

Minutes of a Regular Meeting of the Design Review Board
July 22, 2019, 12:30 p.m.
City Manager's Conference Room, 8130 Allison Avenue, La Mesa, CA

CALL TO ORDER

Board member Langdon 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: Board members Kinnard, Kusiak, and Langdon, Lorenz, and Robinson.

Absent: None.

Visitors: Faramarz Jabbari, James McConnell, Dolvin Buchanan, Armando Silva, Bob Linder, Joel Warsh, Matt Johnson, Griffin Marquardt, Blair Ruffner, David Potter, and Jake Schwartz representing Project No. 2018-32. Aaron Amerling, Carol Zuber, Alex Zuber, Suda House, Laurise Michel, John Gerke, and Denise Price, members of the public.

Staff: None.

INFORMATION ITEMS None

BUSINESS

- a. **Project No. 2018-32 (JPI)** – Consideration of a proposed 230-unit mixed-use development at 4949-4999 Baltimore Drive and 8090 University Avenue in the C-D-MU (General Commercial / Urban Design Overlay / Mixed Use Overlay) zone

Senior Planner Kinnard summarized the staff report. The applicant provided additional overview of the project.

Residents provided comments on the project. Mr. Amerling stated that he has no objections to the project provided that it does not exceed a 46-foot height, provides a u-turn movement onto University Avenue west-bound, provides signage to public parking areas and at intersections. Ms. House raised questions about mechanical screening, reflectivity of paint colors and windows, and pedestrian safety. She appreciated the developer's efforts to engage the community and indicated that members of the neighborhood would be submitting a letter to the City to be included in the project record. Ms. Zuber expressed concerns about parking on the lower portion of El Capitan, which could lead to a need for permit parking in that area. Mr. Zuber asked questions about pedestrian connectivity and noted that residents on the west side of Baltimore have difficulty backing out into traffic.

Board member Robinson discussed pedestrian circulation within the project and pedestrian connectivity in the right-of-way along the Nebo Drive/Spring Street corridor. Staff explained that public improvements are planned in those areas. A lack of trees in the center of the parking area was also raised. The applicant said that carports are planned in that area.

Board member Lorenz noted a conflict between the queueing for the call box/gates and the adjacent 90-degree parking. He suggested removing spaces to the right of the call box kiosk. There was discussion about how deliveries would be managed.

Board member Langdon said that additional landscaping is needed in the right-of-way along El Cajon Boulevard and Nebo Drive. There was discussion about avoiding the use of Mexican fan palms.

As a safety measure, Ms. House suggested bollards or k-rail near the right-of-way at the northwest corner of the project site.

Board member Robinson made a motion to recommend approval of the project based on the based on plans dated April 17, 2019 and a finding that the project is consistent with the City's Urban Design Program, Mixed Use Urban Design Guidelines, Downtown Village Specific Plan, and General Plan, and subject to the following conditions:

1. To reduce the potential for traffic congestion at the project entry, adjust the location of the call box and reduce the number of parking spaces along the queueing area.
2. Consider providing additional landscape and irrigation along the El Cajon Boulevard project frontage and the northerly portion of the Nebo Drive project frontage.
3. Street trees shall be minimum 36-inch box. Where palm trees are proposed, Medjool date palms are preferred. Washingtonia Robusta (Mexican fan palms) shall not be used.

Board member Lorenz seconded the motion.

Aye:	Board members Kinnard, Kusiak, Langdon, Lorenz, and Robinson.
Nay:	None.
Absent/Recused:	None.
Abstain:	None.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

ADJOURNMENT

The meeting was adjourned at 1:45 p.m.

Respectfully submitted,



Allyson Kinnard
Senior Planner