

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

January 13, 2011

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

Board members present: Carol Bell, Sandy Diefenbach, Ed McArdle, Carol Rea and Merle Watson

Board member absent: Rob James and Karl Ulle

Staff present: Rozanne Cherry

B. Record of Actions December 16, 2010 Meeting.

**MOTION:** Moved by S. Diefenbach, seconded by C. Rea to approve the minutes.

**APPROVED:** 5-0-0

C. Oral and Written Communications –None

D. Consent Calendar –

1. ADM 10-0156, Revised Free Standing Sign for the Old Mill Pond Center, Zoned CG, 360 N. Midway Drive

**MOTION:** Moved S. Diefenbach, seconded by C. Rea to approve the freestanding sign.

**MOTION CARRIED:** 5-0-0

E. Individual Case Review

1. ADM 10-0063, Proposed Second Garage at Rear of an Old Escondido Neighborhood lot with Historic Home, 460 E. 6<sup>th</sup> Avenue, zoned R-1-6

Applicant: Keith Moore, 460 E. 6<sup>th</sup> Avenue, Escondido, CA 92025

Planner: Paul Bingham

Staff described the proposed second garage to be located at the rear of the lot off of the alley, which would included the same color and roof shingles as the existing house, a

regular garage door, and the look of clapboard siding. Staff indicated that the existing house was approved last year for the Local Register and a Mills Act contract. Staff recommended approval of the project as submitted.

The board concurred that the proposed garage looked fine. Board member Rea clarified that a privacy fence would be added at a later date. Chairman Bell clarified the orientation of the garage gable to the door.

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

**MOTION CARRIED:** 5-0-0

2. ADM 11-0009, Façade Remodel to an Existing restaurant for Cocina Del Charro, Zoned SP, 890 W. Valley Parkway

Applicant: Story Monforte, 890 W. Valley Parkway, Escondido, CA 92025  
Planner: Darren Parker

Staff described the remodel of a previous Uno's Pizza and Baja fresh for a new Mexican restaurant which included changing the tower colors to a red, redesigning the front entryway, adding a mustard color band along the south and west elevations, removing the existing awnings and tiles, retaining the green patio awning and the existing beige body color of the building, providing a timber trellis over the entry, extending the existing stone veneer across the front and east side of the building and painting the Baja fresh outdoor dining trellis black. Staff recommended approval with the condition that the red color and mustard band extend across the rear of the building.

The applicant clarified that the colors chosen were to balance with the center and create a unique identity. He also indicated that the signs would be a combination of hand painted signs, channel letters and logos.

Board member McArdle felt that the base color looked fine but that the accent colors were too intense and that the rosy red color would fade over time. He suggested a more reddish brown color for the tower elements, that the south elevation walls and tower seemed disjointed and that the arch feature extend to the ground as a color element. Chairman Bell clarified the location of the wall signs. She had a concern with the colors and suggested changing the underlying wall color to blend with the accent colors or to rework the accent colors to go with the existing wall color. She also felt that the mustard color stripe was not appropriate and that more details were needed to tie to the ambiance of the restaurant, like medallions of tile on the rear elevation. Board member Diefenbach felt that the red tone color would fade over the years. She also felt that the existing body color had a pink base and preferred a brown based color to compliment the proposed accent colors. Board member Rea clarified that the trash enclosure doors would be

painted the same color as the background color. Board member McArdle suggested if the entire building was to be repainted to go with a more homogeneous color application instead of spots of color blocks.

**MOTION:** Moved by C. Bell, seconded by S. Diefenbach to approve the remodel with the condition the colors be revised and returned as a consent item.

**MOTION CARRIED:** 5-0-0

3. ADM 10-0159, Façade Remodel to Applebee's Restaurant, Zoned PD-C, 1216 Auto Parkway

Applicant: Mark Raber, CDI, 17802 Mitchell North, Irvine, CA 92614  
Planner: Darren Parker

Staff described the exterior façade remodel of an existing Applebee's restaurant which included removing the striped awnings and replacing them with painted aluminum awnings with metal bars, painting a new peach/orange body color, and adding eyebrows over the entry/exit doors, painted details under the windows, new signage, a new cornice color and a solid roof cover over the existing trash enclosure. Staff recommended approval of the exterior façade changes.

The architect clarified that the roof over the glass patio area would be repainted green and that the roof over the trash enclosure would match.

Board member Rea clarified that the existing solid trash enclosure gates would remain. She also felt that the red awnings would not blend with the body color of the building. Chairman Bell clarified that the green color on the patio area was not shown on the color board. She also had a concern with the tangerine color with red awnings and suggested the building be more neutral. Board member Diefenbach indicated that the color of the eyebrows should be added to the materials board.

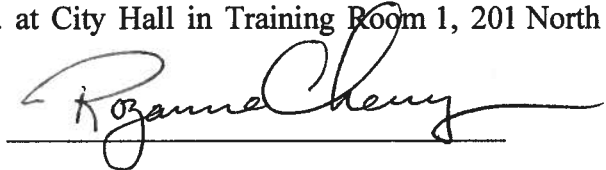
**MOTION:** Moved by S. Diefenbach, seconded by M. Watson to approve the façade remodel and to return as a consent item with revisions to the color board including paint samples of the green standing seam roof and eyebrow elements.

**MOTION CARRIED:** 3-2-0 (Bell and Rea voting no)

- F. Current Business: None.
- G. Oral Communications – None.
- H. Board member discussion – None.
- I. Adjournment at 10:05 a.m. to the next regularly scheduled Design Review Board meeting to be held on January 27, 2011, 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