

Minutes of a Regular Meeting of the Design Review Board

February 13, 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 12:35 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: Stosh Podeswik and Krishna Bhakta representing DRB 16-15.

Staff: Associate Planner Kinnard.

INFORMATION ITEMS None.

BUSINESS

- a. **Design Review DRB-16-15 (SD Realty Group LLC)** – Reconsideration 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 project architect described revisions made in response to comments from the January 9, 2017 meeting.

Board member Hulitt acknowledged improvements made to pedestrian connectivity, to the deck and to the front yard area. He asked the applicant to re-consider using the deck stair as a seat wall.

Board member McCullough encouraged the applicant to revisit the size and scale of the bioretention area with the civil designer.

Board member Soutowood initiated a discussion about the plant material proposed in the bioretention area and whether it would screen the deck and provide privacy. He also reiterated the need for an additional walkway to the street and for additional lighting throughout the site.

Board member Jacobs noted inconsistencies between the site plans and elevations. The applicant verified that the street-facing elevation labeled as Building 4 on sheet A3.2 should instead apply to Buildings 1 and 5. Board

member Jacobs also sought clarification as to whether the rear (west-facing) walls of Buildings 2 and 3 would have windows. There was a discussion about ways to articulate the west-facing walls to improve their appearance.

Board member Soutowood made a motion to approve the project as shown on the plans dated January 24, 2017, with the following conditions:

- 1) The west-facing elevations of Buildings 2 and 3 at the rear of the site shall be enhanced as follows:
 - a. Provide windows per right/left side elevations shown on sheet A3.1.
 - b. Provide 24-inch box Chinese elms in the rear yard areas as shown on the landscape concept plan.
 - c. Provide differentiated colors and materials for additional articulation.
- 2) Provide site lighting for all walkways and at the common area deck.

Board member McCullough seconded the motion.

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

b. Approval of the minutes from the January 23, 2017 meeting.

Board member McCullough made a motion to approve the January 23, 2017 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 1:15 p.m.

Respectfully submitted,



Allyson Kinnard, Associate Planner