

# CITY OF ESCONDIDO



CIVIC CENTER PLAZA  
201 North Broadway, Escondido  
California 92025-2798  
(619) 741-4671

ROBERT A. LEITER  
COMMUNITY DEVELOPMENT DIRECTOR

February 6, 1989

The Stichler Design Group, Inc.  
9245 Sky Park Court, Suite 200  
San Diego, CA 92123-4311

Re: Temporary Modular Office - Palomar Convalescent Center, 1817  
Avenida Del Diablo

Dear Sir:

Attached to this letter please find a copy of the Design Review Committee comments regarding your project. Your office has been contacted by telephone on two different occasions - January 24, 1989 and February 3, 1989.

Would you please contact our department, and revise your design considering the Design Review Committee's comments. We will schedule your revised design to the next available Design Review Committee meeting.

Meanwhile, if you have any questions, please do not hesitate to call me.

Sincerely yours,



ABDUL FARRAH  
Planner I

0203-30/9-7

Attachment

**DESIGN REVIEW COMMENTS**  
January 24, 1989

1. 88-122-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. 88-129-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 westerly 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.

6. A solution has to be worked out with the Engineering Department regarding the trees to be planted (as per landscape plan) on the 10' sewer and drainage easement. If the trees have to be relocated, an alternative solution shall be provided which maintains trees along the southerly boundary.
7. Since the adjacent residential properties will be looking over the project, the back of the roof parapet walls shall be finished; and a uniform roof treatment shall be provided on all structures. Any roof-mounted equipment shall be painted to match the adjacent roof material.
8. A signage program shall be submitted. Please be aware that only one freestanding/monument sign is permitted.

**3. Street Improvements, Valley and Hickory Realignment**

The DRC felt that the location of the project justifies more substantial treatment in terms of landscaping and materials. They recommended that the project be reviewed for consistency with the citywide median plans and the design guidelines for the downtown area. It was also suggested that the CDC and architectural consultant for the downtown area review the plans. The Committee agreed that this location would be a good place for an entry statement to the downtown.

**4. Joslyn Center Expansion (Revisions)**

The Design Review Committee supported the revised architectural design but recommended that the colors of the tile roof, wood trim, and stucco match the existing buildings (OR - The existing structures could be painted to match the new construction.) Color samples should be provided.

0127-27/9-7