

DESIGN REVIEW BOARD

RECORD OF ACTIONS

July 23, 2009

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

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

Board members absent: Rob James and one board member vacancy

Staff present: Rozanne Cherry

B. Record of Actions from the July 9, 2009 meeting:

Board member Ulle suggested revising Item E-4 to note the board's suggestion to restore the open style front porch.

MOTION: Moved by S. Diefenbach seconded by M. Watson, to approve the Record of Actions with the revision.

MOTION CARRIED: 5-0-0

C. Oral and Written Communications: Staff distributed the revised contact list for board members.

D. Consent Calendar: None

E. Individual Case Review:

1. 2006-12-CUP, Proposed Visual Screens for Generator Exhaust Hoods on the New Police and Fire Facility site in R-2-12 zone, 1163 N. Centre City Parkway

Applicant: City of Escondido, 201 North Broadway, Escondido, CA 92025

Planner: Joyce Masterson

The architect Larry Wolf described both options for screening the generator hoods which included louvered panels (option 1) or painting the hoods (option 2). Mr. Wolf indicated that the hoods were being painted now since it was included on the approved set of plans. He indicated that the curved hood elements were required in order to keep the rain out of the generators. He also suggested the hoods could possibly be angled or additional trees be planted along the street.

Board member Diefenbach felt that the proposed louvered panels had too many vertical lines and looked too busy, but liked the repetition of the horizontal detail which picked up on the horizontal green block detail on the wall. She also agreed more trees should be planted along the street. Board members Watson, Ulle and Laguna preferred option two to paint the hoods

and to plant additional trees along the street. Chairman Bell felt that another simpler louvered option could be designed.

MOTION: Moved by M. Watson, seconded by K. Ulle to approve option two, to paint the hoods, and with the condition to add a few extra trees along the street.

MOTION CARRIED: 5-0-0

2. ADM08-0180 & ADM09-0098, Design for Conversion of an Existing Garage and Addition of New Garage at the Rear of a Non-Historic Home in the OEN at 1118 S. Juniper, Zoning R-1-6

Applicant: Chad Lampman, 1118 S. Juniper, Escondido, CA 92025

Planner: Paul Bingham

Staff noted that the previous design was a 2-story addition that was not appropriate for the character of the neighborhood. Staff described the revised design which included a one-story addition with similar materials and colors as the existing house. Staff also indicated that the project would have to process an Administrative Adjustment for the required rear and side yard setbacks to be reduced. Staff recommended approval of the project as submitted.

The board concurred that the revised design looked appropriate. Board member Laguna confirmed that the building would be setback 17' from the rear fence.

The owner indicated he wanted to convert the driveway in front of the old garage into a patio area.

MOTION: Moved by K. Ulle, seconded by S. Diefenbach to approve the project as submitted and to work with staff to create a landscape patio area in the original driveway and reduce the amount of concrete area, and to show the fencing on the final plan.

MOTION CARRIED: 5-0-0

3. 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 described the revised open porch area, removal of the steps and walls, relocating the front door and moving the steps to the front, as discussed at the previous DRB meeting.

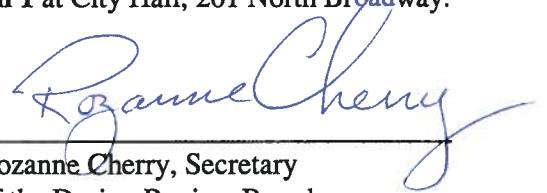
MOTION: Moved by S. Diefenbach, seconded by K. Ulle to approve the porch changes as submitted.

MOTION CARRIED: 5-0-0

- F. Current Business: None
- G. Oral Communications: Staff asked the board to refer anyone who may be interested in the Design Review Board vacant seat to Staff or the City Clerk.
- H. Board Member Discussion: Board member Laguna noted that fences on top of the roofs to screen air conditioning units looked tacky (example: Peterson Donuts). Staff indicated that the board approved a screen instead of a fence. Board member Watson clarified that the board reviews the interiors of buildings for how it affects the exterior design.
only
- I. Adjournment at 9:40 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, August 13, 2009 at 9:00 a.m. in the **Training Room 1** at City Hall, 201 North Broadway.



Carol Bell, Chairman
of the Design Review Board



Rozanne Cherry, Secretary
of the Design Review Board