

Minutes of a Regular Meeting of the Design Review Board

January 23, 2017, 12:30 p.m.

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

Approved February 13, 2017

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 Dick, Hulitt, Jacobs, and McCullough.

Absent: None.

Visitors: Allen Bennett, Zac Stover, Michael Martineau, and Ted Christensen representing DRB-16-13 (High Street 34, LP); and John Brand, Andrew Kann, David McCullough, Melody Nazareno, Vicki Piazza, representing DRB 16-12 (Peckham Family Trust).

Staff: Associate Planner Kinnard and Lee.

INFORMATION ITEMS None.

BUSINESS

- a. **DRB 16-13 (High Street 34, LP)** – Consideration of a proposed 34-unit residential condominium development on an 8.5-acre site on the north side of High Street in the R1S (Suburban Residential) zone.

Associate Planner Kinnard summarized the staff report and the design team described the floor plan layouts for the individual units.

Board member McCullough made suggestions for enhancing the landscaping, particularly at the front of the site.

Board member Hulitt noted the use of an urban architectural form in a suburban setting. He asked questions of the applicant regarding wall and fence materials, drainage, decorative paving, and lighting.

Board member Soutowood suggested relocating a few of the parking stalls to create additional landscaped recreation space. He also suggested using boulders from the site to reinforce the quarry theme.

Board member Hulitt made a motion to approve the project, which was seconded and amended by Board member McCullough to include the following conditions:

- 1) The applicant shall provide street trees.
- 2) The applicant shall provide a variety of plant material in varying heights and sizes, including one, five, and 15-gallon shrubs in the bioswale at the front of the property. Plants shall be selected for suitability within bioretention areas.

Aye: Chairman Soutowood, Board members Dick, Hulitt, Jacobs, and McCullough.

Nay: None.

Absent: None.

Abstain: None.

- b. DRB 16-12 (Peckham Family Trust)** – Consideration of a mixed-use condominium project at 5565 Lake Murray Boulevard in the CN-D (Neighborhood Commercial / Urban Design Overlay) zone.

Associate Planner Lee summarized the staff report and Vicki Piazza described the project and details of easement constraints. David McCullough discussed site landscaping, storm water treatment facilities, open space and pedestrians amenities, lighting, site constraints and easements.

Board member Hulitt stated his support for the project.

The board discussed rooftop mechanical screening on the commercial building. The parapet may be raised to provide screening for rooftop mechanical equipment. Proposed roof materials may change from a metal roof to asphalt shingle to accommodate for solar panels. The Board also discussed site walls, fencing, architectural features, building materials, and the fire rating requirement for the trash enclosures.

Board member Jacobs made a motion to approve the project.

Board member Kinnard seconded the motion.

Aye: Hulitt, Jacobs, and Kinnard.

Nay: None.

Absent: None.

Abstain: None.

Excused: Board members Dick, McCullough, and Soutowood.

- c. Approval of the minutes from the January 9, 2017 meeting.**

Board member McCullough made a motion to approve the January 9, 2017 minutes. Board member Soutowood seconded the motion.

Aye: Chairman Soutowood, Board members Dick, Hulitt, Jacobs, and McCullough.

Nay: None.

Absent: None.

Abstain: None.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

ADJOURNMENT

The meeting was adjourned at 3:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'H. Lee', written in a cursive style.

Howard Lee, Associate Planner