

Old Town San Diego Design Review Board REVISED AGENDA

Thursday, November 21, 2013 at 9:00am

CONFERENCE ROOM 5D
DEVELOPMENT SERVICES DEPARTMENT BUILDING - 5TH FLOOR
1222 FIRST AVENUE, SAN DIEGO, CA 92101

Note: If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact City Staff at 235-5200 at least five (5) working days prior to the meeting to insure availability. Those items with an asterisk (*) will include consideration of the appropriate environmental document.

ITEM 1 - APPROVAL OF MINUTES

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

ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
- B. Subcommittee Reports
- C. Conflict of Interest Declarations
- D. Staff Report
- E. Requests for Continuance

INFORMATION ITEMS

ITEM 4 – JUAN STREET IMPROVEMENTS

PTS #: 204753
Applicant: City of San Diego, Public Works - Engineering and Capital Projects Department
Location: Juan Street between Taylor Street and Sunset Street, Old Town Planned District, Council District 2
Description: This item was presented to the Board on December 6, 2012 and was approved with a condition to study the contrast of dark grey, ocre yellow and light gray truncated domes, with the board's preference being dark grey first and ocre yellow second. Today's item is coming back to the board to do provide the results of the truncated dome contrast color study that was conducted for the project as recommended.

Today's Action: None, this item is for information only.

NEXT MEETING DATE: Thursday, December 19, 2013

LOCATION: Conference Room 5D, Fifth Floor, Development Services Building

ENCLOSURES: Meeting Minutes for December 6, 2012

Old Town San Diego Design Review Board

MEETING MINUTES FOR SPECIAL MEETING

Thursday, December 6, 2012 at 9:30am

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

MEETING WAS CALLED TO ORDER AT 9:35AM BY CHAIRPERSON CHUCK AMBERS

ATTENDANCE

OTDRB Members

Present Chuck Ambers (Chair); Conrado Gallardo; David McGuire; John Patterson

Absent Patrick Edinger

Recusals

City Staff

DSD Kelley Stanco, Corey Braun, Jeffrey Szymanski

Misc Nitsuh Abera; Virginia Oskoui; Abi Palaseyed

Guests

Item 4 Fred Wickman

Item 5 Peggy Baxter; Simon Andrews

Item 6 Rev Alex Achacoso; Michael Rollins; David Keitel

Other None

ITEM 1 - APPROVAL OF MINUTES OF MAY 17, 2012

MOTION BY BOARDMEMBER PATTERSON TO APPROVE MINUTES AS SUBMITTED.

Seconded by Boardmember Gallardo

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

- We now have a new Mayor, Bob Filner. With a new Mayor will likely come a new Director of Boards and Commissions. We currently have two vacancies and one termed out position with the Boardmember graciously continuing to serve. As the transition settles down, we will be working with the Mayor's office to fill the Board vacancies.

B. Subcommittee Reports

- None

C. Conflict of Interest Declarations

- None

D. Staff Report

- None

E. Requests for Continuance

- None

ACTION ITEMS▪ **ITEM 4 – JUAN STREET IMPROVEMENTS**

PTS #: 204753

Applicant: City of San Diego Engineering & Capital Projects

Location: Juan Street between Taylor Street and Sunset Street, Old Town Planned District, Council District 2

Description: The project proposes to remove and replace the pavement from curb to curb, including new curb and gutter, sidewalk, curb ramps, driveways and cross gutters, along Juan Street from Taylor Street to Sunset Street.

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

Staff Presentation: The applicant is here today to present proposed improvements along Juan Street consisting of a new street-bed, sidewalks, curb, gutter and drainage. The project has been reviewed by staff and the applicant has addressed the project's consistency with the Old San Diego Architectural and Site Development Standards and Criteria.

Applicant Presentation: The project proposes to replace the street, sidewalk and curb along Juan Street. A standard curb and gutter will be installed, and sombrero buff sidewalks with a 2.5' square scoring pattern will be installed. Rose color sidewalks will be installed at the end of the street near Sunset, where they currently exist. Truncated domes need to meet contrast requirements for ADA compliance, and the applicant would like the Board's input on preferred colors. Utilities will be placed underground, and new water lines will be installed. In addition, drainage and storm drains will be improved down the length of the street. In regard to the Soto Building, archaeological testing occurred in the street and nothing was found; however, the proposed storm-drain was nevertheless redesigned to avoid the possible location.

Public Comment: None

Q&A:

Boardmember Issue or Question	Applicant's Response
Storm drains will be installed where there aren't any now?	Yes, on both sides of Juan Street from Taylor up to where the street flattens out.
Will storm drains be located near the Soto Building?	No, storm drains are not needed on every block.
How are residents and owners notified?	Through flyers and door hangers with a schedule of work. Notice is provided 48 hours in advance. Work will occur 7am-7pm, and if any work occurs past 3pm owners will be notified.
Will "No Parking" signs be posted in advance of work?	Yes.
Will access to Juan Street always be available?	Yes.
What is the proposed sidewalk color?	Sombrero buff is required in Old Town (up through Heritage Park)
Are there any existing trees that need to be addressed?	Mainly near the golf course. The contractor will need to work with the City arborist on preservation and treatment.
The road will be standard grey concrete?	Yes.
Will there be any impact to parking after completion?	No. The street will remain the same width, as will the driveways.
Is there a standard for installing a red curb?	Depends upon community requests and need.

