

DESIGN REVIEW BOARD

RECORD OF ACTIONS

July 9, 2009

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

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Rob James, Karl Ulle and Cathrine Laguna.

Board members absent: One board member vacancy

Staff present: Rozanne Cherry

B. Record of Actions from the June 25, 2009 meeting:

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

MOTION CARRIED: 6-0-0

C. Oral and Written Communications: None

D. Consent Calendar: None

E. Individual Case Review:

1. ADM09-0090, Office/Recreation Room Addition Between 2 Detached Structures (Garage and Shed) and Convert Detached Shed to Recreation Room, 151 E. 5th Avenue, zoned R-1-6, SFR in Old Escondido Neighborhood, not identified on the Historic Resource Inventory List and not Listed on Local Historic Register

Applicant: Tod Martin, 1023 Laura Lane, Escondido, CA 92025

Planner: Jasmin Perunovich

Staff described the project which included an office/recreation room addition between the garage and shed and to legalize the previous un-permitted conversion of a shed to a recreation room. Staff recommended approval of the project as submitted with the condition to record a deed restriction so the addition cannot be used as a second unit.

The owner felt that the rear of the building looked plain and that he wanted to add character to match the existing house (3-bedroom, one bath).

Board member James felt the proposed addition looked like a second unit and that a tub was not needed for an office/recreation room. Board member Laguna suggested adding a powder room and to remove the tub/shower from the recreation/office room. Board member Watson clarified that the current zoning would not allow for a second unit and that the property would be required to record a deed restriction.

MOTION 1: Moved by M. Watson to approve staff recommendation.

MOTION FAILED: failed for lack of a second.

MOTION 2: Moved by K. Ulle, seconded by R. James to approve the project subject to staff recommendations and that no bathtub or shower be included in the detached structure.

MOTION CARRIED: 5-1-0 (Laguna voting No)

2. SUB 09-0004, revised Design for the Paramount Condominium Project, 511 N. Escondido Blvd, in the Centre City Urban District of the Downtown Specific Plan; Zoning S-P

Applicant: Pete Zak, Lyon Realty Advisors, 4901 Birch Street, Newport Beach, CA 92660
Planner: Bill Martin

Staff described the board's previous comments which included providing more green space areas and enhanced architecture. Staff feels the project's location was more urban and that the need for more green space was not necessary since Grape Day Park was located across the street and that the project's density was consistent with SANDAG's smart growth map for Escondido. Staff described the revised plan which included wider access for fire ladder trucks, removal of exterior roof ladders, more of a recess at the entries with pop-outs and eyebrows, new paint and stone veneer at the base, architectural elements along the parapet, private front patios along Escondido Boulevard and a 6x6" tile along the top of the second story deck. Staff also indicated that the tower on the existing survivor building would be removed, perimeter walls would be constructed of block with pilasters every 100' on-center and a 7' high block wall would be constructed along Center City Parkway to help with noise and the recreation area. Staff also indicated the same floor plans were being used. Staff recommended approval of the project as submitted with the condition that the pilasters be 40' on-center.

Mr. Pete Zak a representative with Lyon Realty indicated that the project meets all of the parking requirements and that market research showed that recreation/pool areas were needed more than green space areas since Grape Day Park was located across the street.

Board member Watson confirmed that Phase I of the project included the construction of the block wall and landscaping along Center City Parkway. Board member Ulle felt the rear elevations looked too industrial and that the front elevation looked too busy with the number of buildings proposed. He clarified that on-site lighting would be provided on light poles and on the buildings and that the recreation/pool area only had three parking spaces. He also had a concern with the location of guest parking spaces and that the interior buildings do not have enough adequate parking. Board member James indicated that if the project was designed with different unit types, more parking and open space, then the project would work. He clarified the total number of units for the project was 116. He also felt that too many buildings were strung out in rows, the elevations did not show the transition of details and colors around the ends, side and rear elevations did not express the same level of detail provided on the front of the building facing Escondido Boulevard and that the exhibits should show color on all elevations of all buildings. Vice-Chair Bell had a concern with the lack of articulation on Building "D", the inconsistency with details and that the wall design and materials should return for further review. She also felt that the metal elements over the doors looked Mediterranean.

