

DESIGN REVIEW BOARD

RECORD OF ACTIONS

March 12, 2009

A. Call to Order 9:00 a.m.

Board members present: David Brown, Carol Bell, Sandy Diefenbach (arrived at 9:02 a.m.), Merle Watson, Karl Ulle, Rob James and Cathrine Laguna.

Board members absent: None

Staff present: Rozanne Cherry

B. Record of Actions from the February 26, 2009 meeting:

MOTION: Moved by C. Bell, seconded by M. Watson, to approve the minutes.

MOTION CARRIED: 6-0-0

C. Oral and Written Communications: None

D. Consent Calendar: None

E. Individual Case Review:

1. PHG 08-0016, Conversion of SFR to Day Care for 35 Children, 2311 Bear Valley Parkway (Cross Street - Lion Valley Road). R-1-10 zone

Applicant: Ricardo Marin, 1143 Hanford Court, Chula Vista, CA 91913
Planner: Kristina Owens

Staff described the changes to the project. The number of children was lowered to 34. The parking was redesigned to allow vehicles to exit in a forward motion. The proposed 4700 square feet of play area would exceed the minimum requirement. The noise report required a 6' block wall on the front, interior side and rear property lines with a lower wall along Lion Valley Road. The wall would meet the setback on Bear Valley Parkway and on Lion Valley Road. Staff recommended approval of the revisions with the conditions that the applicant work with staff to revise the landscaping to provide more groundcover and add palm trees along the southern property line, and that the wall be decorative with pilasters every 40' – 50' on center.

Vice chair Bell felt the revisions were well thought out. In response to her questions, staff stated that the additions would match the existing building with respect to color and materials and that signs had not been proposed, though the code would allow a low monument sign and wall signs. Board member Watson suggested that water conservation be a criteria for the selection of the added groundcover. Board member Ulle stated that the block wall should match the retaining wall and be made of split-face block.

Board member Laguna clarified the emergency vehicle access. Chairman Brown verified the trash collection location. He also asked about the feedback from the neighbors. Per the

applicant, they had not spoken with any neighbors. Per staff, no neighborhood meeting was held, but a public notice for the March 24th Planning Commission hearing was sent to the neighbors. Chairman Brown expressed concern that parents would drive the length of Lion Valley to turn around. He confirmed 5 employees, with the remainder of the on-site parking spaces available for parents. He suggested that Lion Valley in front of the facility be marked as no parking so that cars would enter the parking lot to drop off and turn around.

Vice chair Bell clarified that the hours would be 6:00 a.m. until 6:00 p.m. Monday through Friday.

A discussion concerning drop off and pick up operations, neighbors' guest parking on Lion Valley Road, possible red curb areas, and employee parking followed. Board member Laguna felt that the proposed number of children was too high for a residential zone.

MOTION: Moved by M. Watson, seconded by R. James, to approve the project subject to staff recommendations.

MOTION CARRIED: 6-1-0 (Laguna voting no)

2. ADM 09-0007, Addition of 9 units (Phase 2) to the previously-reviewed Plot Plan for 46-Units (Phase 1) of Affordable Apartments with 3-Story Buildings and a Recreation Room, including Street Vacation and Lot Consolidation. Total of 55 units in two phases. Existing Residential Units to be demolished. Phase 2 is located at 742-748, 750-756 and 758-764 Elder Place. R-3-18 zone

Applicant: Urban Housing Communities, Mark Irving, 2000 E. Fourth Street #205, Santa Ana, CA 92705

Planner: Rozanne Cherry

Staff presented Phase 2 consisting of 9 dwelling units on 0.5 acres in a 3 story building with 2, 3 & 4 bedroom units. Open space and parking would be met on-site. A perimeter decorative wall and wrought iron fencing would be included. The applicant also was presenting an alternative for the western elevation. Staff recommended approval of the project with a condition that the applicant work with staff to provide a 10' setback at the carport, ADA parking, a turnaround in the gated parking lot, setbacks for the fence/wall on the streets, and street trees and fences at the ultimate right-of-way location.

David Dietterle with Lundstrom Associates clarified that the existing buildings would be demolished. The landscape architect stated that a second tot lot would be added to the site, and that the residents of phase 2 would use the community room in phase 1. Alan Scale, project architect, noted that using a U-shaped building would allow more light and windows for each unit, more opportunities to have eyes on the street and the open space, and more doors to the outside. The west elevation had been revised to show the bathroom windows to fit over the toilets and other revised design elements for a better balance of gable and shed roofs.

The board was pleased with the alternate design for the western elevation. Board member Watson confirmed that the parking was surrounded by perimeter wall/fence. Chairman Brown confirmed that Elder Place would remain a public street.

Mark Irving, applicant, described the disposition of the single family lot on the corner, and the two remaining lots. Chairman Brown stated that the proposal was a very nice project. He also

clarified the location of a pedestrian gate in the fence, pedestrian access to trash, and low wall screening to block headlights.

MOTION: Moved by C. Bell, seconded by S. Diefenbach, to approve the project subject to staff recommendations with the alternate western elevation.

MOTION CARRIED: 7-0-0

F. Current Business: None

G. Oral Communications: None

H. Board Member Discussion:

Board member Watson followed up on the status of the Fire/Police Administration building. R. Cherry informed the board it would be included on the next agenda.

I. Adjournment at 9:46 a.m. to the next regularly scheduled Design Review Board meeting on Thursday, March 26, 2009 at 9:00 a.m. in Training Room #1 at City Hall, 201 North Broadway.

David Brown, Chairman
of the Design Review Board

Rozanne Cherry, Secretary
of the Design Review Board