

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

March 24, 2011

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

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

Board member absent: Rob James

Staff present: Rozanne Cherry

B. Record of Actions February 24, 2011 Meeting.

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

**APPROVED:** 6-0-0

C. Oral and Written Communications – Staff noted that item E.1 and E.7 had been withdrawn.

D. Consent Calendar – None

D. Individual Case Review:

1. Withdrawn

2. PHG 11-0001, Revised Design for a Proposed Propel Biofuels Canopy at ARCO/La Terraza in the PD-C Zone

Applicant: Allen Sipe, 15991 Red Hill Avenue, Suite 100, Tustin, CA 92780

Planner: Bill Martin

Staff discussed the revised design which included incorporating tile and a hip/mansard roof. Staff recommended approval of the revised design as submitted.

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

**MOTION CARRIED:** 6-0-0

3. PHG 09-0017, Revised Design for Wireless Facility Designed to Resemble a Faux Pine Tree, 3009, E. Valley Parkway

Applicant: Kerrigan Diehl – Plancom Inc., 302 State Place, Escondido, CA, 92029  
Planner: Jay Paul

Staff summarized the board's previous comments which included the design of the tree, the number of antennas and three proposed 72" box trees with shrubs. Staff indicated that the board previously had a concern with the equipment building looking too residential and that it should have a more agricultural appearance. Staff described the revised building design which included a standing seam roof, split-face block for the building and a wall that would either be wood-crete or cedar-crete for more of a rural look. Staff recommended approval of the revised design with the condition that the standing seam roof be a green color and that a cedar or wood-crete wall/fence be installed.

Board member Watson felt that the faux foliage color should be closer to a natural color of pines that grow in the San Diego region. Vice-Chair Ulle felt that either type of fencing was okay, that the tree looked squatty, no need to add elements to the roof and that the top of the tree looked chopped off. Board member Rea felt that the faux tree should be taller and preferred a vertical cedar-crete fence. Board McArdle clarified that the faux tree would be behind three live box trees and felt that the drawings of the faux tree were not proportional. Chairman Bell suggested adding an additional two feet of foliage at the top of the tree for a more natural look.

**MOTION:** Moved by E. McArdle, seconded by S. Diefenbach to approve the design with the condition to work with staff on the final fence design and to add vertical height at the top of the faux tree for a more natural look.

**MOTION CARRIED:** 6-0-0

4. ADM 10-0064, Entry Changes at the new Hidden Valley Moving & Storage Facility, 1218 Pacific Oaks Place, Harmony Grove Specific Plan zoning

Applicant: Mike Ramsey, Lusardi Construction, 1570 Linda Vista Drive, San Marcos, CA 92078  
Planner: Paul Bingham

Staff described shifting of the recessed glass of the entry lobby out even with the front and side building wall planes, and noted that the design would still be consistent with the other buildings in the specific plan area. Staff recommended approval as submitted.

Board member McArdle clarified that the glass would be flush with the walls similar to the other windows and felt that the entries should stand out with defining elements. He suggested a rigid canopy over the entry and/or recessing the doors 3'. Board member Rea felt that the recessed windows looked better. Vice-Chair Ulle felt that although a

canopy may help, the large plane of glass at the entry was different than the windows. He preferred a recessed entry.

**MOTION:** Moved by C. Bell, seconded by M. Watson to approve the revisions as submitted.

**MOTION CARRIED:** 4-2-0 (McArdle and Rea voting no)

5. ADM 11-0034, Modifications to 1957 Alley House in the OEN Historic District, 141 ½ West Sixth Avenue, R-1-6 zoning, Code Enforcement Case

Applicant: Eric Grangetto, 141 West Sixth Avenue, Escondido, CA  
Planner: Paul Bingham

Staff indicated that that there were no changes proposed to the main house that was listed on the Local Register as historical property in the Old Escondido Neighborhood. Staff described the modifications to an existing alley house at the rear, to add solar panels to the roof and extending the roof overhang on two sides to create a walking area for the fire department. Staff indicated that the 8' overhang would require post supports and would provide cover over the existing 2<sup>nd</sup> floor stairs and front door.

Board member Rea indicated that the solar panels cannot be seen from the street but was concerned that the fascia edges appear to be un-level. Board member McArdle suggested running a cornice detail similar to a crown molding along the top edge of the wall under the overhang, that the columns needed to be bigger in size (16" at lower end) and smaller at the upper level, or add corbels under the overhang on three sides. Chairman Bell clarified that the solar panels were within the size of the original roof, but that fire department required a 3' walking space around the structure. She also felt that the columns looked like they were an afterthought. Vice-Chair Ulle clarified a 8' roof overhang on the south side and suggested beefing up the posts. Board member Diefenbach felt that the posts needed to be beefed up and agreed with the need for brackets on three sides and suggested using the "rule of thirds". Board member Watson clarified that the structure would not be very visible and agreed that the post should be enlarged.

