

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

September 10, 2018, 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 Kinnard, Kusiak, Langdon, and Robinson.

Absent: None.

Visitors: John Ziebarth, Nikolas Parish, Mike McCarley, and Luis Delgado representing DRB 18-02.

Staff: None.

**INFORMATION ITEMS** None.

## **BUSINESS**

- a. **Design Review Board DRB 18-02 (Rainbow Investment Co.)** – Consideration of a proposed coffee shop, including outdoor seating area and drive-thru, on a vacant site addressed as 5335 Jackson Drive in the C-G-D (General Commercial / Grossmont Specific Plan Overlay / Urban Design Overlay) zone.

Associate Planner Kinnard summarized the staff report. Mr. Ziebarth, representing the project applicant, provided additional information.

Chair Soutowood initiated a discussion about drive-thru stacking, circulation, and the location of the refuse/recycling enclosure. He suggested that the width of the driveway along a curve in front of the trash enclosure be narrowed through the use of differentiated paving. He questioned the need for five light poles and encouraged the applicant to submit a photometric study at building submittal to ensure that site lighting would not be excessive. Rooftop mechanical screening was discussed and it was agreed that the parapet as proposed was adequate as visibility of the roof from uphill will be minimal.

Board member Langdon asked the applicant to explain why the building was not sited near the street as favored in the Grossmont Specific Plan. Mr. Ziebarth said that multiple site designs were considered, but on-site circulation needs ultimately dictated building placement. Mr. Langdon also

suggested that crape myrtle replace Brisbane box for the street trees.

Board member Robinson offered suggestions about how to clearly define the proposed right-turn prohibition onto the site from Center Drive. He said that visual deterrents would be needed and suggested imposing a condition of approval to ensure the issue is addressed at plan review.

Board member Soutowood made a motion to recommend approval of the project based on the plans dated August 28, 2018 and a finding that the project is consistent with the City's Urban Design Program, Grossmont Specific Plan, and General Plan, subject to the following conditions:

1. The applicant shall provide exit drive-aisle paving delineation for the exit-only driveway at Center Drive to the satisfaction of the Community Development Director.
2. Crape myrtle shall be used in place of Brisbane box for the street trees.

Board member Langdon seconded the motion.

Aye: Board members Kusiak, Langdon, Robinson, and Soutowood.

Nay: None.

Absent/Recused: None.

Abstain: None.

**a. Approval of the minutes from the July 9, 2018 meeting.**

Board member Soutowood made a motion to approve the minutes from the July 9, 2018 DRB meeting. Board member Langdon seconded the motion.

Aye: Board members Kinnard, Langdon, and Soutowood.

Nay: None.

Absent/Recused: Board members Kusiak and Robinson.

Abstain: None.

**PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION** None.

**ADJOURNMENT**

The meeting was adjourned at 1:25 p.m.

Respectfully submitted,



Allyson Kinnard  
Senior Planner