

DESIGN REVIEW BOARD

RECORD OF ACTIONS

November 18, 2010

A. Call to Order 9:03 a.m.

Board members present: Carol Bell, Sandy Diefenbach (arrived at 9:04 a.m.), Rob James, Ed McArdle, Carol Rea, Karl Ulle, and Merle Watson

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions October 28, 2010 Meeting.
Board member Rea noted a correction for Item E.1.

MOTION: Moved by R. James, seconded by M. Watson to approve the minutes as revised.

APPROVED: 6-0-0 (Diefenbach absent)

C. Oral and Written Communications –None

D. Consent Calendar –

1. New Wall Sign for Restaurant/Bowling Establishment at Westfield North County

Applicant: Tiffany Del Gatto, Western Sign, 1020 Linda Vista Drive, San Marcos, CA 92078
Planner: Bill Martin

MOTION: Moved by M. Watson, seconded by K. Ulle to approve the consent item.

MOTION CARRIED: 7-0-0

E. Individual Case Review

1. TR 947 Model Homes for a 7-lot Single-Family Residential Subdivision in the RE-40 Zone, Hamilton Lane/Bernardo Avenue

Applicant: Mike Galey, Galey Homes, 169 Saxony, Suite 111, Encinitas, CA 92024
Planner: Jay Paul

Staff described the two revised models on 1 acre lots which included four (4) color schemes, all one-story with three or four car garages in a side or front entry design. Staff indicated that both plans offered two elevation options. Staff recommended approval of the modifications as submitted.

The applicant indicated that the project provided four different styles of architecture to resemble more of a larger custom lot subdivision. He also noted that the windows were beige vinyl windows, that he only owned lots 1, 2 and 6, that the curb cuts and street improvements were done by the previous developer, the garages were setback 35-45' from the front street and that the garage doors would be different styles.

Board member Watson preferred circular driveways for larger custom lots rather than back-out driveways. He furthered discussed individual lot fencing, perimeter walls and the black vinyl chain-link fence around the drainage. Board member James felt that the garage entries on larger lots should be on the side and that the elevations looked plain. Board member McArdle clarified that the window trims and rafter tails continued on the rear elevations. He also suggested shutters on the rear elevation. Vice-Chair Bell felt that the previous curb cut improvements should not dictate one particular model on a lot. Board member James indicated that the homes on lots 2 and 6 have different levels of detail on the front elevation facing the cul-de-sac and the side facing Hamilton and that the sides of the homes provided less detail. Board Diefenbach clarified that the properties would allow for one horse per acre.

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

MOTION CARRIED: 6-1-0 (James voting No)

2. ADM10-0143, Addition to Existing Garage behind Historic Home in the Old Escondido Neighborhood, R-1-6 zone, 152 West Sixth Avenue

Applicant: James A. Chinn, Architect, 2120 Jimmy Durante Blvd, Suite 114, Del Mar, CA 92014
Planner: Paul Bingham

Staff described the history of an existing historic house that was built in the 1910's which included the removal of a carriage house off of the alley years ago, and the construction of a garage off of the alley in 1999. Staff indicated that the materials and colors of the

garage matched the existing residence. Staff described the interior improvements of the garage/office which included a full bathroom and game room; that a deed restriction would be required to prevent the addition becoming a second dwelling unit and that a Certificate of Appropriateness would be required for the new exterior dormer window. Staff indicated that the dormer window was not in scale or in symmetry with the existing architecture elements of the existing garage. Staff recommended redesigning to provide two lower dormers, one on each side, or another option.

The owner indicated that the garage was twice the depth of a standard two-car garage. He indicated that the game room/workshop was only to add value to the house, the garage would have access off of the alley, that the garage and dormer would not be seen from 6th Avenue and that the dormer was more for head room and light on the second floor of the garage. He also clarified that the dormer was only 4' wide and would not be any higher than the existing building. The dormer was needed since the second floor was restricted by the 8/12 roof pitch, which created only about 10 x 12 full height space on 2nd floor.

Vice-Chair Ulle clarified that the dormer lined up with the stairwell. He also felt that the dormer should be smaller for light and air, not for viewing of the neighbor's yard and that the full bathroom was not appropriate. Board member James felt that the dormer was not in symmetry with the garage and was out of proportion. He suggested widening and lowering the ridgeline of the dormer and to face the dormer east to over look the larger setback and that further study should be done in a 3-d sketches of the dormer. Board member Rea had concerns with the fire access and egress of the addition. She also felt that the dormer was not appropriate for the style of the house or for the context of the neighborhood. She was in support of the large workshop with no bath. Board member McArdle suggested using a wider shed dormer since the proportions of the proposed dormer were not integrated with the garage. Chairman Bell felt that the garage was not in scale with the house and that the dormer did not improve proportions. Board member Watson felt that the exterior needed to be improved and that the interior space should be utilized by the owner the way he wants within the confines of the code.

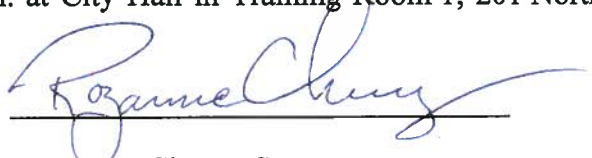
MOTION: Moved by R. James, seconded by M. Watson to redesign and resubmit.

MOTION CARRIED: 7-0-0

- F. Current Business: None.
- G. Oral Communications – Staff asked to be notified if board members will not be available to attend meetings with the holiday season coming up.
- H. Board member Discussion – Board member James felt that the project on Hamilton was a unique opportunity to change direction of merchant housing in Escondido, regarding detailing all sides. He felt it would be a low cost to the developer to extend foam details around the other sides in order to avoid a façade or theater set appearance.
- I. Adjournment at 9:52 a.m. to the next regularly scheduled Design Review Board meeting to be held on December 2, 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