

16. Signage shall be prohibited on the rear elevation of the building, with the exception of emergency access signage and those required by emergency services.

Motion carried 6-0.

DR00-57 – Approval of site plan, landscape plan, grading and drainage, and elevations for Executive Villas at Dana Point proposed at the southeast corner of Baseline Road and Driftwood Drive.

Current Planner Manager Cadavid presented DR00-57 to the Board. She stated the applicant was requesting approval of a site plan, landscaping, elevations and signs for an office complex at the southeast corner of Baseline Road and Driftwood Drive. She said the site plan was revised to open up the views from off site to the center of the project, and to gain needed retention area that resulted in the deletion of one building. She indicated the most pending item on the revised site plan was the design of the covered parking to be of a upgraded design and to depict the radiuses for accessing the drive through for building A from inside the complex and for the landscaping islands adjacent to the buildings to ensure maneuverability for access of emergency vehicles. Ms. Cadavid pointed out the rear elevations of all buildings facing Baseline Road and Driftwood Drive to include more articulation and incorporate in a secondary manner details used on the front elevation at the roofline level applied at the main entrance. She explained the applicant had revised the rear elevations of 3,600 and 7,200 model buildings facing Baseline Road. She added the building included breaks at the roofline and a small mass relief to replicate what was happening on the front elevation. Ms. Cadavid stated staff was recommending that the landscaping plan be revised to reflect compliance with district IV palette, and that the calculation of the percentage of landscaping provided on the site be noted on the landscaping plan prior to final action by the Town Council. She said another issue discussed with the applicant was the design of the carports which detail would be presented to the Board for evaluation and action. She stated she had not received any elevations from the applicant and noted that this would affect the two-story buildings in the treatment of the staircase. She believed that the framing elements of the structure were too weak and did not read well on the side elevation affected by the element.

Chairman Truitt opened the public hearing.

Steven Beck, representing Utaz Development, stated he had worked extensively with staff to modify the building architecture elevations and additionally they had removed a building from the site as per staff's request. He indicated they were in agreement with all of staff's stipulations.

Timothy Emrine, Paul O'Connor Architects, stated the design theory of the building was to create a jewel sitting in a pod type theory.

Board Member Schneider stated she liked the design of the building. She suggested for them to revisit the location of the fixtures and lighting of the building. Mr. Emrine stated they were

putting recessed lighting within the eaves shining downward. Ms. Schneider suggested to have the recessed lighting align with the stone. He agreed.

Board Member Deardorff stated he had some concern with the stairwell and how it would be supported. He suggested instead of putting the mass of the stone on the ends, take it off the end and take it around to both sides cradling the landing similar to the buildings elements with the two battered piers rather than one out on the end. The applicant stated they were not able to redesign the stairwell in time per staff, but they were doing something similar which would add more mass. The applicant suggested to the Board if they could work with staff on modifying the stair design. The Board agreed.

Chairman Truitt stated he liked the building but did not like the location of the building in Val Vista Lakes and believed it did not fit in with the surrounding area.

Vice Chairman Petterson believed it was a nice project but suggested to add more color to the landscape palette. The applicant stated they would work with staff.

A motion was made by Board Member Deardorff, seconded by Vice Chairman Petterson to approve DR00-57 subject to staff stipulations with the following modifications:

1. The site plan shall be revised to address the following items prior to issuance of a building permit:
 - Include a 3' screening wall for the parking lot between buildings B and C. Said wall design shall have the same materials, colors and finish, and the top of the wall elevation shall be 3' above the curb or the sidewalk whichever is higher in elevation.
 - Identify on the site plan the finish material for all the circles and pedestrian paths throughout the project.
2. The grading design shall be revised to meet code requirements regarding the limit of the retention capacity (50% of the area along public street), and be approved by the Engineering Department prior to issuance of a building permit.
3. The applicant shall revise the landscaping plan to include the **colorful specie** landscaping coverage for the project prior to final action by the Town Council.
4. The fascia of the covered parking structure shall be designed to replicate single story buildings fascia on said structure, and be painted with the same colors and color palette distribution used on the buildings.
5. The elevations design for building A shall include the canopy structure and be reviewed by the Design Review Board on a future agenda once a user is identified for the building.

6. The vertical elements that frame the exterior staircase of buildings B and H shall be **on both sides of the landing and redesigned to include thicker pyramid piers.**
7. The lighting plan (construction document) shall address the following guidelines prior to issuance of a building permit:
 - Direct sources of lighting should be screened from view from adjacent properties.
 - Use of fixtures with excessive candlepower shall be avoided.
 - Documentation of lighting design: point by point photometric for the parking lot and the fixtures on building for Executive Villas at Dana Point should be presented with submittal of construction documents.
 - All outdoor or exterior lighting shall be **recessed and directed down.**
 - All lighting fixtures shall be fully **recessed and shielded.**
8. The overall dimension of the free standing signs proposed on Baseline Road and Driftwood Drive, shall be reduced to a maximum of 8' from the finished grade to the mean height between eaves and the ridge of the gable capping detail.
9. Signs on the buildings shall not be illuminated and the signs area should comply with the interpretation by the Planning Director dated October 21, 1998 for commercial projects where tenants that do not face a public street should be treated as though the front elevation of the use face a public street.
10. On buildings B, C, D and E the signs shall be displayed on the right-of-way elevations and directory signs shall direct users to the respective buildings internally. For buildings F, G, and H the signs shall be calculated according to the closest point of the building to the public street and displayed on the west elevations for F and G and on the north elevation for building H.
11. The subject project DR00-57 (Executive Villas at Dana Point) shall be built per plans approved by the Design Review Board on 5/11/00 and the construction documents shall include all the stipulations herein as revised by the Board and stated in the minutes. Any revisions to plans approved shall receive further review and approval by the Design Review Board.
12. **Color and material samples shall be submitted and reviewed by staff.**

Voice vote carried motion, 4-2, with Chairman Truitt and Board Member Rojo dissenting.

DR00-58 – Approval of site plan, landscape plan, lighting, grading and drainage, elevations and signage for the Fairways at Superstition Springs proposed north of the northwest corner of Power and Guadalupe Roads.