

I-15 CORRIDOR DESIGN REVIEW BOARD

February 9, 2022 Meeting Minutes

Zoom Meeting ID: 850 4737 7693

Passcode: I-15Feb22

Attendance: Delores Chavez Harmes, Kerry Garza, Todd Frank, Victoria Stover

Guests: Mike Mitchell, Mir Afdasta

Call to Order: The meeting was called to order by Dee Harmes at 6:20pm and the pledge of allegiance was recited.

Welcome: Chair Harmes welcomed all and thanked them for attending.

Minutes: Motion to approve January 12, 2022 minutes made by Kerry Garza with second by Todd Frank. Motion passed.

Public Comments: None.

Action Items:

1. **Leyva Residence:** 25802 Jesmond Dene Road Escondido, CA 92026 (APN: 187-100-47-00)

- Owner: Valaria Leyva
- Owner's agent: Mike Mitchell (760) 868-0181 residentialdesigns@yahoo.com
- County Project Manager: Kaipo Kaninau (858) 495-5441

Request for exemption from site plan waiver for "B" Special Area Regulation for a single family dwelling. Building site is same elevation as I-15 fwy. Light tan siding with white trim and shingle roof. Asphalt driveway and no garage. Septic system has been approved by VCFPD. Screening with trees between house & property line proposed. Owners feel trees will block breeze and air flow. Question to agent "How do we know the trees required for screening will be planted?" County would need to confirm compliance. Request made for full set of plans to allow for approval stamp showing stipulations and/or conditions.

Motion to approve project with condition of landscaping for screening purposes off North Center City Parkway and I-15 fwy by Kerry Garza with Second by Todd Frank.

Vote Aye-4, Nay-0, A-0

2. **Tran Residence:** 31230 Palimo Drive Bonsall, CA 92026 (APN: 127-222-01-00)

- Owner: Quoc Tran
- Owner's agent: Mike Mitchell (760) 868-0181 residentialdesigns@yahoo.com
- County Project Manager: Kaipo Kaninau (858) 495-5441

Request for exemption from site plan waiver for "B" Special Area Regulation for a single family dwelling. Property is screened from I-15 by trees and embankment. 2,070sf manufactured home with gables to break up front elevation, tan horizontal siding with white trim, window shutters and composition shingles. Gravel driveway with planter of drought tolerant shrubs. Project would fit in with the neighborhood.

Motion to approve exemption waiver by Kerry Garza with second by Victoria Stover.

Vote: Aye-4, Nay-0, A-0

3. **Afdasta Residence** 5699 Jubilee Drive Rainbow, CA 92028 APN: 109-210-16-00

- Owner: Mir Afdasta
- Owner's agent: Same
- County Project Manager: Dag Bunnemeyer/Vanessa Pash 858-694-3291

This is a request for exemption from site plan waiver for "B" Special Area Regulation for a single family dwelling. No existing buildings currently on the property. Owner performed grading on property to clean and clear debris left from raid of illegal cannabis growth on adjoining property which resulted in County citing for grading violation. Review of plans revealed there are no internal stairs. The bottom floor plan is exactly the same as the upper floor plan with stairs only on the exterior. No variations on elevations. Design is square box with flat roof with double-double garage with a dividing wall. Design does not comply with county design review guidelines. Scope of project is very vague and will need further review by county staff.

Motion to deny exemption waiver by Kerry Garza with second by Todd Frank.

Vote: Aye-4, Nay-0, A-0

Group Business: 28758 Sandhurst property needs landscaping but owner wants view. Mr. Mitchell brings up the disconnect between county requirements and property views.

Next Meeting: April 5th, 2022 via Zoom.

Adjournment: 7:50pm