

Minutes of a Regular Meeting of the Design Review Board

June 6, 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 McCullough, Vice Chair Podeswik, Board members Hulitt and Dick.

Absent: None.

Visitors: Tony Gaipa, representing DRB 16-11 (Gaipa).

Andy Plant, Joe Taylor, Kalina Kunert, and Brian Lind representing DRB 16-09 (Westmont Development LP).

Staff: Senior Planner Chris Jacobs, Associate Planner Lee and Community Development Program Coordinator Gonzales.

INFORMATION ITEMS None.

BUSINESS

- a. **Design Review Board DRB 16-11 (Gaipa)** - Consideration of an exterior remodel to an existing restaurant site at 8141 - 8147 La Mesa Boulevard in the CD-D (Downtown Commercial / Urban Design Overlay) zone. Assessor's Parcel Number: 470-594-08.

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

The board members stated that the project design worked well by promoting an indoor/outdoor space and an active street frontage. Board members Hulitt, Podeswik, and McCullough recommended the following design considerations:

- 1) Revise the Date Avenue entry to be in scale and proportion (massing, roof pitch, column width, etc.) with the rest of the building,
- 2) Consider design features at the building corner facing the intersection of the building plate: a) increase the mass of the corner column between the two rollup doors, b) the corner parapet element should surround the space on the roof and be framed to appear finished,
- 3) Update the roof plan to be consistent with the elevations,

- 4) Provide additional wood posts from the roof over the outdoor dining area facing La Mesa Boulevard to improve the architectural pattern and rhythm of the front elevation, and
- 5) Re-visit the materials palette, particularly the proposed stone veneer.

Board member Dick agreed with the suggestions. Board member Dick recommended that the applicant consider:

- 1) A fireplace element on the building elevation facing La Mesa Boulevard to embellish the use of the stone veneer,
- 2) Continue the use of the stone veneer material on the patio masonry wall to provide a base to the building, and specify the size of the masonry block, and

The board suggested that the applicant study the egress and accessibility of the floor plan prior to resubmitting revised plans.

The applicant considered the suggestions and agreed to revise the plans for review at a future DRB meeting. He mentioned that he received six letters of intent for possible restaurant tenants and is anxious to move this project forward.

The project was continued to address Board member comments.

- b. **Design Review Board DRB 16-09 (Westmont Development LP)** - Consideration of a State licensed residential care facility and accessory structures on an approximately 3.3-acre portion of the Briercrest Park site, a vacant graded property leased from the City of La Mesa at the northeast corner of State Route 125 and Murray Drive (addressed as 9000 Murray Drive) in the RIS-G (Suburban Residential/Grossmont Specific Plan Overlay) zone. Assessor's Parcel Number: 490-390-25.

Senior Planner Jacobs summarized the staff report and the applicant described the project.

Board member Podeswik discussed ceiling height and suggested that the overhangs be widened.

Board member Hulitt suggested grass-crete in-lieu of decomposed granite. The applicant responded by saying they were installing exposed aggregate concrete. Hulitt suggested that the applicant consider transitioning the care facility landscape with the Briercrest Park site.

Chairman McCullough observed that the window glazing is flush with the wall rather than recessed. He felt that the porte-cochere (covered entry) was disproportionately small in comparison to the building. The interior sensory garden and exterior lawn activity area could be improved.

The applicant discussed the outdoor activity programs serving residents.

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

- 1) Increase window recesses by moving sills to the outside, and
- 2) Widen the eaves wherever rafter tails are used.

Board member Hulitt seconded the motion.

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

c. Approval of the minutes from the January 25 and April 4, 2016 meetings.

For the January 25th meeting, Senior Planner Jacobs was a designated Board member. Board member Hulitt made a motion to approve the January 25, 2016 minutes. Board member Jacobs seconded the motion.

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

For the April 4th meeting, Associate Planner Lee was a designated Board member. Board member Lee made a motion to approve the April 4, 2016 minutes. Board member Dick seconded the motion.

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

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,



Howard Lee, Associate Planner