

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

January 9, 2017 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 12:30 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

### **ATTENDANCE**

Members Attending: Chairman Soutowood, Board members Hulitt, Jacobs, and McCullough.

Absent: Board member Dick.

Visitors: Jim Bartell, Stosh Podeswik, and Kris Bhakta, representing DRB 16-15, and David Allen and John Allen representing DRB-16-19.

Staff: Associate Planner Kinnard.

**INFORMATION ITEMS** None.

### **BUSINESS**

- a. **Design Review DRB-16-15 (SD Realty Group LLC)** – Consideration of a proposed 10-unit residential condominium development on a 0.5-acre site addressed as 5042-44 Keeney Street.

Associate Planner Kinnard summarized the staff report.

The DRB requested details for the deck, lighting, driveway paving, fences, walls and doors. They also asked for section views, clarification about the proposed building colors, and improved consistency between the drawings.

They discussed possible ways to improve pedestrian circulation, useable open space, screening of utilities and parking areas, bioretention facilities, landscaping, and window locations on the buildings. It was noted that the underside of the deck will be visible from the street and there was a discussion about ways to lower the deck and improve its appearance. Trash receptacle storage and placement was also discussed.

The DRB asked the applicant to respond to comments and return for review at a later date. No action was taken.

- b. **Design Review DRB-16-19 (GWMP Investments LLC)** Consideration of a request to stockpile on a vacant site located on the west side of Colony Drive in the R3 (Multiple Unit Residential) zone.

Associate Planner Kinnard summarized the staff report and said that a stockpile permit requires a bonded development agreement.

DRB members discussed the challenges associated with reviewing a temporary site condition that will change on an ongoing basis as soil is added. It was noted that if development is delayed, the stockpile appearance could become a permanent condition. There was a discussion about erosion control.

Board member McCullough asked if trees would be removed. The applicant replied that trees will be removed for stockpiling but later replaced at a 2:1 ratio as part of the new development.

To improve the appearance of the site, the DRB suggested using natural looking contours to avoid a manufactured or groomed appearance. It was also agreed that the graded areas should be hydroseeded, and that tree replacement should be required regardless of future development.

Chairman Soutowood made a motion to approve the project with the following conditions. Board member McCullough seconded the motion.

- 1) The applicant shall make an inventory of all trees being removed. All removed trees shall be replaced.
- 2) Graded areas shall be hydroseeded. All open ground left undisturbed must be seeded.
- 3) The applicant shall place the soil in such a manner as to leave natural looking contours. The slope shall not have a manufactured or padded appearance.

Aye: Chairman Soutowood, Board members Hulitt, Jacobs, and McCullough.  
Nay: None.  
Absent: Board member Dick.  
Abstain: None.

**c. Approval of the minutes from the September 12, 2016 meeting.**

Chairman Soutowood made a motion to approve the September 12, 2016 minutes. Board member Hulitt seconded the motion.

Aye: Chairman Soutowood, Board members Hulitt, Jacobs, and McCullough.  
Nay: None.  
Absent: Board member Dick.  
Abstain: None.

**PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION** None.

**ADJOURNMENT**

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

Respectfully submitted,



Allyson Kinnard, Associate Planner