

# Minutes of a Regular Meeting of the Design Review Board

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

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

## CALL TO ORDER

Chairman Soutowood called a regular meeting of the Design Review Board to order at 12:35 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

## ATTENDANCE

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

Absent: Board member McCullough.

Visitors: Phil Quatrino, project designer and applicant representing DRB 17-16.

Staff: Associate Planner Lee.

INFORMATION ITEMS None.

## BUSINESS

- a. **Design Review DRB 17-16 (Koros Residential, LLC)** – Consideration of a Design Review to construct ten residential units at 8234-8240 University Avenue in the RB-D-MU (Residential Business/ Urban Design Overlay/ Mixed-Use Overlay) zone.

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

Board member Soutowood discussed the project and stated that the overall design was good. He acknowledged that the project is subject to state density bonus law and allowed incentives/concessions. He had questions about the proposed color and finish materials. He recommended adding a third architectural finish material throughout to provide visual contrast. He asked about building setback requirements and if the side and rear windows are recessed for visual relief.

The applicant clarified proposed architectural elements and that canned recessed lighting will be mounted at garage overhangs.

Board member Langdon recommended a green screen to provide a vertical element on the rear building wall. He added that the Mixed Use Design Guidelines support provision of landscaping and other amenities through a

five-foot wide landscaped parkway strip along University Avenue while maintaining a five-foot wide contiguous sidewalk. He stated that the proposed Washingtonia fan palms are invasive and should be replaced with another noninvasive species.

Board member Kinnard suggested that the Design Review Board consider whether the project meets the intent of the City's Urban Design Program. The other Board members agreed that the project is consistent with the City's Urban Design Program in that the project provides a pedestrian emphasis, enhances pedestrian activity, and addresses related site and development constraints.

Board member Soutowood made a motion to recommend approval of the project based on the plans dated July 6, 2018 and a finding that the project is consistent with the City's Urban Design Program subject to the following conditions:

1. Add a third architectural finish material throughout to provide visual contrast.
2. Provide vertical landscape elements on the rear, north facing building wall and in place of the proposed beach rock to provide visual relief.
3. Provide a five-foot wide landscaped parkway adjacent to the curb on University Avenue. A concrete sidewalk shall be provided with a clear pedestrian passage at least five feet wide, free of encroachment by landscape features, street furniture, or similar obstructions.
4. Replace the proposed fan palms with a different variety that is non-invasive.

Board member Langdon seconded the motion.

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

Nay: None.

Absent/Recused: McCullough.

Abstain: None.

**a. Approval of the minutes from the May 14, 2018 meeting.**

Board member Soutowood made a motion to approve the minutes from the May 14, 2018 DRB meeting. Board member Langdon seconded the motion.

Aye: Board members Kusiak, Langdon, and Soutowood.

Nay: None.

Absent/Recused: Board members Kinnard and McCullough.

Abstain: None.

**PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION**

None.

**ADJOURNMENT**

The meeting was adjourned at 1:28 p.m.

Respectfully submitted,



Howard Lee, AICP  
Associate Planner