

# **Minutes of a Regular Meeting of the Design Review Board**

April 9, 2018, 12:30 p.m.

City Manager's Conference Room, 8130 Allison Avenue, La Mesa, CA

Approved May 14, 2018

## **CALL TO ORDER**

Chairman Soutowood called a regular meeting of the Design Review Board to order at 12:30 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

## **ATTENDANCE**

Members Attending: Chairman Soutowood, Board members Kinnard, Langdon, and McCullough.

Absent: None.

Visitors: Shawn Schraeger, Sheri Fitzner, Glen Brouwer, Bill Dick, and Ken McKently representing DRB 17-17.

Staff: Associate Planner Lee.

**INFORMATION ITEMS** None.

## **BUSINESS**

- a. **Design Review Design Review Board DRB 17-17 (SAS Development, LLC)** – Consideration of a new coffee shop including an outdoor seating area and drive-through on a vacant site addressed as 4209 Spring Street in the CN-P-D-MU (Neighborhood Commercial / Scenic Preservation Overlay / Urban Design Overlay / Mixed Use Overlay) zone.

Associate Planner Lee summarized the staff report. Project applicant Shawn Schraeger provided additional background information on the project.

Board member Soutowood discussed the project and asked about the applicant's understanding of the neighborhood setting, the Scenic Preservation Overlay, purview of the Design Review Board, on-site circulation pattern, access on and off site, and clarification on certain architectural features.

Board member Soutowood suggested that there be additional screening for the outdoor dining area, and 36-inch box street trees per the Mixed Use Overlay Design Guidelines, instead of the 24-inch box trees proposed. He discussed opportunities to plant trees in the storm water basins and other decorative features.

Board member Soutowood expressed concern that there should be additional pedestrian scale lighting at the northwesterly edge of the property. He recommended that that pedestrian scale lighting be added along the path from the sidewalk to the main entrance.

Board member Langdon agreed with Board member Soutowood's assessment of the design and suggested that wheel stops be added at the parking spaces. He reiterated that the storm water basins should be planted with other landscape features such as crepe myrtle or other ornamental trees.

Board member McCullough concurred with the suggestions of the other board members and suggested that asphalt should be minimized where practicable to reduce heat island effect. He suggested that the architectural rendering be revised to reflect an accurate representation of the proposed project.

Associate Planner Lee noted that asphalt could be minimized because the site is over-parked with 23 parking spaces where 18 parking spaces are required. The developer suggested that the site has additional parking to accommodate Starbucks and that most of the patrons will come by vehicle.

The Design Review Board is in support of the project moving forward in the process without going back to the DRB to see the revisions.

Board member made Langdon a motion to recommend approval of the project based on the plans dated December 19, 2017 and a finding that the project is consistent with the City's Urban Design Program subject to the following conditions:

1. The applicant shall add a green screen along the Spring Street frontage at the outdoor dining area.
2. The applicant shall replace the proposed 24-inch box trees with 36-inch box trees per the Mixed Use Design Guidelines.
3. The applicant shall add trees in the landscape areas and storm water basins in the northerly, easterly, and southeasterly portions of the site where practicable.
4. The applicant shall add pedestrian lighting at the northwest corner.
5. The applicant shall add wheel stops at the parking spaces.
6. The applicant shall update the architectural rendering to more accurately represent the project.

Board member Soutowood seconded the motion.

Aye:	Board members Kinnard, Langdon, McCullough, and Soutowood.
Nay:	None.
Absent/Recused:	None.

Abstain: None.

**a. Approval of the minutes from the March 12, 2018 meeting.**

Board member Soutowood made a motion to approve the minutes from the March 12, 2018 DRB meeting. Board member McCullough seconded the motion.

Aye: Board members Langdon, McCullough, and Soutowood.  
Nay: None.  
Absent/Recused: None.  
Abstain: Board member Kinnard.

**PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION** None.

**ADJOURNMENT**

The meeting was adjourned at 1:50 p.m.

Respectfully submitted,  
Howard Lee, Associate Planner