

DESIGN REVIEW BOARD

RECORD OF ACTIONS

April 8, 2010

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

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

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions March 25, 2010 meeting

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

APPROVED: 6-0-0

C. Oral and Written Communications – None

D. Consent Calendar: None

E. Individual Case Review

1. 2002-11-PPL, Proposed Mural at Washington Park Pool, 501 N. Rose Street, Zoned OS-P

Applicant: City of Escondido, Robin Bettin, 201 N. Broadway, Escondido, CA 92025
Planner: Rozanne Cherry

Staff described the mural which included painting waves on the walls of the pool building, on both sides of the entry. Staff indicated that the mural was to be painted by volunteers. City Staff member Robin Bettin further discussed the colors, materials and process.

Board member Ulle felt that the same super graphic on both walls would look institutional and attract graffiti. He suggested painting a different mural on each side of the entry. Chairman Bell liked the idea of community involvement. Board member McArdle felt that if the waves were painted with more variation in the heights of the upper & lower sections of the waves, it would reduce the potential for graffiti.

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

MOTION CARRIED: 7-0-0

2. 87-1218-PPL, Remodel Existing Freestanding Sign and New Building Trim Color for La Sopresa Barata Market, 840 E. Valley Parkway, Zoned CG, East Valley Parkway Area Plan

Applicant: Scott Aleto, 5579 Morro Way, La Mesa, CA 91942 & Lucio Arauza, 840 E. Valley Parkway, Escondido, CA 92025

Planner: Jasmin Perunovich

Staff described the remodel to an existing freestanding sign and building which included removing the existing green awning and cabinet sign, extending the green/white/red fascia color band across the entire front fascia and refacing the existing pole sign. Staff indicated that the existing project was located within the East Valley Parkway Area Plan which allowed for bright accent colors if appropriate and approved by the board. Staff further discussed the history of the non-conforming pole sign and indicated that removing the lower cabinet sign would reduce the total sign area to what was previously approved and permitted.

The applicant felt that the existing sign was a classic and indicated that the owner wanted re-use the existing structure.

Board member Diefenbach felt the sign should be lowered and redesigned without individual squares for a more sophisticated look, and thought the colors were acceptable. Board member Watson further discussed the non-conforming standards and buildings/structures built without permits. Board member Ulle felt that since the sign was there for so long that it was okay to remain, that the sign provided a unique design and was a good adaptive reuse. Board member James felt that the sign was off balance and looked better with the lowest cabinet sign retained. Board member Laguna felt that the lower cabinet should be removed and the sign brought into compliance. She also felt that the colors were too much across the whole building and looked gaudy. Board member McArdle felt that the sign looked okay if the lower cabinet was removed and that the colors across the entire building was over done. He suggested consolidating the colors over the entry, removing the lower cabinet and adding a red line (non-illuminated) under “market” to provide the 3-color continuity with the building. He also felt that the painted stripes competed with the signs on the fascia. Chairman Bell agreed that there was too much contrast between the colors.

MOTION: Moved by R. James, seconded by S. Diefenbach to redesign the project with the condition that the sign be simplified, conform to 80 SF while retaining the character of the pole sign, and to tone down the way the color bands and signs are used on the building.

MOTION CARRIED: 7-0-0

3. PHG10-0004, Proposed New Duplex for Redwood Terraces to replace Historic House 1122 Redwood Street, Zoned R-1-7

Applicant: Orest Dolyniuk, AICP, 1125 East Broadway, No. 231, Glendale, CA 91205
Planner: Paul Bingham

Staff described the proposal to remove the existing house that was built in 1918 and significantly altered over the years, and add two units in a, single story, to resemble adjacent single family dwellings. Staff recommended approval of the project as submitted.

Board member Watson clarified that the project was a modification to an existing conditional use permit and that the project was adequately zoned for a duplex. Board member Ulle had a concern with the mature trees being removed. He also clarified that sidewalks would be provided. Board member James had a concern with the board and batten siding. Board member Laguna had a concern with the expansion of the CUP facility into single family homes, but felt the proposed plan was fine. She indicated that the west side was originally houses surrounded by farmland, which was later in-filled. Board member McArdle clarified that the pop-out window with enhanced sill treatment was different than the other windows. He suggested using the same sill treatment on all other windows and enlarge the support columns at the entry for better proportions. Chairman Bell felt that each entry should be emphasized. Board member James felt that all trim should be the same color.

