

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**January 26, 2004
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Ariaza, Alberdi and Mestler

ABSENT: Aguilar (excused)

PUBLIC HEARING:

1. DRC-03-50 Pacific Coast Communities
Village Six Neighborhood R-9B, northeast corner of
Magdalena Avenue and East Palomar Street
255-unit multi-family development on 12.58-acres in Otay
Ranch Village Six.

Project Manager: Harold Phelps, Associate Planner

Action: Approved (3-0) with the following amendments:

Condition 6; That enhanced paving be provided at 2 additional intersections within the project along Street "D".

Condition 9; Change second line of first sentence to read as follows: *and pitched roofs shall be included to enhance those elevations.*

2. DRC-04-33

Doctor's Development Group
955 Lane Avenue
Chula Vista, CA

Design review permit to allow for a Medical Campus that consists of five separate buildings totaling 73,000 square feet of floor area in the Eastlake Business Park Phase 1.

Project Manager: Michael Walker, Associate Planner

Action: Approved (3-0) with following amendments:

Condition 3; A planned sign program shall be submitted for review and approval by the Design Review Committee.

Condition 26; Approved colors shall be specified on the building elevations. The Design Review Committee must approve any proposed substantial changes in colors or materials.

Condition 27; The corner and south elevation of Building D where the sunshades occur, shall maintain the same linear appearance consistent with the south elevation of Building C.

3. DRC-03-78

Attisha Enterprises, Inc.
765 E Street
Chula Vista, CA

Design review permit to allow for an Arco AM/PM facility and carwash.

Project Manager: Jeff Steichen, Associate Planner

Action: Approved (3-0) with following amendments:

Condition 11; Colored concrete shall be used to provide a visual relief in the paving between the gas pump island and the front of the convenience store in order to compensate for the lack of landscaping within this maneuvering area.

Condition 14; Reduce the wall signage on the front ends of the convenience store by 50% and recess said signage.

Condition 16; Prior to issuance of building permits, colored banding along top of walls of car wash building shall be deleted.

4. DRC-04-17

Shea Homes

Rolling Hills Ranch Neighborhood 4A, "Sedona"

The project site is a 10.4-acre lot located on the south side of MacKenzie Creek Road, southeast of the intersection of MacKenzie Creek Road and Mount Miguel Road, in the Rolling Hills Ranch Planned Community.

The application request approval of a Site Plan and Architectural Review for 167 condominium units. The project is intended to satisfy the low and moderate income housing obligation required by Rolling Hills Ranch Sectional Planning Area Plan and Affordable Housing Agreement.

Project Manager: Richard Zumwalt, Associate Planner

Action: Approve (3-0) with deletion of Condition 16C.

PRESENTATION:

5.

Historic Preservation

Project Manager: John Schmitz, Principal Planner

Action: None taken.

APPROVAL OF MINUTES:

August 4, 2003, October 20, 2003 and December 1, 2003