

DESIGN REVIEW BOARD

RECORD OF ACTIONS

December 17, 2009

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

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Cathrine Laguna, Karl Ulle (arrived 9:01), and Robert James (arrived 9:02)

Board member absent: Edward McArdle

Staff present: Rozanne Cherry

B. Record of Actions December 3, 2009 meeting

MOTION: Moved by M. Watson, seconded by S. Diefenbach to approve the minutes.

APPROVED: 4-0-0

C. Oral and Written Communications – None

D. Consent Calendar: None

E. Individual Case Review

1. ADM09-0161, Façade Modifications at Westfield for Tavern + Bowl, PDC zone, 200 Via Rancho Parkway.

Applicant: Janet D' Aprix, Kitabayashi Design Studio, 1227 J Street, San Diego, CA 92101

Planner: Kristina Owens,

Staff described the 15,000 SF remodel to the east side of the Westfield Mall for a bowling alley and restaurant/bar which included exterior changes to the entry, a new patio area on the east side, relocating the existing palm trees and refurbishing the landscaping. Staff also indicated the signs on the canopy were halo lighting which would create an outline around the sign similar to other locations in San Diego County. Staff supported the concept design and felt that it was important to have an internal access to the mall. Staff recommended approval of the project as submitted.

The architect further described the copper rain gutter system on the canopy.

Board member James clarified the colors on the elevations and that the glass was clear and blue. Board member Laguna felt more bowling lanes should be added. Chairman Bell felt the project would bring more activity to the east side of the mall.

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

MOTION CARRIED: 6-0-0

2. 2006-22-PPL, Façade Modification at Westfield Mall for Panera Bread, PDC zone, 272 E. Via Rancho Parkway

Applicant: Russell Stout, Russell Stout & Associates, Inc., 4635 Cass Street, San Diego, CA 92109

Planner: Jasmin Perunovich

Staff described the exterior changes to the Westfield Mall for Panera Bread which included a red painted stucco entry, a 40' x 4' parapet extension wall, an awning added over the side-facing entry, and bronze planter boxes added to the patio area with red-grass. Staff recommended approval of the project as submitted.

The architect indicated that the existing signs under the 4' canopy overhang were not visible to people in the parking lot.

Board member James clarified the section drawing and the transition between the new parapet wall and the existing overhang. He felt that the exterior changes were an improvement but not a good design at a mall entry. He suggested adding three dimensional elements to draw additional customers in. Board members Watson, Ulle, Bell and Diefenbach felt the design with the red wall improved the visibility of the shop.

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

MOTION CARRIED: 6-0-0

3. B09-1574, Proposed Modifications to the Local Register Historic Escondido High School Adult Education Building, 240 South Maple Street, in the Southern Gateway District of the Interim Downtown Specific Plan.

Applicant: Bob McQuead, 239 S/ Maple Street, Escondido, CA 92025

Planner: Paul Bingham

Staff described the modifications to an existing historic adult education building which included revising the west side door to be ADA compliant, remove the air conditioning unit over the door, remove the existing rollup door and install a man door and vent, add a trash enclosure and relocate the mechanical equipment underneath the exterior stairs to a screened area at the trash enclosure. Staff indicated that the south side of the building was never intended to be seen since the site was originally developed as a church campus

where the subject building was built as a Sunday school building abutting the sanctuary. Staff recommended approval of the project with the condition to work with staff on providing appropriate landscaping along the west side of the trash enclosure and adding potted plants/trees in front of the building.

The architect Mr. Bob McQuead indicated that the school district had been very supportive of maintaining and preserving the historical nature of the building.

Board member Ulle clarified the trash enclosure roof was corrugated metal pre-finished in the same color and texture as the building. Board member James suggested providing a couple of shaded trees.

MOTION: Moved by K. Ulle, seconded by C. Laguna to approve the project subject to staffs recommendations.

MOTION CARRIED: 6-0-0

4. 98-05-HP, Proposed Exterior Changes Associated with a Current Renovation Project on a Historic Local Register/Mills Act OEN home, 701 S. Juniper

Applicant: Sean O'Neil, Trendline Properties, 1895 S. Centre City Parkway, Escondido, CA 92025

Planner: Paul Bingham

Staff indicted the existing residence was a 1905 Princess Ann Victorian home located on a prominent corner and listed on the City's Local Register. The existing residence also had a Mills Act agreement that was done in 1998. The property has been vacant for some time. The property currently has a stop work order for no permits. Staff described the exterior changes to the residence which included the existing siding being repaired to match the existing siding, replacing all of the windows with wood framed windows, including the front window which had a leaded transom window panel across the top, as mentioned in the Local Register information and on the Mills Act report.

The applicant indicated that he was trying to balance the project between preservation, money and time. He indicted that most windows were not in good condition to save. He indicated that the transom window was broken, the two aluminum windows in the back were replaced with wood framed windows, the one-car garage off of Juniper would remain and that siding would be added to close off the single garage door. The man-door into the garage would remain. He also indicated that the colors would be a grey body with a sage green accent and white windows frames and trim.

Ms. Carol Rea, President of the Old Escondido Neighborhood Association indicated that the property was surrounded on three sides by Local Registered residences and located on a significant corner in the Old Escondido Neighborhood. She had a concern with the old glass that was missing and that the windows seemed to be a little wider and shorter than the original windows. She felt the transom window was a very important detail to keep and that it could be restored by a stained glass artist, the white color was not a Victorian color and that the front door should be kept.

Board member Laguna felt that the Mills Act list of items should be completed, a sample of the siding should be shown to the board, the applicant should work with staff on the style of the garage door, the man-door on the garage should be replaced with a historic door, and that the original transom window should be repaired. Board member James felt that the proportions of the original windows were very important to maintain and that the second floor original windows should remain. He also had a concern with the colors and suggested that a minimum of three colors be used. Board member Diefenbach clarified that the siding was being repaired to wood siding. Chairman Bell felt that since the property was a Mills Act residence, the windows that were visible from both streets should be exactly the same proportions and look the same as the original windows. Board member Laguna clarified that the re-roof was not part of the project.

MOTION: Moved by K. Ulle, seconded by C. Bell to resubmit the project with revised colors appropriate to a Victorian house, submit a sample of the siding, repair or replace the front window (bring design of replacement window), investigate the garage to find out what was needed to bring back to original design, keep the original front door, replace the man-door on garage with appropriate Victorian style door (bring exhibit), and to research to see if the re-roof was done in the last 10 years.

MOTION CARRIED: 6-0-0

- F. Current business: The board indicated they had not received the Design Review Board 2010 schedule. The board requested that the schedule be emailed to them.
- G. Oral Communication- Staff updated the board on the awnings for the Tango restaurant.
- H. Board member Discussion – None.
- I. Adjournment at 10:16. a.m. to the next regularly scheduled Design Review Board meeting to be held on January 14, 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