smart Growth within certain areas within Escondido and indicted the City's Zoning Code takes precedent over guidelines. Staff also indicated that the Smart Growth guidelines could apply to any development within Escondido not just in areas that were identified as Smart Growth areas.

Board member Ulle felt that this was one of the best manuals he has ever seen. He also felt El Norte Parkway should be considered as an area for Smart Growth and discussed the Community Center designation. Chairman Bell felt the older industrial areas should also be considered for Smart Growth. Board member McArdle felt a need for a mechanism to allow flexibility of boundaries to accommodate something that makes

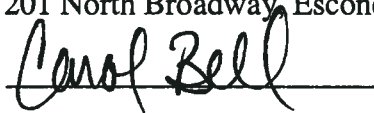
sense but not “allowable” and would require less time than a General Plan Amendment. He also suggested increasing density between commercial and residential areas adjacent to streets. Staff discussed the competing balance between sureties in what can be developed next door vs. flexibility.

Staff further discussed adding General Plan polices to update Area Plans (East Valley Parkway, South Escondido Blvd etc...) to enhance development, increase employment around Nordahl, Mission and Westfield. Staff also indicated that Escondido has the smallest size of industrial/employment area in the region and the highest percentage of workers that work outside the city. Staff indicated that the next General Plan meeting was scheduled for tonight.

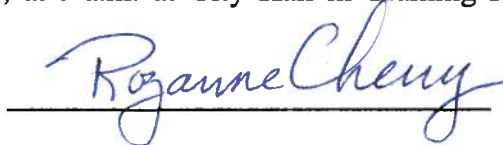
G. Oral Communication- None.

H. Board member Discussion – Board member Watson had a concern with the noise coming from the adjacent training room. Board member Diefenbach felt that the Police/Fire facility corrugated wall to cover the parapet supports should be painted beige with a green stripe at the top.

I. Adjournment at 10:22. a.m. to the next regularly scheduled Design Review Board meeting to be held on December 3, 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