Boardmember Discussion and Comment:

Boardmember	Comments
Gallardo	Prefers pale yellow for the truncated domes.
McGuire	Prefers dark grey for the truncated domes.
Patterson	Prefers dark grey for the truncated domes.

Staff Comment: None.

Motion:

MOTION BOARDMEMBER PATTERSON TO STUDY THE CONTRAST OF DARK GREY, OCRE YELLOW AND LIGHT GRAY TRUNCATED DOMES, WITH THE BOARD'S PREFERENCE BEING DARK GREY FIRST AND OCRE YELLOW SECOND.

Seconded by Boardmember McGuire

Vote: 4-0-0

MOTION BOARDMEMBER MCGUIRE TO RECOMMEND APPROVAL OF THE PROJECT AS PROPOSED (WITH THE INCLUSION OF THE PRIOR MOTION RELATED TO TRUNCATED DOME COLOR PREFERENCES) TO THE DECISION MAKER.

Seconded by Boardmember Patterson

Vote: 4-0-0

▪ **ITEM 5 – OLD TOWN SALOON MURAL AND SIGNAGE**

PTS #: N/A

Applicant: Simon Andrews, Graphic Solutions

Location: 2495 San Diego Avenue along the Harney Street elevation, Old Town Planned District, Council District 2

Description: The project proposes to replace the existing painted signage with new painted signage, to include a historic mural. Staff has referred this project to the Old Town Design Review Board for comment on the appropriateness of the mural.

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

Staff Presentation: The applicant is looking to introduce murals to the side of their building to attract additional customers and retain tenants. Staff has informed the applicant that the murals cannot directly reflect the products or services available, as this would be counted toward their sign allowance.

Applicant Presentation: The applicant conducted research on appropriate historical images to include in a mural intended to improve a blank exterior wall. The murals will be painted, using subdued colors to create the feel of a faded photograph. The mural and signage is needed to draw customers to this side of the building, as the owner has difficulty retaining tenants.

Public Comment: None.

Q&A:

Boardmember Issue or Question	Applicant's Response
Given the current stucco texture, how will the detail come out?	It will appear slightly fuzzy, but appropriate, and will appear as an old photo.
Will it be hand-painted?	Yes
Will the murals reflect Old Town history?	The photos are from the San Diego History Center archives.
The group of boys appear to be floating.	That will be corrected.
Is this consistent with the way-finding sign	No, it is not in the right-of-way; and

Boardmember Issue or Question	Applicant's Response
program being developed?	way-finding signage needs to meet code.

Boardmember Discussion and Comment:

Boardmember	Comments
Ambers	Sees it as a positive.
Gallardo	Likes shadows on the people. Would recommend adding shadow to the frame of the photos.
McGuire	Has no problem with it.

Staff Comment: None.

Motion:

MOTION BOARDMEMBER GALLARDO TO RECOMMEND TO THE DECISION MAKER THAT THE PROPOSAL IS CONSISTENT WITH THE OLD SAN DIEGO ARCHITECTURAL AND SITE DEVELOPMENT STANDARDS AND CRITERIA.

Seconded by Boardmember Patterson

Vote: 4-0-0

▪ **ITEM 6 – OLD TOWN COMMUNITY CHURCH**

PTS #: 285886

Applicant: Old Town Community Church

Location: 2444 Congress Street, Old Town Planned District, Council District 2

Description: The project proposes to replace the existing fire damaged church building with a new church building, largely within the same footprint with an increase in square footage of less than 20 percent. Staff has referred this project to the Old Town Design Review Board for comment on the height, which will increase by 2.5 feet in some locations, and proposed fencing.

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

Staff Presentation: The project proposes to replace the existing fire damaged church building with a new church building, largely within the same footprint with an increase in square footage of less than 20 percent. Staff has referred this project to the Old Town Design Review Board for comment on the height, which will increase by 2.5 feet in some locations, and proposed fencing.

Applicant Presentation: The project proposes to build on top of the existing slab and add only small areas, shaded in grey on the plans. The height of the building will be increased only 30 inches from the existing. The sanctuary will be moved within the building.

Historic stained glass will be retained and relocated to another portion of the building. Materials and features include smooth stucco, clay tile roofing, rounded corners, and wood windows. A fence will also be added on top of a new wall next to the existing house, which will remain. The church is looking forward to returning to the site, which has not been fit for occupancy since the fire one year ago.

Public Comment: None

Q&A:

Boardmember Issue or Question	Applicant's Response
Are you losing parking?	One stall.
Is the additional height to the ridge or the cross?	The ridge.

Boardmember Discussion and Comment:

Boardmember	Comments
Ambers	Likes the changes to the building. The red curb in front of the church is from when it was a bus stop. It is no longer needed and limits parking.
Gallardo	No issues. The proposed structure is much nicer than the existing one.
Patterson	No objections. Still a minor project despite small increases in height and square footage.

Staff Comment: None.

Motion:

MOTION BOARDMEMBER PATTERSON TO RECOMMEND TO THE DECISION MAKER THAT THE PROJECT AS PROPOSED IS CONSISTENT WITH THE OLD SAN DIEGO ARCHITECTURAL AND SITE DEVELOPMENT STANDARDS AND CRITERIA.

Seconded by Boardmember McGuire

Vote: 4-0-0

Adjourned at 11:05 AM

The next regularly-scheduled Old Town Design Review Board Meeting will be on January 17, 2013 at 9:00 AM.

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