

DESIGN REVIEW BOARD

RECORD OF ACTIONS

May 13, 2010

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

Board members present: Carol Bell, Merle Watson, Karl Ulle, Edward McArdle, Sandy Diefenbach, Carol Rea and Robert James.

The board welcomed Carol Rea as the newest member of the board.

Board member absent: None

Staff present: Rozanne Cherry

B. Selection of Chairman and Vice Chair.

MOTION: Moved by R. James, seconded by S. Diefenbach to nominate Carol Bell for Chairman.

MOTION CARRIED: 6-0-1 (C. Bell abstained)

MOTION: Moved by C. Bell, seconded by S. Diefenbach to nominate Karl Ulle for Vice-Chairman.

MOTION CARRIED: 7-0-0

C. Record of Actions April 22, 2010 meeting.

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

APPROVED: 6-0-1 (R. James abstained)

D. Oral and Written Communications – Staff handed out the updated board roster, binders from the City Clerk for re-appointed members, copies of the Brown Act and conflict of interest memos to the other board members.

E. Consent Calendar: None

F. Individual Case Review

1. 2001-05-HP, Proposed Window Changes and Door Addition to an Historic OEN Mills Act House, Zoned R-1-6, 421 E. 6th Avenue

Applicant: Josh & Karen Spann, 421 E. 6th Avenue, Escondido, CA 92025
Planner: Paul Bingham

Staff described the previous additions to an historical house which was placed on the Local register in 1992 and approved for the Mills Act in 2001. Staff described the proposed changes to the existing residence, which included changing two ganged windows for two single, double hung windows, spaced farther apart at the rear of the 1957 addition and to replace two other ganged windows with patio doors at the rear of the addition.

The applicant indicated that the siding would match the existing residence and that the replaced windows would be double pane glass, which was an item on the Mills Act list to be completed. He also indicated that items removed would be stored for future reuse.

The board concurred the changes to the residence looked fine.

MOTION: Moved by R. James, seconded by S. Difenbach to the project as submitted.

MOTION CARRIED: 7-0-0

The applicant also requested changing out the bathroom window as part of the project.

MOTION: Moved by R. James, seconded by K. Ulle to approve replacing the aluminum bathroom window with a larger wood framed window.

MOTION CARRIED: 7-0-0

2. PHG10-0007, New Exterior Paint/Awning and Outdoor Patio for 150 Grand Café, 150 W. Grand Avenue, Zoned SP, Historic District

Applicant: Syed Mousavi, 126 W. Grand Avenue, Escondido, CA 92025
Planner: Bill Martin

Staff described the changes to an existing restaurant which included adding a stage for live entertainment, expanding the rear patio for additional dining area, new stamped concrete, fireplace, water feature, and a new 4' high masonry wall with 4' of railing on top around the perimeter of the outdoor seating area. Staff indicated that the building would also be repainted with a dark tan body color with spruce green accents. Staff also noted that the Downtown Business Association Design Committee supported the project and suggested extending the landscaping adjacent to the parking space along the rear wall. Staff recommended approval of the project as submitted.

Board member Ulle had a concern with the dark colors and also suggested flipping the bar to the east side of the patio adjacent to the kitchen that would allow for additional seating adjacent to the indoor dining room. Board member James felt that the fireplace should not be located under a wooden trellis structure and that the fountain should be

relocated to a landscape area to the side, which would allow for more dining tables. He also felt that the colors should be determined by the theme of the restaurant. Board member Rea had a concern with the dark colors and the clashing of designs between the "Spanish" style gate in the rear and the "Persian" canopy style. Board member McArdle felt that the colors were too bold and strong, that the mustard color would be dated in a few years and that the design feel of the wall, fence, and entry arch had no theme or cohesion through all of the elements. He also indicated that the rear architectural elements were different than the street elements. Board member Diefenbach clarified that the floor within the existing covered area would be changed to wood for dancing.

MOTION: Moved by R. James, seconded by S. Diefenbach to redesign and resubmit the project with the condition to flip the patio area, relocate the fountain and fireplace and to revise the colors.

MOTION CARRIED: 7-0-0

3. PHG10-0011, Conditional Use Permit to Install Wireless Antennas within a Faux Chimney on a Single-Family Residence, 2321 Cranston Drive, Zoned R-1-10

Applicant: Becky Siskowski/T-Mobile, 1747 Victoria Way, San Marcos, CA 92069
Planner: Jay Paul

Staff described the wireless facility that was designed to resemble a chimney, 6' above the top of the roof of an existing single-family residence. Staff indicated that the previous request that had since expired, had been approved by the Design Review Board by a 4-2 vote due to concerns with the materials, bulk and scale of the project. Staff also indicated that the Planning Commission had concerns with roof workers safety. Staff indicated the project had been revised which included putting the equipment in the existing garage, running the electrical inside the roof and adding roof turbines and vents in a residential style. Staff recommended approval of the project as submitted.

Board member James felt the design of the chimney looked silly, out of proportion and not appropriate. Board member Rea felt that the chimney was a little oversized. Board member McArdle felt even though the project was disguised, the chimney looked out of scale with the house, but was not a big issue. Chairman Bell felt that the oversized chimney was not stealthy and would change the look of the residence. Board members Diefenbach, Watson & Ulle agreed. Board member James suggested the applicant look at possibly locating the antennas in or on existing elements of the residence in a way that does not draw attention to the installation.

MOTION: Moved by M. Watson, seconded by R. James to redesign and resubmit without the additional chimney element.

