

DESIGN REVIEW BOARD

RECORD OF ACTIONS

August 27, 2009

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

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

Board member absent: One board member vacancy

Staff present: Rozanne Cherry

B. Record of Actions August 13, 2009 meeting.

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

APPROVED: 6-0-0

C. Oral and Written Communications – Staff noted that Item E.2 had been withdrawn and that Ed McArdle had been appointed as the new Design Review Board member.

D. Consent Calendar – None.

E. Individual Case Review

1. ER 2005-45, Maple Street Plaza & Pedestrian Corridor Master Plan, along Maple Street between 2nd Avenue & Woodward Avenue, Downtown Specific Plan Area

Applicant: Fred Luedtke, City of Escondido, 201 N Broadway, Escondido, CA 92025

Planner: Rozanne Cherry

Rozanne Cherry described the background of the project and introduced the consulting Landscape Architect Glen Schmidt. Mr. Schmidt indicated that the project concept was to layer hardscape, lighting, sound and design elements like “brushstrokes” of a painting. He indicated the project was able to incorporate some concepts developed for Grape Day Park through a separate grant study. He further described details of mosaic insets, a fountain, enhanced access from the plaza to the park, sound (birds and water), and specialized lighting. He also described the main plaza which included a single elevation festival street with truncated domes and bollards for vehicle lane identification, pavers with ribbons of single color with splashes of mosaic tiles and a centralized roundabout.

The consensus of the board was that the project was very thoughtfully planned and was a good outline of lofty goals. In particular they liked the festival street concept. Discussion ensued regarding the current need for connection corridor, potential densification of the downtown area, and future connection needs. Also discussed was the tree selection, level of lighting, traffic circulation, and details of the fountain & performance trellis. Board member Diefenbach had a concern with the wider benches being used for a sleeping area. Mr. Schmit indicted they would look at incorporating a ridge or other elements to deter. Board member James felt the wooden gaming tables needed to be more compatible with the style of the wooden benches. Board member Laguna had a concern with the tulip trees and the amount of water needed for them, and preferred to see no vehicle traffic within the plaza. Board member Ulle felt that when density picks up in the downtown area, the corridor connection will be an asset. Mr. Schmidt clarified that the design of the plaza would allow in the future closure to vehicle traffic. Chairman Bell suggested having water sounds at the fountain for when the water might be turned off. She felt the bollards looked a little traditional and suggested the need for more consistency between the design of the bollards and the pedestrian lights.

2. Withdrawn

3. ADM09-0046, Revised Site Plan & Landscape Plan for a new Three-Story Medical Office Building in the new ERTC, 1755 Citracado Parkway; Zoning SP.

Applicant: Kirk Moeller, 5838 Edison Place, Suite 100, Carlsbad, CA 92008
Planner: Darren Parker

Staff described the final site plan and landscape plan and indicted that the building and parking area were shifted ten feet to the north to accommodate a bioswale. The revision was acceptable to the Engineering Division. Staff recommended approval of the project as submitted.

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

APPROVAL: 6-0-0

4. ADM09-0094, 448 SF Addition to an existing Market & Deli, 460 N. Midway, Zoned CG

Applicant: Javier Perez, 740 Brookstone Road, Suite 203, Chula Vista, CA 91913
Planner: Darren Parker

Staff described the project which included enclosing an area under the existing roof overhang in the rear with a stucco finish to match the existing building, provide a roof c

over over the trash enclosure, and new landscaping. Staff recommended approval of the project as submitted.

Chairman Bell clarified the frontage along Midway will be improved with landscaping.

MOTION: Moved by S. Diefenbach, seconded by M. Watson to approve the project as submitted.

MOTION CARRIED: 6-0-0

5. ADM09-0102, 318 SF Addition to an existing Gas Station, 445 W. 5th Avenue, Zoned CG

Applicant: Chris Park, 7750 Dagget Street, Suite 105, San Diego, CA 9211
Planner: Darren Parker

Staff described the project which included a new trash enclosure, re-stripping the parking lot and extending the existing building to the property line to add an additional service bay. Staff recommended approval of the project as submitted with the condition to refurbish the existing landscaping.

Chairman Bell requested a condition be added to better screen the propane tank in the rear.

MOTION: Moved by C. Bell, seconded by S. Difenbach to approve the project subject to staff recommendations and to work with staff to repair and replace the screening of the propane tank and to add new landscaping and irrigation in the planters.

APPROVAL: 6-0-0

6. 2001-30-PPL, New Kitchen Addition and Exterior Colors added to an Historic Residence in the Old Escondido Neighborhood, 429 E. 8th Avenue, Zoned R-1-6

Applicant: Federico Sanchez, 429 E. 8th Avenue, Escondido, CA 92025
Planner: Darren Parker

Staff noted the previous proposal was denied and that the board recommended the house be brought back to its original character. Staff described the new proposal which included keeping the addition, adding a more usable porch, changing of the windows to double-hung windows and to bring back the character of the original building. Staff felt that the porch addition was more functional and that the owner should remove the existing wall/fence in the front and install a picket fence.

Board member James clarified that the porch addition met the required front yard setback. He also suggested removing all of the decorative paving in the front yard,

demolish the existing fence /wall, reduce and replace the curb cut and to make the porch as close to eight feet in depth as possible. Board member Laguna suggested shifting the porch cover to accommodate putting back the original bay window. She also felt single-hung wood windows would be fine.

MOTION: Moved by K. Ulle, seconded by S. Difenbach to redesign and resubmit with the condition to completely remove the driveway, curb cut, decorative paving, fence/wall, replace the fence with an appropriate style, deepen the porch to a minimum of 6' to 8' in depth, repaint the house the original gray color, incorporate the bay window on the front elevation, shift the porch to the left side, incorporate a decorative vent in the porch gable, and provide appropriate door width trim.

MOTION CARRIED: 6-0-0

- F. Current Business: None.
- G. Oral Communications – Staff noted that the new Chair and Vice-Chair and the new seating arrangement would be selected at the September 10th meeting.
- H. Board Member Discussion – The board liked the new table arrangement. Board member Laguna noted that the friends of the Pioneer Room have a face book page and would like to invite Design Review Board members to view the site.
- I. Adjournment at 10:35 a.m. to the next regularly scheduled Design Review Board meeting to be held on September 10, 2009, 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