**MOTION:** Moved by C. Rea, seconded by E. McArdle to approve the project with the condition corbels or brackets be added all around and that the posts be enlarged.

Discussion ensued regarding the point that the Design Review Board should review the revised post design and corbels, whether on consent or not.

**MOTION CARRIED:** 5-1-0 (Bell voting No)

6. ADM 11-0020 Proposed Second Dwelling unit behind Existing Single Family Residence, 1540 South Redwood Street, R-1-12 Zoning, Code Enforcement Case.

Applicant: Lyn Ramskill, 1540 South Redwood Street, Escondido, CA  
Planner: Paul Bingham

Staff described the proposed second dwelling unit on a 1-acre lot behind an existing 1953 house which was modified a number of times over the years. Staff indicated that the proposal was to legalize a carport conversion to a second dwelling unit and to add a carport to the back of the previous addition. Staff also indicated that the structure would not be visible from the street. Staff recommended approval of the project as submitted.

Board member McArdle clarified that the previous additions were done with siding and that the original house was constructed with stucco, siding and brick.

**MOTION:** Moved by M. Watson, seconded by K. Ulle to approve the project as submitted.

**MOTION CARRIED:** 6-0-0

7. Withdrawn

8. 2001-30-PPL, Modifications to an Historic House with Porch in the Old Escondido Neighborhood, 429 E. 8<sup>th</sup> Avenue

Applicant: Dan Doyle & Federico Sanchez, 429 E. 8<sup>th</sup> Avenue, Escondido, CA 92025  
Planner: Darren Parker

Staff summarized the Board's previous actions and described the work that was already completed. Staff described the revised design which included removing 2' off of the kitchen, shifting the porch to the right-side and requesting an administrative adjustment to reduce the front yard setback from 15' to 11.25'. Staff recommended approval of the project with conditions to match the column bases with the siding, add a double fascia board detail, remove the front yard wall and replace it with a picket fence, repaint the house grey, and to use a period appropriate front door.

Board member Rea preferred that the residence return to its more original 1915 design. She indicated that the current design had more appropriate window style/proportions, but that the blue-tone roof was not appropriate for the grey color proposed for the house. She also felt that the column bases did not need siding and that the short porch wall should be open railing. Board member McArdle felt that the original house was full of character and that the current design provided no historical character. He also felt that the new gable roof looked pasted on. Chairman Bell felt that the proportions of the windows were

not appropriate and preferred the 2009 design and window sizes. Board member Diefenbach preferred the current revisions over the 2009 design but felt the design did not meet the level of detail from the 2004 design approval. Vice-chairman Ulle preferred the current revision but felt the porch should be open railing, that the fence should line up with the other neighborhood fences and that the roofing should be changed to blend with the color of the house.

**MOTION:** Moved by C. Bell, seconded by K. Ulle to reject the proposed revisions and to redesign and return the house to a structure in keeping with a 1915 home with a projecting porch, and period appropriate windows, roof color, wall and trim colors. Also, remove the cement fence and retain the original narrow curb cut width.

**MOTION CARRIED:** 5-1-0 (Watson voting no)

- F. Current Business: None.
- G. Oral Communications – Staff informed the Board of a workshop with the Historic Preservation Commission set for April 14 with a speaker from the State Office of Historical Preservation (topics: being a Certified Local Government, how the Mills Act works, application of Secretary of Interior Standards). Vice-Chair Ulle suggested sending links with information to the Design Review Board members prior to the workshop.

Board member Diefenbach left at 10:55 a.m.

- H. Board member discussion – Board member Rea informed the board that the California Preservation Foundation had webinars available. Board member McArdle felt that the DRB should have been stronger regarding maintaining a visible entry for the Hidden Valley Moving & Storage facility. Board member Watson felt the need for additional information on solar panel restrictions for Historical Residences and state codes for permitting solar panels. Vice-Chair Ulle inquired if the market on East Valley Parkway got approval for new paint colors and signs (La Sorpressa).
- I. Adjournment at 11:00 a.m. to the next regularly scheduled Design Review Board meeting to be held on April 14, 2011, at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.

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Carol Bell, Chairman  
of the Design Review Board

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Rozanne Cherry, Secretary  
of the Design Review Board