MOTION CARRIED: 7-0-0

4. ADM10-0041, Revised Commercial/Office Building, 501 Felicita Avenue, Zoned CG

Applicant: Patrick Edinger, Edinger Architects, 2827 Presidio Drive, San Diego, CA 92110.

Planner: Darren Parker

Staff described the board's previous comments and concerns which included the colors, the distance of the building from the intersection and the need for additional enhancements. Staff described the revisions to the project which included locating the building 70' back from Center City Parkway (30' of R.O.W + 18' of light rail easement and 15' Center City Parkway landscape setback), 37' from the existing curb facing Felicita, enhancements, details, and materials added to the building and extending architectural detail on all four sides of the building. Staff recommended approval of the design with condition to extend the landscaping along the entire southern property line.

The architect Mr. Patrick Edinger indicated that additional articulation was added to the building which included softening the main corner, enhanced tower elements and revised colors that blended better with the adjacent development.

Board member Rea felt that a clay tile roof would blend better with the adjacent shopping center. Board member McArdle felt that the demarcation line between the tan and brown colors should go up higher on the tower elements to break up the horizontal line, and that the dark color on the entry pop-outs should be brought up a little higher to break up the long horizontal lines. He also preferred a flat tile roof. Chairman Bell suggested that the green accent color be more of a "forest green", and to provide additional landscaping along the west property line to help screen the auto service bays on the adjacent property. Board member Diefenbach felt that the revised colors were an improvement but were still too bland and preferred a bolder green accent color. Board member Watson clarified that the open ditch along Center City Parkway would be filled in as part of the improvements for the project.

MOTION: Moved by K. Ulle, seconded S. Diefenbach to revise the project subject to staff recommendations and the board's comments regarding color, placement of color and additional landscaping along the west property line, for staff review.

MOTION CARRIED: 7-0-0

5. PHG10-0009, New Arco AM/PM Gas Station and Convenience Store, 761 N. Broadway, Zoned CG

Applicant: Rich LaRowe, WD Partners, 16808 Armstrong Avenue, Suite #100, Irvine, CA 92603

Planner: Darren Parker

Staff described the gas station which included eight fuel pumps, a convenience store with concurrent sales of alcohol, the closing of two existing driveways, replacing the perimeter fencing on the west and south property line and new colors (regional standards for AM/PM). Staff recommended approval of the project with the condition that the building

be enhanced especially on the north and east elevation, and additional landscaping provided around the transformer and trash enclosure.

The applicant Mr. Rich LaRowe indicated that the site would be franchisee operated and that the building could be revised to adjust certain building colors. He suggested a trellis with vines along the rear to soften the appearance.

Board member James felt that the design of the building looked too standard and clarified that the existing fence was board on board on top of a retaining wall. He had concerns about the electrical panels and emergency access door in front of the north elevation and that there was little room for landscaping along the southern property line. Further discussion occurred regarding the fencing material, colors and synthetic wood. Board member Rea had a concern with the appearance of synthetic wood material and suggested the need for additional landscaping. She also preferred using a third building color. Board member McArdle felt that the front elevation looked clean and modern but the rear and side elevations looked like a different building style. He suggested continuing the two panels' reveals around the top, sides and rear and to remove the arch features on the back of the building. He also felt that the sign on the front entry tower looked too wide for the space. Board member Diefenbach had a concern with the area behind the trash enclosure (southwest corner) turning into a loitering area. Further discussion occurred about the landscaping, trash enclosure location and plant material. Board member Watson indicated that the new AM/PM constructed in Rancho Bernardo looked much nicer and a higher quality than the proposed project.

The applicant discussed the constraints of the site, location, and described how the existing volume/sales determine the size and design of the building. The applicant suggested he could add a wainscot material.

MOTION: Moved by R. James, seconded by C. Bell to approve the project subject to staff recommendations and with the condition to add stone enhancement on the front elevation and around the corner columns, continue the two panel reveals around the top, sides and rear, that the fence be vinyl with a color to match the building, add vines along the southern fence, move the trash enclosure to the west and add more plantings on the sides and for the final design to return as a consent item.

MOTION CARRIED: 7-0-0

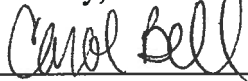
G. Current business: None.

H. Oral Communication: None

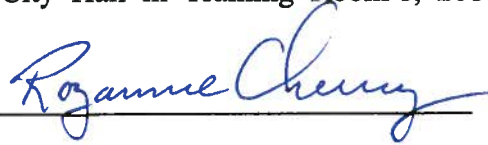
I. Board member Discussion – Board member Ulle noted that the property located at 420 E. 6th Avenue recently completed a remodel and installed vinyl horizontal window in the front and that the other windows were wood windows. Board member Rea indicated that she had talked to the homeowner and had reported the change to City Staff. He also indicated that the house west of 421 E. 6th Avenue had installed a vinyl window with a leaded glass panel above, which made the vinyl windows look a lot better. Chairman Bell indicated that the Westside Market on Quince and 9th Avenue painted half the building a bright paint color. She also indicated to the board members that a tour of the

Police and Fire facility was arranged with Joyce Masterson on Monday for board members that missed the Dessert & Dialogue tour. Board member James felt that the board should have looked closer at the Police and Fire facility because in 10+ years the building would look out dated. Board member Rea inquired about a CDBG lighting project in the Old Escondido Neighborhood. R. Cherry said that she would call her later.

- J. Adjournment at 10:45.a.m. to the next regularly scheduled Design Review Board meeting to be held on June 10, 2010 at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.



Carol Bell, Chairman
of the Design Review Board



Rozanne Cherry, Secretary
of the Design Review Board