

I-15 CORRIDOR DESIGN REVIEW BOARD

August 10, 2022 Meeting Minutes
Zoom Meeting ID: 898 8036 3133
Passcode: I-15Aug

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

Guests: Peter Lapsiwala, David Dent

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

Minutes: May and June 2022 minutes moved to approve by Kerry Garza with second by Victoria Stover. Motion approved.

Public Comments: None.

Action Items:

1. **Chen Residence:** 1955 Tecalote Drive Fallbrook, CA 92028 APN: 108-150-60-00
 - Owner: Nathaniel Chen
 - Owner's agent: Peter Lapsiwala 61-323-4048 peterlapsiwala@permitsandmore.com
 - County Project Manager: Rob Makosker (858) 694-2601

Request for exemption from site plan waiver for "B Special Area Regulation for a 1,211sqft manufactured home as a main residence. Shipped direct from factory, fire compliant and state compliant. Home will be placed on graded area. Map review of parcel shows west side of Pala Mesa resort with surrounding homes all being stick built and looking very dissimilar to presented plans. Manufactured home looks nicely apportioned inside but exterior is similar to a single wide trailer, lacking character. Visibility from I-15 is minimal. Driveway is shared with neighboring wo properties. County indicates no grading permit required or soils and compaction report. However, no proof is provided indicating such. Additionally, no landscape plan is provided. Design guidelines have not been reviewed by homeowner or agent. Explanation provided to agent on process for acceptance of a B Special Area Regulation. Request for full set of plans to be sent to board and project will be reviewed again at the Sept. 14th meeting.

Motion to table project to September 14, 2022 meeting by Victoria Stover with second by Kerry Garza.

Vote: Aye-5, Nay-0, A-0

2. **May Residence:** 10040 America Ridge Lane Escondido, CA 92026 APN 187-330-43-00 & 187-330-44-00
 - Owner: Frank Bianco
 - Owner's agent: David Dent (858) 205-2446 ddent12@hotmail.com
 - County Project Manager: Kaipo Eager (858) 495-5441

This is a request for exemption from site plan waiver for "B" Special Area Regulation for a single story SFD with attached garage. Two vacant lots merged together to form one complete lot. Pad of building overlaps both lots. Driveway to south end of parcels with 20ft. easement. 4,400sqft home with 900 sqft attached garage and 600sqft porte-cochere in back. Mediterranean style home with raised entry way. Natural landscape will remain. Surrounding homes are single story. Home will be seen through the trees from Jesmond Dean Rd with limited view from I-15fwy. Materials used will be stone and stucco. Concrete grey slate tile roof, rock will be similar to natural stone in area. Decorative exterior downward facing lighting as well as landscape lighting up driveway using hooded housing. Existing boulders will be moved by excavator and bulldozer to the east side of the property by the tree line. Storm water will use catch basins and natural creek and diversion boxes down driveway and around home, filtered and released. Landscape plan is not completed at this date. Main concern is this home will be considerably larger than surrounding homes.

Motion to bifurcate and approve building project with landscape design reviewed at Sept. 14th meeting submitted by Dee Harmes with second by Victoria Stover.

Vote: Aye-5, Nay-0, A-0

Group Business:

Next Meeting: September 14, 2022 via Zoom. **Adjournment:** 7pm