

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

January 25, 2016 12:30 p.m.

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

### CALL TO ORDER

Chairman McCullough 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 McCullough, Board members Jacobs, Lee, and Hulitt.

Absent: Podeswik.

Visitors: Rosa, Feinman, and Beltran, representing DRB-16-02 and Penske, Jr., Drew, Bernal, Tajudin, Salkowitz, Savage, Horta, and Rawe representing DRB-15-11.

Staff: Associate Planner Lee.

INFORMATION ITEMS None.

### BUSINESS

- a. **DRB-16-02 (Coin Haus / Cohn Restaurant Group)** – A proposal for a new video game arcade and bar located at 8384 La Mesa Boulevard (Assessor Parcel Number: 494-410-23-00) in the CD-D (Downtown Commercial / Urban Design Overlay) zone.

Associate Planner Lee summarized the staff report and the applicant described the project.

Board member Hulitt asked about the possibility of using the public right-of-way for outdoor seating and details of the architectural elements. The applicant expressed concerns about noise that may result from outdoor seating and would consider the outdoor seating concept.

Board member McCullough encouraged the applicant to activate the exterior space to the extent possible.

Board member Jacobs reminded the applicant to talk to the Engineering Department about public right-of-way encroachments and to the Building Division about permit requirements for the shipping container.

Board member Hulitt made a motion to approve the project without conditions.

Board member Jacobs seconded the motion.

Aye: Lee, Hulitt, Jacobs, and McCullough.

Nay: None.

Absent: Podeswik.  
Abstain: None.

- b. DRB-15-11 (Drew Family Investments LP / Penske Ford Automotive, LLC) –** Consideration of a proposed remodel of an existing automotive complex; demolition of existing showroom, repair shops, used car building and other ancillary buildings; relocation of solar panels; and construction of a new 23,169 square foot sales building and 71,814 square foot service building, at 8970 La Mesa Boulevard, zoned C-D (General Commercial / Urban Design Overlay).

Associate Planner Lee summarized the staff report and the applicant described the project.

Board member Hulitt asked about the Ford branding systems and the siting of the new buildings.

The applicant stated that the project phasing drove the siting.

Hulitt was concerned that the northeast corner where the service bays were proposed would be oriented toward the Interstate 8 off-ramp. Hulitt suggested stacked bond instead of a running bond along the building base.

Board member McCullough suggested that trees be added to the parking area and along building frontages such as Pygmy Palms. McCullough was concerned about the artificial turf and the need to include landscaping along the frontage. McCullough added that proposed new lighting would be bright.

The applicant stated that the lights can be dimmed.

Suggested additions included consideration of mulch in lieu of artificial turf along the street edges and additional fenestration on the service building east and north elevations, and adding palm trees in the parking lot and along the building façade.

Board member Jacobs made a motion to approve the project with suggestions.

Board member McCullough seconded the motion.

Aye: Lee, Jacobs, and McCullough.  
Nay: Hulitt.  
Absent: Podeswik.  
Abstain: None.

- c. Approval of the minutes from the January 4, 2016 meeting.**

Board member Hulitt made a motion to approve the minutes. Board member McCullough seconded the motion.

Aye: Lee, Hulitt, Jacobs, and McCullough.  
Nay: None.  
Absent: Podeswik.  
Abstain: None.

**PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION**

None.

**ADJOURNMENT**

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'H. Lee', with a stylized flourish at the end.

Howard Lee, Associate Planner