

DESIGN REVIEW BOARD

RECORD OF ACTIONS

February 25, 2010

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

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Cathrine Laguna, Robert James, and Edward McArdle

Board member absent: Karl Ulle

Staff present: Rozanne Cherry

B. Record of Actions February 11, 2010 meeting

MOTION: Moved by M. Watson, seconded by S. Diefenbach to approve the minutes.

APPROVED: 6-0-0

C. Oral and Written Communications – Staff noted that item E.1 had been withdrawn and distributed the revised Zoning Code sections.

D. Consent Calendar: None

E. Individual Case Review

1. Withdrawn

2. ADM10-0024, Fire Repair and Proposed Changes to an Historic Apartment Building at 405 North Juniper Street

Applicant: Eric Fotiadi & Associates, 1940 5th Avenue, San Diego, CA 92103

Planner: Paul Bingham

Staff described the history of the craftsman style farm house that was built in 1910 and indicated the existing residence was not located in the Old Escondido Neighborhood but was a significant historic structure. Staff indicated that the project was to rehab the

building due to heavy smoke and water damage from a fire. Changes to the building included removing the added stucco, replacing the siding with like siding, changing the windows to period appropriate type and material, redesign and replace the existing stairwell that was added when the structure was converted to apartments. The new stairwell would allow for additional parking and provide some privacy for the bathroom windows. A patio cover proposed for the northwest side of the building would provide shade for the lower apartment unit. Staff also indicted new wiring; plumbing and a roof would be installed. Staff recommended approval of the project as proposed.

Board member Diefenbach felt that the project was a huge, but beneficial, undertaking and that the colors should be reviewed by the board. Board member Watson urged the applicant to re-landscape the property. Board member James felt that a wooden staircase would rot too quickly and that at a minimum the staircase should be painted. Board member Laguna clarified that the roofline was not changing and that the existing shade structure was to remain. Board member McArdle felt that the posts used to support the stairs and patio cover were too thin and not in of scale. He thought that more craftsman detail was needed to the columns and suggested paired columns for more substance. Chairman Bell confirmed that the siding would be replaced with all new 6" width siding.

MOTION: Moved by R. James, seconded by C. Laguna to approve the project with the condition to redesign the columns to be more craftsman style for the stairs and patio cover.

MOTION CARRIED: 6-0-0

3. ADM10-0017, Enclose an Additional 380 SF Existing Trellis Area and new Colors, M-1 Zone, 490 Corporate Drive

Applicant: Pacific Cornerstone Architects,
Planner: Darren Parker

Staff described the exterior façade remodel to an existing industrial office building to include enclosing 380 SF under the existing entry feature, replacing all of the windows with dual glazing, adding a new ADA path of travel, providing a solid roof cover over the trash enclosure, adding landscaping trellis elements to the side of the building, and using a new palette of paint colors. Staff recommended approval of the project as submitted.

Board member McArdle confirmed sufficient on-site parking would be provided with the additional square footage being added. Chairman Bell confirmed the location of the new entry door.

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

MOTION CARRIED: 6-0-0

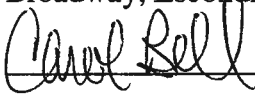
F. Current business: None.

G. Oral Communication- A citizen of Escondido, Ms. Carol Rea, indicated that she was pleased with the new colors and work at 701 S. Juniper. She also indicated that an open house was scheduled for March 7 from 11a.m. to 3p.m. and to bring a new or gently used towel for entry that would be donated to the Humane Society.

Staff indicated that a joint meeting with the City Council was scheduled for March 17th at 3:30p.m. to interview applicants for the Design Review Board.

H. Board member Discussion – Board member Diefenbach indicated that the roof screen on the new Police and Fire Facility was not painted. She suggested continuing the colors from the front parapet around the corner across the roof screen, with a green stripe near the top and similar wall color. Board member Watson indicated that the bus storage facility project at the corner of Quince and Washington looked good.

I. Adjournment at 9:30. a.m. to the next regularly scheduled Design Review Board meeting to be held on March 11, 2010 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