

DESIGN REVIEW BOARD

RECORD OF ACTIONS

March 11, 2010

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

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Cathrine Laguna, Karl Ulle (arrived at 9:04 a.m.), and Edward McArdle

Board member absent: Robert James

Staff present: Rozanne Cherry

B. Record of Actions February 25, 2010 meeting

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

APPROVED: 5-0-0

C. Oral and Written Communications – Staff noted that item E.4 had been withdrawn.

D. Consent Calendar: None

E. Individual Case Review

1. PHG09-0049, Addition to Existing Residential Care Facility to Increase the Capacity to 12 beds in the R-1-8 Zone.

Applicant: Petar Banovic, 1080 Avocado Avenue, Escondido, CA 92026

Planner: Bill Martin

Staff described the addition to the rear of an existing six-bed residential care facility which included adding four additional bedrooms with six new beds and four bathrooms. Staff indicated that the addition would not be visible from the street and that the colors and materials would match the existing building. Staff recommended approval of the project as submitted.

Board member Watson clarified that the project would be a Conditional Use Permit and that neighbors would be notified of the public hearing. Board member McArdle clarified that the project met the standards for the R-1 zone (Single Family Residential).

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

MOTION CARRIED: 6-0-0

2. PHG10-0002, TR 942, Condominium Permit for a 24-unit, Two and Three-story, Mixed Use Development with Ground Floor Shopkeeper Units, 1560-1574 S. Escondido Blvd

Applicant: Big DP Partners (David Landes) 1035 Loretta Lane, Carlsbad, CA 92008

Planner: Jay Paul

Staff described the previously approved mixed-use project which included 22, three-story condominiums in the rear with two, two-story shopkeeper units in the front. Staff noted that the Design Review Board approved the previous project in 2006. Staff indicated that although the State had extended the subdivision map, the Planned Development application expired. This project was a re-submittal of the originally approved plans. Staff noted that new storm water regulations would require some modifications to the landscape areas and paths, and the corner units may need adjustment to provide clearance for the fire ladder truck. Staff also indicated that the final landscape plan would return to the board for approval.

The applicant anticipated that the project would be ready to begin construction in the next 12-18 months.

Board member Watson asked why the Planning Commission had originally denied the project. Staff indicated that it was because of concern about so little commercial space being provided in the project when it was located in a Commercial Zone, and concern with tandem parking. Board member Watson felt the design looked nice but did not support the high density, mixed-use project in a suburban area, feeling that the project was more suitable for downtown. Board member McArdle liked the concept of residential in commercial areas and felt the design and landscape plan looked great. Chairman Bell clarified the three-story structures were to be located behind the front 2-story building.

MOTION: Moved by M. Watson, seconded by K. Ulle to approve the project with the condition that the final landscape plan be reviewed by the Board.

MOTION CARRIED: 4-0-2 (Bell and Laguna abstained)

3. PHG09-0041, Modification to an Existing Wireless Communication Facility to Increase the number of Antennas (Sprint-Clearwire) 25005 N. Centre City Parkway

Applicant: M&M Telecom for Sprint/Clearwire (Mark Phillips) 2014 Granada Ave, San Diego, CA 92104

Planner: Jay Paul

Staff described the project which included replacing the old panel antennas with new panel antennas and adding three round directional antennas. Staff indicated the site was visible, the antennas were to be painted dark green and that the property owner requested putting camouflaging "socks" on the panels. Staff recommended approval of the project as submitted.

Chairman Bell suggesting disguising the site with additional plantings of sage scrub.

MOTION: Moved by C. Bell, seconded by S. Diefenbach to approve the project with the condition to plant more sage scrub as a screen, rather than placing "socks" over the panels.

MOTION CARRIED: 6-0-0

4. Withdrawn.

5. ADM10-0032, Roof Change to a GMC Dealership in the Auto Park, 1501 Auto Parkway, Zoning PDC.

Applicant: Jim Escarcega, 1727 Hannalei Drive South, Vista, CA 92083

Planner: Darren Parker

Staff described the changes to an existing auto dealership in the Auto Park which included removing the terracotta tile roofing and replacing it with flat grey concrete tiles. Staff indicated that other buildings in the Auto Park had already updated to a more modern style and material. Staff recommended approval of the project as submitted.

MOTION: Moved by S. Diefenbach, seconded by C. Laguna to approve the project as submitted.

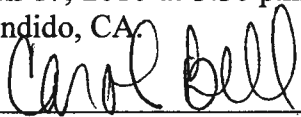
MOTION CARRIED: 6-0-0

F. Current business: None.

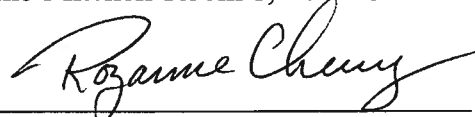
G. Oral Communication- Staff indicated that a joint meeting with the City Council was scheduled for March 17th to interview applicants for the Design Review Board. Staff also noted that Jon Brindle was retiring as Director of Community Development.

H. Board member Discussion – Board member Laguna updated the board on the open house held last Sunday at the historic house on Juniper, noting that the exterior looked wonderful and that the interior was okay.

I. Adjournment at 9:35. a.m. to the special joint meeting with the City Council to be held on March 17, 2010 at 3:30 p.m. at City Hall in the Mitchell Room 1, 201 North Broadway, Escondido, CA.



Carol Bell, Chairman
of the Design Review Board



Rozanne Cherry, Secretary
of the Design Review Board