Staff indicated some of the perimeter buildings will have three on-site parking spaces, two in the garage and one tandem parking space in the driveway.

Mr. Jim Carins discussed further the building details and the color applications used for the project.

MOTION: Moved by R. James, seconded by C. Laguna to reject the proposal.

MOTION CARRIED: 5-1-0 (Diefenbach voting no)

3. SUB08-0014, Condominium Conversion for a 128-unit apartment complex, 444 E. 4th Avenue

Applicant: Danford Baker, Everest, 199 S. Los Robles Avenue, Suite 200, Pasadena, CA 91101
Planner: Jay Paul

Staff indicated the apartment project was built in the late 1980's as a Planned Development and included 128 dwelling units. Staff described the proposed upgrades to the project which included repainting the units, new boiler, washer and dryers in each unit, upgrading the trash enclosure with cover over the top and other minor repairs. Staff indicated that the project was in good condition with well maintained landscaping. Staff recommended approval of the project as submitted.

The owner of the project indicated that he had been the owner for three years and has been upgrading the development.

Vice-Chair Bell clarified the location of the three new parking spaces.

MOTION: Moved by M. Watson, seconded by S. Diefenbach to approve the project subject to staff recommendations.

MOTION CARRIED: 6-0-0

4. ADM09-0091, Proposed Rear Room Addition to an Existing Single-Family Historic Survey House in the OEN on a small R-3-18 lot, 1151 South Maple Street.

Applicant: Manuel Chavez, 592 Trovita Court, Escondido, CA 92027
Planner: Paul Bingham

Staff indicated that the original residence was built in 1948 and was located within the Old Escondido Neighborhood's area of the R-3-18 zoning. Staff described the project which included demolishing all of the previous un-permitted additions, restoring the site to a single-family residence only, adding a new bathroom and bedroom addition totaling 244 SF to the rear of the house, new asphalt single roof, re-painting with two new colors and to convert the garage back to a single bay garage. Staff recommended approval of the project as submitted.

Board member Laguna indicated that the original brick on the front of the house had been painted. Vice-Chair Bell felt more contrast between the two colors was needed. Board member Ulle felt that the front of the house looked very plain and suggested that the porch be restored to the original open style and provide

something to identify the location of the front door. Board member James felt that the front entry needed more detail and a landing provided in front of the front door was needed.

MOTION: Moved by R. James, seconded by K. Ulle to approve the project subject to staff recommendations and to return with a revised front elevation.

MOTION CARRIED: 6-0-0

5. ADM09-0087, Certificate of Appropriateness for a Remodel to a Local Register Historic Home, zoned R-2-12, 639 E. 4th Avenue.

Applicant: Mo Curcic, 427 Plumosa Avenue, Vista, CA 92083
Planner: Darren Parker

Staff described the project which included removing the illegal addition in the rear, demolishing the existing garage, constructing a new garage attached the existing house with colors and materials to match the house and to replace all of the vinyl windows with single hung wood windows. Staff recommended approval of the project as submitted.

Board member Laguna felt that the original windows sizes should be brought back since the windows had been modified and that the front door be a solid wooden door. She also felt that the security screen door takes away from the house.

The applicant clarified that 3x4' windows would be used all around the house

MOTION: Moved by R. James, seconded by K. Ulle to approve the project subject to staff's recommendations.

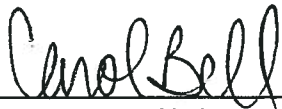
MOTION CARRIED: 6-0-0

- F. Current Business: Board member Laguna volunteered to be the interim Vice-Chair

MOTION: Moved by K. Ulle, seconded by M. Watson to nominate C. Laguna as Vice-Chair.

MOTION CARRIED: 5-1-0 (Laguna abstain)

- G. Oral Communications: Staff indicated to the board to refer anyone who may be interested in the Design Review Board vacant seat to Staff or City Clerk.
- H. Board Member Discussion: Board member Laguna clarified the status of the Mercado project. She also noted that the Tango restaurant canopy's awnings were not up.
- I. Adjournment at 10.30 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, July 23, 2009 at 9:00 a.m. in the **Training Room 1** at City Hall, 201 North Broadway.



Carol Bell, Vice-Chair
of the Design Review Board



Rozanne Cherry, Secretary
of the Design Review Board