

DESIGN REVIEW BOARD

RECORD OF ACTIONS

February 12, 2009

A. Call to Order 9:04 a.m.

Board members present: David Brown, Carol Bell, Sandy Diefenbach, Merle Watson, Rob James, Karl Ulle and Cathrine Laguna.

Board members absent: None

Staff present: Rozanne Cherry

B. Record of Actions from the January 22, 2008 meeting:

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

MOTION CARRIED: 7-0-0

C. Oral and Written Communications: Item E.1 was withdrawn

The Notice of Community Meeting for the Maple Street Pedestrian Plaza and Corridor was included in agenda packets

D. Consent Calendar: None

E. Individual Case Review:

1. Withdrawn

2. ADM 09-0004 Cricket Communications Antennas & New Storage Building at Ryan Park, 390 N. Hidden Trails Road

Applicant: Frank Orozco for Cricket Communications, 4031 Sorrento Valley Blvd, San Diego, CA 92121

Planner: Elisa Marrone

Staff described the proposed 3 antennas on a replaced light pole with equipment cabinet and construction of a new storage building for the City's use. Staff recommended approval as proposed.

Vice chair Bell confirmed that there was no conflict with the existing utility structures. Board member Diefenbach discussed the relationship of the storage building and cabinets to the park and school.

MOTION: Moved by R. James, seconded by S. Diefenbach, to approve project as submitted.

MOTION CARRIED: 7-0-0

The board mentioned that staff should direct the appropriate planner to contact the Cricket store on Washington Avenue because it still had a vertical green band on the front that was not part of the DRB-approval. R. Cherry stated she would follow up with staff.

3. 2007-92 PPL Restore Carports, Convert One to Storage, Re-stripe Parking Lot & Add a Trash Enclosure at 1214 S. Escondido Blvd

Applicant: George Kelly, Kelco Development, 694 Via de la Valle Solana Beach, CA 92075
Planner: Elisa Marrone

Staff described the revised project to restore and remove some of the improvements that had been done without approvals. The carports would be restored except for the one west of the laundry room which would remain enclosed and be converted to storage accessible from the courtyard, not the adjacent units. The rear walls of the carports would be maintained. The front wall of the proposed storage area would be redesigned to set back from the main façade of the building and restore the arch shape. The number of parking spaces provided would meet current code standards. Staff recommended approval of the project with the conditions to set back the front wall of the proposed storage room to maintain the arch shape of the opening and to continue the rhythm and shadow patterns of the façade and that all windows and doors that face the courtyard and South Escondido Boulevard be returned to period appropriate windows and doors in terms of style and materials.

Chairman Brown questioned the status of the trash enclosure. Staff stated that it was meeting code but still required permits, gates and landscaping.

The applicant stated that the Fire Department's requirements on the earlier project had made the project financially infeasible. He inquired about the meaning of "period appropriate" windows and where they were available. The ones he installed were vinyl low-E glass that were more efficient than the ones he replaced, but they were the same size and operation as the originals.

Board member Laguna was pleased that the carports were being restored. She felt that creating a storage room from one carport was acceptable if the wall were recessed to preserve the arch. She stated that all the windows on the original buildings should be changed, not just those visible from the street. If the building was built with wooden windows, then using vinyl windows would strip the historic building of some of its integrity. Custom windows might be required. Solid wood doors would have been appropriate for the building.

Board member Ulle agreed with staff recommendations. He offered Marvin Windows and Sierra Pacific companies as suggestions for suppliers of wooden windows. Board member James agreed and stated that an important difference between wood and vinyl windows was that vinyl was extruded while wood was shaped to provide more details on the mullions and frames. Board member Ulle felt that replacing only the interior and street-facing windows was acceptable because the rear windows needed to serve as egress points for fire safety.

Chairman Brown stated that the door and window selections should be cleared with staff and should not need to return to the Board. Board member Laguna stated that painted wooden doors would be acceptable.

MOTION: Moved by R. James, seconded by S. Diefenbach, to approve the project subject to staff recommendations and staff's approval of the window and door selections.

MOTION CARRIED: 6-1-0 (Laguna voting no)

F. Current Business: None

G. Oral Communications: None

H. Board Member Discussion: Board member Watson stated that state and federal initiatives were making solar panels more popular. He suggested that board members begin to notice visible installations when they are out driving around. He provided an example of freestanding solar panels near northbound I-15 near Felicita. Board members should review the aesthetics.

Board member Laguna shared that the US Census was hiring people and that applications could be found on-line.

I. Adjournment at 9:30 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, February 26, 2009 at 9:00 a.m. in Training Room #1 at City Hall, 201 North Broadway.

David Brown, Chairman
of the Design Review Board

Rozanne Cherry, Secretary
of the Design Review Board