

## DESIGN REVIEW BOARD

### RECORD OF ACTIONS

March 25, 2010

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

Board members present: Carol Bell, Merle Watson, Karl Ulle, Edward McArdle, Sandy Diefenbach (arrived at 9:15 a.m.), and Cathrine Laguna (arrived at 9:05 a.m.).

Board member absent: Robert James

Staff present: Rozanne Cherry

B. Record of Actions March 11, 2010 meeting

**MOTION:** Moved by M. Watson, seconded by K. Ulle to approve the minutes.

**APPROVED:** 4-0-0

C. Oral and Written Communications – Staff handed out two flyers on seminars and noted that the Design Review Board and Planning Commission appointments had been postponed to April 14, 2010.

D. Consent Calendar: None

E. Individual Case Review

1. 94-03-HP, Proposed Changes to a Local Register Historic Craftsman Bungalow at 212 Green Avenue, R-1-7.

Applicant: Dennis Kondor, 212 Green Avenue, Escondido, CA 92025

Planner: Paul Bingham

Staff indicated that the existing local register craftsman's style bungalow house was built in 1923 by L.R. Green a prominent citrus grower of that era. Staff indicated various additions were made to the residence over the years which included a single-car abode garage built in 1954 to replace the 1937 carriage house. Staff also described the proposed changes to the residence which included adding a bedroom and bathroom to the back of the house, removing the adobe garage and replacing with a 2-car garage with indentation along the west elevation to reflect the location of the old garage. Staff felt that the nature

of the two-car garage with the connection to the house created a large structure and historically garages of that era were detached.

The architect indicated that the goals of the project were to maintain the aesthetics as much as possible and keep the previous additions. He indicated that the adobe structure had significant structural problems and was not feasible to repair. He suggested using the adobe block elsewhere on site or offer the adobe block to the community and to change some of the windows to wood so that all windows were wood.

Board member Ulle felt the front elevation of the garage was too tall and over shadowed the house. He felt that the structure should be detached with a breezeway and less of a prominent feature. He also suggested using the adobe block from the garage along the back wall, wrap the siding around on the front of the garage and that the front and south elevation of the garage match the pebble stucco on the front of the house. Board member Laguna felt the addition in the rear was appropriate and that the fifty year old adobe garage be photographed and records taken before demolished. She also was not supportive of the garage connection to the house. Board member McArdle felt that the garage needed additional work; the space over the garage door was enormous and to consider turning the gable so that the front of the garage mimics the two gables on the front of the house. Chairman Bell indicted that the garage would be the most prominent feature being so close to the street. Further discussion occurred regarding the breezeway, height of the garage, grade change and plate height.

**MOTION:** Moved by K. Ulle, seconded by C. Bell to revise and return with the garage being detached, reduce the scale of the garage, consider changing the roof line per board member McArdle comments, incorporate the adobe blocks in the addition and to wrap the siding around the garage on the south elevation.

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

2. 91-38-PPL, Proposed Parking lot and Landscaping Changes to Existing Triplex at 813-817 W. 9<sup>th</sup> Avenue, R-1-7

Applicant: Arlene Shuster, P.O. Box 456, Escondido, CA 92033  
Planner: Paul Bingham

Staff described the existing legal non-conforming triplex with a three-bay garage off of the alley for three covered spaces; other required parking spaces were provided off of 9<sup>th</sup> Avenue which was removed of the years due to the widening of 9<sup>th</sup> Avenue. Staff indicted existing landscaping in the front was too removed to accommodate new parking.

Board member Ulle clarified that a large portion of the landscaping was being removed. He suggested using pervious pavement, and that the irrigation was on timers. He also indicated that turf block was better suited in areas with occasional parking/driving. Board member Laguna had a concern with the entire front yard being paved and felt that would detract from the neighborhood. She also clarified that the parking in the rear was only for garage parking and that there was no more room for additional parking. Board member McArdle suggested using turf block within the parking area. Board member Diefenbach clarified that the parking area was slightly lower than the street. Board

member Watson clarified only the driveway entrance made the parking area visible. He also agreed that grasscrete was only used for overflow parking.

**MOTION:** Moved by M. Watson, seconded by S. Diefenbach to approve the project with the condition the tree plantings are a minimum 15 gallon in size, landscaping to be drought tolerant, a timer provided on the irrigation system and that the landscaping plan return as a consent item.

**MOTION CARRIED:** 5-1-0 (Laguna voted no)

3. ADM10-0007, Façade Remodel at Target, 1280 Auto Parkway, Zoned PD-C

Applicant: Celso Rivera, MBH architects, 2470 Mariner Square Loop, Alameda, CA 94501

Planner: Jay Paul

Staff described the revisions and the board's previous comments to an existing Target building. The revisions included changing the recess entry area from red to tan, reduce the "Target" sign area over the entry and to increase the size of the logo over the entry on the fins/strings.

The applicant felt that the staggered fin design would not work, the recessed entry would be provided with additional potted plants, and two round ball bollards would be placed at the front to compliment the logo above.

Chairman Bell felt it was unsafe to have rocks in the planter islands with the amount pedestrian traffic in front of the store. Board member Diefenbach felt that the updated colors provided more depth and movement.

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

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

F. Current business: None.

G. Oral Communication- None

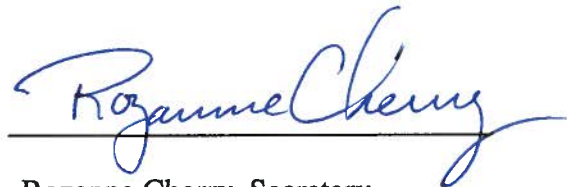
H. Board member Discussion -- None

I. Adjournment at 9:30. a.m. to the next regularly scheduled Design Review Board meeting to be held on April 8, 2010 at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.

J.



Carol Bell, Chairman  
of the Design Review Board



Rozanne Cherry, Secretary  
of the Design Review Board