

DESIGN REVIEW BOARD

RECORD OF ACTIONS

October 22, 2009

A. Call to Order 9:05 a.m.

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

Board member absent: Cathrine Laguna

Staff present: Rozanne Cherry

B. Record of Actions October 8, 2009 meeting

Board member Ulle noted a typo in item I.

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

APPROVED: 5-0-0

C. Oral and Written Communications – Staff distributed a notice of cancellation of the Planning Commission meeting scheduled for October 27, 2009, the agenda for the General Plan Task Force meeting that night, and comments from the Downtown Business Association/Design Advisory Committee for items E.3 and E.6. Staff also noted that the SANDAG Design for Smart Growth had been continued to November 5, 2009 and that a correction would be made to this agenda to show the next Design Review Board meeting as November 5, 2009.

D. Consent Calendar –None

E. Individual Case Review

1. 87-1232-PPL, Yellow Exterior Paint Color on Existing Auto Repair Building, 1048 E. Valley Parkway, Zoned CG, East Valley Parkway Area Plan

Applicant: Charolette Verstraten, Keith B. Lansing Trust, c/o VSF, PO Box 711870, Santee, CA 92072-1870

Planner: Jasmin Perunovich

Staff indicated the exterior paint colors, yellow with a black racing band were not consistent with the East Valley Parkway area plan color guidelines. Staff noted that the applicant was proposing to paint the rear of the building an off-white color and retain the existing yellow color on the front of the building.

The applicant presented a softer yellow as another alternative color.

Board member Ulle felt that the colors were brighter in person than in the photos and that the black band was more glossy/shinny in person. He suggested toning down the building color and to consider a pastel yellow with a flat black band. He also felt that the existing wall sign should be relocated to face East Valley Parkway. Board member James felt that the colors were fine and indicated that the SANDAG Urban Design Guidelines showed many examples of brightly colored building. Board member McArdle felt that the bright color of the building would not increase the amount of business and that the building should be a more muted color. He also noted that racing stripes were dated elements from the 1950's & 1960's. Chairman Bell felt that the East Valley Parkway guidelines should be followed. Board member Diefenbach felt that softer colors would probably do as much as the existing brighter colors. She suggested using the proposed softer yellow color and keep the black stripe. Board member Watson felt the black racing strip should be a flat paint color and not shinny.

MOTION: Moved by K. Ulle, seconded by C. Bell to approve the alternative softer yellow color on the entire building with a non-reflective black band.

MOTION CARRIED: 4-2-0 (Watson and James voting no)

2. ADM09-0063, Proposed Improvements to Local Register Historic House in the R-2-12 Zone, 421 East 4th Avenue

Applicant: Manuel Tiran, 749 Mosaic Circle, Oceanside, CA 92057

Planner: Paul Bingham

Staff described the previous history of the site which included the chronology of additions, the garage conversion and indicated the architect eliminated the un-permitted add-ons. Staff also described the proposed work which included enlarging the garage to accommodate modern cars, adding a kitchen and bathroom, redesigning the interior space for a hall to a bedroom/bathroom, removing the old porch addition on the front, repairing the foundation, installing a new composite shingle roof and restoring the historic siding on the house but retaining the stucco on the garage. Staff recommended approval of the improvements since the additions in the rear would not be visible from the street.

The applicant Mr. Tiran indicated that everything would be painted white. He also noted that all of the windows would be changed to wood framed windows.

Board member Ulle felt the fence in the rear needed some additional work and that the front fence was out of place and should be lowered. Board member James felt that the porch along the east side had no connection to the interior of the house. He suggested wrapping the porch around the back to the rear bedroom exterior door. Board member McArdle noted that without a plaque, no one would know that the building was a registered historic structure from looking at it. He felt that the garage in the rear looked much different from the house and suggested using siding on the garage to blend better with the house. Board member Diefenbach felt that the new kitchen lacked counter space and suggested rotating the sink to the window wall facing the back.

MOTION: Moved by R. James, seconded by S. Diefenbach to approve the project with the condition to replace the front fence to meet city standards and repair the rear fence, and to put siding on the garage sometime in the future. The DRB also urged the applicant to wrap the porch around the rear of the house

MOTION CARRIED: 6-0-0

3. 2007-104-PPL, Existing Exterior Mural on a Fitness Center Building in the Downtown Retail Core/Historic District, Zoned SP, 237-239 E. Valley Parkway.

Applicant: Joe Lopez, 237 E. Valley Parkway, Escondido, CA 92025
Planner: Rozanne Cherry

Staff noted that the mural was painted by two different artists and felt that the colors blended but the southerly panel closest to the alley was too much like a graffiti tag with the artist's moniker, depiction of an angry spray can, and the name of a business located elsewhere, which was not appropriate for the downtown area where the city is heavily impacted by graffiti and spends a lot of effort, time and money to remove. Staff recommended approval of the northerly panel and removal of the southerly panel.

Board member Ulle disagreed with staff recommendation and felt both panels looked great. Board member James liked the colors and recommended keeping both panels as-is. Board member McArdle felt the panels looked like five years of graffiti work and agreed with staff recommendation. Board member Diefenbach liked the bold colors but had a concern with naming a business in a mural and using a moniker as the subject of the mural. She suggested the right hand mural be extended across the entire wall. Chairman Bell felt that this type of art work should be in a gallery and not adjacent to other murals. She also agreed with staff recommendation.

MOTION 1: Moved by K. Ulle, seconded by R. James to approved both murals and encourage another mural on the other wall section on the east side of the building.

MOTION FAILED: 3-3-0 (Bell, Diefenbach, McArdle voting no)

MOTION 2: Moved by R. James, seconded by K. Ulle to approve the two murals as is.

