

February 21, 1989

DESIGN REVIEW COMMENTS

87-1045-PPL Motel-6/Signs

The Design Review Committee raised the following issues:

1) The proposed wall signs shall be revised to reduce the area of the price figure (\$29.95) to 10% of the total sign area or less, pursuant to the design guidelines.

2) The new cabinet proposed for the pole sign, if placed directly on the existing pole, would increase the height over the maximum 30' limit. Therefore, the support pole shall be cut down so that the overall height of the sign does not exceed 30'. In addition, the existing decorative features at the base of the cabinet shall be retained or comparable features provided.

87-904-PPL Storage Silo, 1450 Simpson Way

The Design Review Committee approved this project on the condition that the applicant paint the new and the existing silos with the color "Haze Gray" to reduce the visual mass of the structures.

88-40-PPL Advantage Store/Stairway & Signs

1. The Stairway: The Design Review Committee feels that the exterior stairway would create an adverse impact on the building elevation on Mission Street and would reduce the landscaping adjacent to the storage area. For these reasons, the Design Review Committee approved the interior stairway alternative.

2. Advantage Sign: In reviewing the signage proposal, the Design Review Committee raised the following issues:

a. The freestanding sign area (combined Advantage and tenant signs) shall not exceed the maximum allowable area of 100 SF, excluding the space frame area. The Design Review Committee has no objection to the tenant's cabinet sign integrated within the pole sign.

b. the Design Review Committee feels that the wall signs should be limited to a maximum of 100 SF each. The Design Review Committee cannot support the color changes in the check mark of the Advantage sign.

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89-02-PD

Precise Plan - Auto Park
Diahatsu

The Design Review Committee, in evaluating the design proposal, raised the following issues and comments:

1. The building area greatly exceeds the area indicated on the Master Plan of the Auto Park (15,050 SF) and the terraced design concept is also a major departure. Therefore, the Committee feels that the project should be a modification of the Master Plan.

2. The circulation within the site needs to be clarified and the parking allocation for customers of the different sales, parts, and service areas better defined. Also, employee parking should be identified on the site plan and the various levels of floor plans.

3. The first phase of the project did not address properly the relationship between the customer's/employee's parking and the sale area. Identify customer parking, vehicle storage area and any connections between the two parking lots.

4. The Design Review Committee recognizes that the design concept would make it difficult to carry out the Spanish-style theme of the Auto Park in this project. They felt that they could support the terracing concept if the other issues can be resolved.

5. The Design Review Committee recommends that the applicant resubmit the project for further evaluation after resolving the issues mentioned above.

RR-122-CUP

Temporary Modular Office
Palomar Convalescent Center
1817 Avenida Del Diablo

The Design Review Committee feels that the issue of a time frame commitment from the applicant needs to be addressed for this temporary structure. Even though the new proposal does address the compatibility of architecture with the existing building, the Design Review Committee still feels that a permanent expansion to the existing center is more appropriate.

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