

Old Town San Diego Design Review Board

DRAFT MEETING MINUTES

Thursday, May 17, 2012 at 9:00am

CONFERENCE ROOM 5D
CITY OPERATIONS BUILDING - 5TH FLOOR
1222 FIRST AVENUE, SAN DIEGO, CA 92101

MEETING WAS CALLED TO ORDER AT 9:24AM BY CHAIRPERSON CHUCK AMBERS

ATTENDANCE

OTDRB Members

Present Chuck Ambers (Chair); Conrado Gallardo; David McGuire; Patrick Edinger
Absent John Patterson
Recusals None

City Staff

CP&CI Kelley Stanco
City Attorney None

Guests

Item 4 Alex Saucedo, consultant; Steve Marron, contractor
Other None

ITEM 1 - APPROVAL OF MINUTES OF January 19, 2012

MOTION BY BOARDMEMBER GALLARDO TO APPROVE MINUTES AS SUBMITTED.

Seconded by Boardmember McGuire

VOTE: 4-0-0

ITEM 2 - PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE OLD TOWN SAN DIEGO DESIGN REVIEW BOARD NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE SECRETARY AT THE TIME OF THE MEETING.

NOTE: THREE (3) MINUTES OF TIME PER SPEAKER

- None

ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
 - Boardmember Patterson informed staff that he would not be able to attend today’s meeting.
- B. Subcommittee Reports
 - None
- C. Conflict of Interest Declarations
 - None
- D. Staff Report
 - None
- E. Requests for Continuance
 - None

ACTION ITEMS

▪ **ITEM 4: Presidio Hills Golf Course Storage Building**

PTS #: 224033

Applicant: Alex Saucedo, Alex Saucedo Construction; on behalf of the Lessee

Location: Presidio Hills Golf Course, Old Town Planned District, Council District 2

Description: The project proposes to demolish the existing golf cart storage building and replace it with a new building occupying the same footprint.

Today's Action: Recommend approval, conditional approval or denial to the decision maker for the proposed project request.

Staff Presentation: The project proposes to reconstruct a new golf cart storage building on the site of a former storage building which has been removed. The f new building will be constructed within the footprint of the old building. Environmental Analysis staff has reviewed the project and has worked with the applicant to address all archaeological issues, which have been resolved. Additionally, staff worked with the applicant to revise the design of the project from a shed asphalt shingle roof to a more Spanish design, with a gabled single barrel clay tile roof, smooth to light sand stucco walls, and a roll-up garage door without windows. The applicant is here to present the project to the Board for a recommendation to the decision maker.

Applicant Presentation: The project has undergone extensive review by City staff for design and archaeology. An archaeology and Native American Monitor will be present for any ground disturbing activities.

Public Comment: None.

Q&A:

Boardmember Issue or Question	Applicant’s Response
The garage door will be solid?	Yes.
The stucco finish will match the Casa de Carrillo?	Yes.

Boardmember Issue or Question	Applicant's Response
Do you see the entry door from any main right-of-way?	No, it faces toward the golf course and is surrounded by trees.
The plans show non-combustible enclosed eaves. Could the applicant do 1 hour rated rafter tails?	Yes.
Could the access door be moved to allow a wood lintel over both the entry door and the garage door?	Yes.
Could you reverse the gable so that you see the broadside and more tile?	Yes.

Boardmember Discussion and Comment:

Boardmember	Comments
Ambers	Stucco should match Casa de Carrillo
Gallardo	A wood lintel detail would help.

Staff Comment: None.

Recommended Modifications: Add wood lintels over the windows and doors; shift the access door to allow a wood lintel over both the access door and the garage door; use 1 hour fire rated rafter tails, rather than boxed eaves; and rotate the roof so that the broadside is seen, increasing the visibility of the roofing tile.

Motion:

MOTION BOARDMEMBER AMBERS TO RECOMMEND APPROVAL OF THE NEW GOLF STORAGE SHED, WITH THE FOLLOWING MODIFICATIONS TO THE PROJECT SCOPE: ADD WOOD LINTELS OVER THE WINDOWS AND DOORS; SHIFT THE ACCESS DOOR TO ALLOW A WOOD LINTEL OVER BOTH THE ACCESS DOOR AND THE GARAGE DOOR; USE 1 HOUR FIRE RATED RAFTER TAILS, RATHER THAN BOXED EAVES; AND ROTATE THE ROOF SO THAT THE BROADSIDE IS SEEN, INCREASING THE VISIBILITY OF THE ROOFING TILE.

Seconded by Boardmember Edinger

Vote: 4-0-0

Adjourned at 9:47AM

The next regularly-scheduled Old Town Design Review Board Meeting will be on June 21, 2012 at 9:00 AM.

For more information, please contact Kelley Stanco at KStanco@sandiego.gov or 619.236.6545