

DESIGN REVIEW BOARD

RECORD OF ACTIONS

February 26, 2009

A. Call to Order 9:00 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 February 12, 2009 meeting:

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

MOTION CARRIED: 7-0-0

C. Oral and Written Communications: None

D. Consent Calendar: None

E. Individual Case Review:

1. ADM 09-0007, Plot Plan for a new 46-Unit Affordable Apartment Complex with a 3-Story Buildings and a Recreation Room, including Street Vacation and Lot Consolidation. Existing Residential Units to be demolished. R-3-18 zone. Generally 701-764 Elder Place & 725-729 E. Mission Avenue

Applicant: Urban Housing Communities
Planner: Rozanne Cherry

Staff described the 46-unit affordable housing project which included four, three-story buildings each with 3-bedroom flats on the ground floor and two-bedroom town home style apartments on the second and third floors, enhanced architectural detail and ground floor entry's provided for each individual unit. Staff indicated the project entailed the consolidation of ten lots into one lot, with street and alley vacation. Staff also indicted the applicant was not requesting a density bonus or any incentives for the project and that the project conformed to all development standards. Staff recommended approval of the project as submitted with the condition to add one more disabled parking space, adjust the fence location to provide 5' of landscaping behind the sidewalk, and to coordinate the location of trees so they do not impact sewer or water lines.

Mark Irving, applicant, summarized the history of the project and David Dietterle with Lundstrom & Associates described the level of detail of architecture provided throughout the project and the site facilities.

Alan Scales, architect, described how they reduced the bulk of the 3-story buildings and provided human scale with gables, porches, balconies and the fine detail provided on all four

sides. He also clarified the first floor units were handicapped accessible and that all stairs would be internal.

In response to Board member Ulle, Mr. Irving confirmed that there would be some sort of photovoltaic system for the common area lighting and that the project would be analyzed to see the feasibility of providing additional photovoltaic systems. He also indicated that all the units would be rental units, that the project would have an on-site live-in manager, and after school programs would be provided on-site for the residents' children.

Board member Ulle suggested painting the back of the split face perimeter wall to help with graffiti removal. Board member James clarified the use of the remaining lots, that the air conditioning units would be installed on the ground floor for all units, that each unit would have individual entries, and that gutters and down spouts would be provided. He also noted a minor concern with an awkward looking support column in the middle of the gable elements over the balconies. Board member Watson felt the fountain would be too costly to maintain and suggested removing the fountain. Chairman Brown clarified the northeast gate was provided for fire access only and exiting for residents. He also suggested pursuing LEED certification.

Roni Kaiser, Housing Manager for the City of Escondido, described the funding for the project and indicated annual monitoring would be provided by city staff.

MOTION: Moved by K. Ulle, seconded by M. Watson, to approve the project subject to staff recommendations.

MOTION CARRIED: 7-0-0

2. 2006-63-PPL, Exterior Modifications to a 586 SF Restaurant, 331 S. Escondido Blvd, CG Zone.

Applicant: Manuel V. Tiran, 749 Mosaic Circle, Oceanside, CA 92057
Planner: Darren Parker

Staff presented the previously approved design and described the proposed revisions to the project which included changing the metal awning to a sloped roof with arches to cover the walkway. A metal roof material simulating barrel tiles was proposed. Staff also described the surrounding areas and indicated the landscape would remain the same.

Mr. Tiran indicated the revised changes would provide additional shade and privacy to the outdoor seating area.

Board member James had a concern with the 4-5' wide covered area impacting the outdoor seating area and that the arch design with thin columns was awkward. Board member Laguna felt the revision did not blend in with the South Escondido Boulevard and was not compatible with the surrounding area. Vice-Chair Bell felt the horizontal fencing complimented the original contemporary design, but not the revised design. She felt the arches, horizontal fencing and sloped roof made the building look cluttered. Board member Difenbach clarified a window had been removed along the west elevation and the size of another window was reduced. She felt the revisions looked awkward. Board member Ulle felt the colors in the new design looked bland and noted that the design was like a copy of a 1960's Taco Bell building. He suggested working with the original design elements to provide additional shade and privacy if needed. Chairman Brown felt the original design was clean and simple and that the new design looked cluttered and inappropriate.

MOTION: Moved by C. Bell, seconded by S. Diefenbach, to reject the revised design and to re-approve the original design.

MOTION CARRIED: 6-0-1 (Laguna abstaining)

F. Current Business: None

G. Oral Communications: None

H. Board Member Discussion:

Board member Laguna felt the design of the bio-swales for the La Terraza project looked great.

Chairman Brown had a concern with the common block material used on the second floor of the new Police and Fire building. He felt the common block material clashed with the more ornate design of the first floor. Board member Watson suggested bringing back the approved colored elevations and materials. Board member James indicated many contemporary buildings use plain concrete block material.

Chairman Brown also questioned the color change on the Centre Laundry building on N. Broadway and felt that the Downtown Specific Planning Area should be expanded north of Washington Avenue

Board member James had a concern with the three suspended housing projects and felt they should be more permanently screened from public review. Board member Ulle felt the Paramount building should be put to some use. Chairman Brown suggested taking down the fences and installing a groundcover. He also had a concern with so many empty store fronts on the east end of Grand Avenue.

Board member Laguna indicted the Grand and Valley Parkway hospital office project had not finished the exterior of the building.

I. Adjournment at 10:08 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, March 12, 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