MOTION FAILED: 3-3-0 (Bell, Diefenbach, McArdle voting no)

MOTIOION 3: Moved by K. Ulle, seconded by R. James to continue the item to the November 5th meeting to allow individual board members to view the mural in person.

MOTION CARRIED: 6-0-0

4. TR 879 Model Homes, Plotting and Landscaping Plans for a Seven-Lot Single-Family Residential Subdivision on Feeney Place within the R-1-10 Zone

Applicant: Hallmark Communities, Inc., c/o Sean Santa Cruz, 740 Lomas Santa Fe Drive, Suite 204, Solana Beach, CA 92075

Planner: Jay Paul

Staff described the existing graded subdivision, which included seven lots off of Alexander, lots sizes ranging from 10,000 SF to 12,000 SF, and two different architectural themes for each of the two house models. Staff recommended approval of the project with the condition to provide 24' backup space on the side entry garages.

The applicant indicated that only 2-4 units would be built at a time and that CCR's would address each homeowner's maintenance responsibility. He also clarified that home buyers would have the option to choose garage doors with windows.

Board member Ulle clarified that no fences or walls were proposed and that landscaping would be planted and growing before occupancy. The applicant described the existing fencing on the neighboring properties and setbacks between the new homes. Board member James clarified that the previous approved subdivision proposed manufactured homes and that fencing was not required by the project approval. He also suggested the need for window surrounds on all windows and clarified that roof material would be a flat concrete tile. The applicant indicted that the window grids were on the front and in front of side fences only.

Board member McArdle felt that it was unusual that there was no landscape planter adjacent to the brow ditch along the southern edge of the street. He also had a concern that more than half of the front elevation was dominated by garage doors and suggested using garage doors with window panels. Chairman Bell clarified that all but one garage faces the street. She indicted that the board discourages garages as a prominent feature. She also clarified that the front door heights were 8' tall. The applicant noted the staggered front yard setbacks and mix of garage door panel designs & colors that provided variety along the street and created an interesting streetscape.

MOTION: Moved by K. Ulle, seconded by M. Watson to approve the project with the condition to continue the fenestration around the windows on all sides, and to work with staff on adding grids to some of the windows in appropriate locations.

MOTION CARRIED: 6-0-0

Item E.6 was considered out of order, while waiting for an applicant to arrive.

6. ADM 09-0134, Façade Remodel, 228 N. Broadway, Zoned SP, Parkview District

Applicant: Mark Stock, HBA Architects, 240 Market Place, Escondido, CA 92029
Planner: Darren Parker

Staff described the façade remodel to an existing retail building which included replacing the windows along the front elevation with vinyl windows and vinyl trim, add columns and cornices to the building, three new windows added along the south elevation with stucco trim, the windows in the rear replaced with vinyl windows and stucco trim, re-stripe the parking lot, remove the existing awnings, add foam pop-outs along the south, west and east sides and raise the parapet on all sides. Staff also summarized the comments from the Downtown Business Association/Design Review Committee which recommended installing sun protection measures along the west elevation and to revise the floating columns. Staff recommended approval of the project with the condition to enhance the existing landscaping and to replace the broken slats in the chain link fence adjacent to the parking lot.

The applicant presented a revised west elevation, as Exhibit "A".

Board member McArdle preferred exhibit "A" which looked more logical and defined the entry. Board member James suggested the need to install an awning to protect the building from the afternoon sun. Chairman Bell felt the shade design should be part of the project presentation.

MOTION: Moved by R. James, seconded by K. Ulle to approve the revised exhibit A design for the front elevation and approve the other sides as originally presented, and urged the applicant to consider west side sun screens.

MOTION CARRIED: 5-1-0, (Bell voted no)

5. 2001-30-PPL, New Kitchen Addition and Exterior Colors added to a Historic Residence in the OEN, 429 E. 8th Avenue, Zoned R-1-6

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

Staff summarized the history of the project. Staff indicted that the revised design was in response to the board's previous comments, which included restoring the curb-cut to a single driveway, removing the decoratively paved parking area, removing the front wall and replacing it with a three foot picket fence, increasing the porch depth to 6', repainting the structure gray, incorporating a bay window, shifting the porch to the left and adding a decorative vent and working with staff on a period appropriate style front door. Staff recommended approval of the revised design as submitted.

Board member McArdle clarified that the original home had a two-part fascia detail and suggested the new fascia match the original style. Further discussion occurred regarding the column bases and number of porch supports.

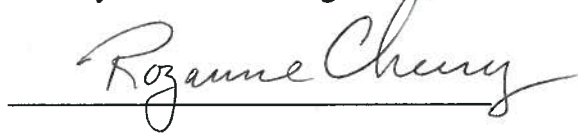
MOTION: Moved by E. McArdle, seconded by K. Ulle to approve the revised design with the condition that the fascia detail match the previous 2-piece fascia and that the bases of the porch columns match the siding.

MOTION CARRIED: 6-0-0

- F. Current business:
 - 1. SANDAG's Designing for Smart Growth - continued to the November 5, 2009 meeting
- G. Oral Communication- Staff mentioned that the Police and Fire Facility architect submitted details to wrap the parapet around the corner to screen the parapet supports. The Board asked staff to review it.
- H. Board member Discussion – Board member Ulle indicated that the project located at 550 Washington Avenue was not a mansard roof and looked okay now. Board member Watson felt that Hallmark wanted to avoid a discussion about perimeter walls that are preferred by DRB, when they said that they were not going to install fencing around their subdivision. Chairman Bell clarified that applicants do not have to revise their plans based on the comments from the Downtown Business Association/Design Advisory Committee and that they are advisory only.
- I. Adjournment at 10:50.m. to the next regularly scheduled Design Review Board meeting to be held on November 5, 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