MOTION: Moved by E. McArdle, seconded by K. Ulle to approve the project with the condition to enlarge the columns supporting the entry trusses, all windows to use the same sill treatment and color as the pop-out window, and the doors to be the same trim color.

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

4. 94-03-HP, Proposed Changes to a Local Register Historic Craftsman Bungalow at 212 Green Avenue, Zoned R-1-7

Applicant: Dennis Kondor, 212 Green Avenue, Escondido, CA 92025
Planner: Paul Bingham

Staff described the revisions to a local historic house which included addressing the board's previous comments, detaching the garage, lowering the garage height, providing double gables on the garage to reflect the gables on the house, and to use the existing adobe brick as a veneer element on the garage. Staff recommended approval of the project as revised.

The architect described the details of the revisions. He also indicated that the garage could not be shifted further south due to the existing tree and setback requirements.

Board member Ulle indicated that if the existing adobe brick could not be saved to use other decorative block on the garage. Board member James clarified the placement of the adobe.

MOTION: Moved by C. Laguna, seconded by K. Ulle to approve the revisions as submitted.

MOTION CARRIED: 7-0-0

5. ADM10-0016, Proposed New Bio Diesel Facility in the M-1 Zone, 1170 Industrial Avenue

Applicant: Jason Biddle, 1170 Industrial Avenue, Escondido, CA 92029

Planner: Darren Parker

Staff described the project which included revising the parking area, a change of use from warehouse to manufacturing bio-diesel; a new out-door storage area behind the building, exterior screening, landscaping and a new trash enclosure. Staff indicated the storage tanks would be approximately 10-14' high and that the exterior fence would be 6-8' high on three sides with slats or mesh screening.

The applicant indicated that the alternative fuel would be made from recycling vegetable oil from restaurants and that the business would work with large diesel fuels users.

Board member McArdle suggested adding a logo to the fascia. Board member Ulle suggested a seal coat be placed over the pavement to enhance the appearance and to add plants to the existing planter boxes. Chairman Bell suggested that a very durable screening material should be used on the fence.

MOTION: Moved by R. James, seconded by C. Laguna to approve the project as submitted.

MOTION CARRIED: 7-0-0

6. ADM10-0029, Remodel to an Existing Historic House in the Old Escondido Neighborhood, 433 S. Fig Street, Zoned R-1-6

Applicant: Mark and Melissa David, 433 S. Fig Street, Escondido, CA 92025

Planner: Darren Parker

Staff described the remodel which included repainting the house and shed a sage green, white, chocolate brown and a deep burgundy red color and to extend the porch deck across the entire front of the house. Staff indicated that no roof would be provided over the new deck areas, which would be 2' feet deeper than the existing porch, and that shutters would be installed on all windows. Staff recommended approval of the project as submitted.

Board member Laguna had a concern with the shutters. She also felt that the colors around the windows would be enough and that shutters were not needed just the railing was to extend around the porch and that the existing entry gable and porch was to remain. Board member McArdle agreed that enhanced white trim around the windows was all that was needed. Board member Ulle indicated that the colors would emulate the existing tree house colors and were great colors. Board member James had a concern with the

design of the porch not matching the design of the house. He also indicated that extending the pickets was not appropriate of that era.

Discussion ensued regarding the porch, rooflines, block wall and additional enhancements.

MOTION: Moved by E. McArdle, seconded by K. Ulle to approve the project as submitted but without shutters.

MOTION CARRIED: 5-1-0 (James voted no)

- F. Current business: None.
- G. Oral Communication- None
- H. Board member Discussion – Board member Laguna announced her resignation from the board and suggested that Carol Rea be appointed.
- I. Adjournment at 11:12.a.m. to the next regularly scheduled Design Review Board meeting to be held on April 22, 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