

Minutes of a Regular Meeting of the Design Review Board

May 14, 2018, 12:30 p.m.

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

Approved June 25, 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 Kusiak and Langdon.

Absent: Board member McCullough.

Visitors: Craig Howard and Pauly DeBartolo representing DRB 17-13. John Howard, Armida Torres, Mark Farrington, Roger Basinger, Austin Dias, and Jeff Phair representing DRB 17-12.

Staff: Associate Planner Kinnard, Associate Planner Lee.

INFORMATION ITEMS None.

BUSINESS

- a. **Design Review DRB 17-13 (7474 Apache, LLC)** – Consideration of a development to construct a mixed-use project at 7472-7474 El Cajon Boulevard in the C-D-MU (General Commercial/Urban Design Overlay/ Mixed-Use Overlay) zone.

Associate Planner Lee summarized the staff report. Project applicant De Bartolo provided additional background information on the project and presented a 3D animation of the project.

Board member Soutowood discussed the project and stated that the overall design was good and he commended the applicant for reusing the existing office building.

Applicant De Bartolo described building setbacks and the proposed common space areas. Applicant Howard discussed the proposed landscaping and existing conditions of the site. He expanded on the proposed third floor balconies and new planters for articulation.

Board member Soutowood suggested that a roof be added to the existing trash enclosure, pedestrian pathway lighting along the El Cajon Boulevard frontage, and 36-inch box street trees per the Mixed Use Overlay Design Guidelines, instead of the 24-inch box trees proposed. He asked for

clarifications regarding roof screening, a landscape berm at the accessible ramp, painting of metal fencing, and perforated metal panels at the stairway.

Applicant DeBartolo discussed that lighting above the commercial entrance will be recessed down lighting.

Board member Langdon agreed with Board member Soutowood's assessment of the design and suggested landscape sheets Sheets L-1 and L-3 should be internally consistent to include a landscape planter strip along the southerly surface parking area.

Board member Kinnard suggested that the useable open space area calculation exclude path of travel area.

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 Soutowood a motion to recommend approval of the project based on the plans dated May 11, 2018 and a finding that the project is consistent with the City's Urban Design Program subject to the following conditions:

1. The applicant shall replace the proposed 24-inch box trees with 36-inch box trees per the Mixed Use Design Guidelines.
2. The applicant shall add a roof to the trash enclosure.
3. The applicant shall add pedestrian pathway lighting along the El Cajon Boulevard frontage.

Board member Langdon seconded the motion.

Aye: Board members Kinnard, Kusiak, Langdon, and Soutowood.

Nay: None.

Absent/Recused: None.

Abstain: None.

- b. DRB 17-12 (La Mesa Summit Partners LLC)** – Consideration of a proposed 30-unit single-family planned residential development on a vacant ten-acre site south of Eastridge Drive, between Denver Drive and Brooke Court, in the R1S (Suburban Residential) zone.

Associate Planner Kinnard summarized the staff report and Mr. Dias, representing the applicant, provided additional information.

Board member Soutowood provided comments pertaining to the site design, preservation of the hilltop ridgeline, natural amenities, and views. Representatives from the applicant's team described how the project design is responsive to the site (undulating street, vertical separation of pads, locating the house sites as far as possible to the north). Fencing and site

walls were discussed.

Board member Langdon asked if it would be possible to provide paths around the bio-filtration areas, whether rooftop solar would be provided as a standard feature, and who would be responsible for maintaining landscaping in sloped areas. Representatives from the applicant's team responded that due to safety concerns, access to and around the bio-basins would be restricted. Roof-mounted solar will be pre-plumbed and made available as an add-on feature. Sloped areas will be maintained by the HOA.

Board member Soutowood made a motion to recommend approval of the project based on the plans dated March 16, 2018 and a finding that the project is consistent with the City's Urban Design Program.

Board member Langdon seconded the motion.

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

c. Approval of the minutes from the April 9, 2018 meeting.

Board member Soutowood made a motion to approve the minutes from the April 9, 2018 DRB meeting. Board member Langdon seconded the motion.

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

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

ADJOURNMENT

The meeting was adjourned at 1:55 p.m.

Respectfully submitted,
Allyson Kinnard, Associate Planner