

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

January 27, 2011

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

Board members present: Carol Bell, Sandy Diefenbach, Rob James, Ed McArdle, Carol Rea, Karl Ulle and Merle Watson

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions January 13, 2011 Meeting.

**MOTION:** Moved by M. Watson, seconded by C. Rea to approve the minutes.

**APPROVED:** 5-0-2 (James and Ulle abstained)

C. Oral and Written Communications –None

D. Consent Calendar –

1. ADM 11-0009, Revised 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

The applicant indicated that there were four beige colors within the center and that he chose the most neutral of the four as the body color.

Vice Chair Ulle clarified the door would match the wall color on the west side.

**MOTION:** Moved R. James, seconded by S. Diefenbach to approve the revised color scheme.

**MOTION CARRIED:** 7-0-0

2. ADM10-0159, Revised Façade Remodel to an Existing Applebee's Restaurant, Zoned PD-C, 1216 Auto Parkway

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

Planner: Darren Parker

Board member James felt that the tan accent color used on the cornice would not show up very strongly. Board member Rea clarified that the wall color was not changed from the previous meeting. Chairman Bell felt that a different wall color would look better with the red accent color.

**MOTION:** Moved by K. Ulle, seconded by S. Diefenbach to approve the revised colors.

**MOTION CARRIED:** 6-0-1 (Bell abstained)

E. Individual Case Review

1. PHG10-0030, T-Mobile Wireless Communication Facility Consisting of 12 Antenna Panels Incorporated into a Faux 30-foot-high Broadleaf Tree, RE-80 Zone, 25005 N. Center City Parkway

Applicant: Becky Siskowski, 1747 Victoria Way, San Marcos, CA 92069

Planner: Jay Paul

Staff described the proposed 12 panel wireless antenna facility which consisted of a 30-foot high broadleaf faux tree, the reduction in height of the proposed equipment building, and the additional number of box sized trees and shrubs for more context. Staff recommended approval of nine antennas and to work with staff on details of the equipment building.

Board member Ulle suggested that the tree extend higher above the antennas to have a more natural shape. Board member Watson clarified that the proposed tree was higher than the existing faux tree on site. He also felt that the faux tree blended when viewed from the freeway. Board member Rea felt that the proposed tree should have a more natural shape, wider at the bottom and a more pointed top. Chairman Bell felt that the tree did not look real enough and that the tree needed to be more full and natural shaped.

**MOTION:** Moved by M. Watson, seconded by K. Ulle to approve the project subject to staff's recommendations and with the condition to extend the foliage above the antenna array a minimum of 3' and tapered in a more natural tree shape

**MOTION CARRIED:** 6-1-0 (Bell Voting no)

2. 2002-02-HP, Proposed Window and Door Changes to Local Register Mills Act Historic House in OEN, 937 South Hickory Street, Zoning R-1-6

Applicant: Judy Morrison, 937 South Hickory Street, Escondido, CA 92025

Planner: Paul Bingham

Staff described the proposed changes to a single-story Local Register Mills Act property in the Old Escondido Neighborhood which included eliminating the kitchen door and filling in with stucco, replacing the rear doors with a new sliding door in 10-lite style, replacing the crank-out wood framed casement windows and some single hung windows that are inoperable or no longer lockable with a new "Tuscany" vinyl product by Millgard with a narrow frame. Staff recommended approval of the proposed door changes, but not the window proposal.

The contractor indicated that the intent was to replicate the look and feel of the original size, openings and split lites. He also indicated that the edge of the windows extended over the existing brick mold and stucco with a formed edge replicating the brick mold. He also noted that the opening size would only be reduced by 3/4" to 5/8" on each side, that the casement window would be changed to a slider or double hung window, and that the owner would carefully remove and keep the original windows to be available for future owners.

Vice-Chair Ulle clarified that the stoop would be removed at the kitchen door and that the rear doors would be vinyl. Board member James felt that the rear doors should be only horizontal lites and would like to see the manufacturer's mock-up of the window. He also had a concern with the width of the mullion in vinyl. Board member Rea clarified that the house was a significant house within the Old Escondido Neighborhood and that replacing the windows with a vinyl product was not appropriate. She felt that repairing the existing windows would probably cost less than the new windows. She also felt that the existing front window should be retained/repared in place and that the proposal for the door changes was acceptable.

**MOTION:** Moved by E. McArdle, seconded by R. James to approve the project with the conditions to replicate the front street-facing window in wood; change the proposed doors to multiple horizontal lites, to use the white vinyl Milgard windows with the thin profile and detailing as presented and described by the contractor for the rest of the windows, use a casement style window replacement for the existing casement window; and store original windows in an appropriate manner on site.

**MOTION CARRIED:** 6-1-0 (Rea voting no)

3. ADM 11-0014, Review of Proposed Carport Structures to Support Solar Panels over Existing Parking areas at San Diego County Water Authority Administrative Facilities at 610 West 5<sup>th</sup> Avenue, Zoned M-2

Applicant: Logan Boutilier, Borrego Solar Systems, Inc, 1810 Gillespie Way, Suite 108, El Cajon, CA 92020

Planner: Bill Martin

Staff described the proposed solar panel project which included placing solar panels on several building roofs, building two new carports and adding solar panels on top with lights under the carports and that the lights in the parking lot. Staff indicated that the solar panels would be flat across the entire angled roof surface of the carports.

Further discussion occurred regarding the inconsistency between the photos and the drawings regarding the beam size and the end view of the angled roof support structure.

Board member Diefenbach clarified that the solar panels were black face with silver frames.

**MOTION:** Moved by R. James, seconded by S. Diefenbach to approve the concept design but to return with elevations of carport structures.

**MOTION CARRIED:** 7-0-0

F. Current Business: None.

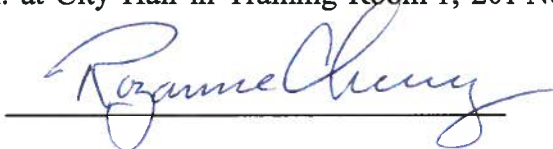
G. Oral Communications – None.

H. Board member discussion – None.

I. Adjournment at 10:20 a.m. to the next regularly scheduled Design Review Board meeting to be held on February 10, 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