

Minutes of a Regular Meeting of the Design Review Board

April 4, 2016 12:30 p.m.

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

CALL TO ORDER

Chairman Podeswik 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 Podeswik, Board members Dick and Lee.
Absent: Board members Hulitt and McCullough.
Visitors: Campagna, Di Donato, and Thomas, representing DRB 16-03.
Staff: Associate Planner Lee.

INFORMATION ITEMS None.

BUSINESS

- a. **Design Review Board DRB 16-03 (Campagna)** – Consideration of a new commercial building (Starbucks) including a drive-thru and outdoor seating area at 7330-7354 University Avenue. The site is split zoned with the westerly portion zoned C-D-F-MU (General Commercial / Urban Design Overlay / Floodway Overlay/ Mixed-Use Overlay) and the easterly portion zoned RB-D-MU (Residential Business / Urban Design Overlay / Mixed-Use Overlay).

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

Chairman Podeswik stated that the project design worked well. He suggested that the proposed steel awnings and trellises remain unfinished and not be painted. He recommended that the front site wall be stepped back along the stairway from University Avenue.

The applicant desired to shift the rooftop mechanical equipment behind the proposed tower elements above the main entrance and drive-thru window to remove the need for rooftop trellises.

Chairman Podeswik and Board members Dick and Lee agreed with the proposed modifications.

Chairman Podeswik made a motion to approve the project with the following recommended conditions:

- 1) Step back the front site wall along the stairway from University Avenue.
- 2) Shift and screen the rooftop mechanical units behind the proposed tower elements above the main building entrance and drive-thru

- 3) window. Remove the rooftop trellises.
The metal trellises and awnings should remain unfinished galvanized metal and not painted.

Board member Dick seconded the motion.

The applicant asked if the changes would need to be reviewed at a future Design Review Board meeting. Chairman Podeswik stated that the changes would not need to return to the Design Review Board for approval.

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

c. Approval of the minutes from the January 25, 2016 meeting.

The approval of the minutes from the January 25, 2016 meeting were continued to the next regularly scheduled meeting in order to acquire a voting quorum. Chairman Podeswik and Board member Dick were not at the January 25, 2016 meeting.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

ADJOURNMENT

The meeting was adjourned at 1:10 p.m.

Respectfully submitted,



Howard Lee, Associate Planner