

DESIGN REVIEW COMMENTS
January 24, 1989

1. **BB-122-CUP - Temporary Modular Office - Palomar Convalescent Center, 1817 Avenida Del Diablo**

The Design Review Committee, in reviewing this project, raised the following issues:

1. A time frame is required. Applicant to indicate how long this temporary structure is to remain on site. The submittal should also include plans for any future expansion of the facilities to replace the proposed modular office.
2. The proposed modular office does not conform to the Building Department and UBC standards in terms of separation between structures. A minimum of 40' may be required. The applicant should consult with the Building Department for specific requirements.
3. The proposed structure does not relate to the existing building in terms of scale, materials, or color. Based on the above, the DRC recommended DENIAL of this project.

2. **BB-129-CUP - Car Wash USA - Concurrent Sales - 615 W. El Norte Parkway**

The Design Review Committee made the following recommendations:

1. Landscaping to be added across the front of the market in order to soften the building appearance from the street.
2. Change the type of street tree to Platanus as per Street Tree List.
3. The applicant shall provide a plan (program) for dealing with the 5' landscaping strip behind the service building along the easterly boundary. This area shall be landscaped to soften the visual bulk of the building from the adjacent mobilehome park. The type of plant material should take into consideration and coordinate with the adjacent mobilehome park landscaping. Access to this 5' strip shall be provided to permit maintenance of the area, or a maintenance/use agreement or easement with the mobilehome parks may be considered.
4. A uniform architectural (roof) treatment should be provided for all structures in the development. The car wash and pump-island canopies should incorporate sloped roof elements consistent with the market and service building.
5. The applicant shall install, landscape, and maintain the medians on El Norte Parkway or establish a landscape maintenance district or other mechanism to the satisfaction of the Community Services Department.