

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

April 17, 2006
4:30 p.m.

City Hall
Council Chambers Building
276 Fourth Avenue, Chula Vista

ROLL CALL: Alberdi, Bringas, Calvo, Mestler

ABSENT: Magallon

APPROVAL OF MINUTES: None

PUBLIC HEARING:

1. DRC-05-05 Premier Coastal Development
307 Orange Avenue
Chula Vista, CA 91911
Proposal for conversion of 124 existing apartment units to condominiums.

Project Manager: Danielle Putnam, Planner with RBF Consulting

Action: (Alberdi/Calvo) (4-0-0-1) Approve with following modifications to conditions in Notice of Decision:

- Explore the possibility of adding vine planted locations on the south side of the property.
- Add screening for future air conditioning units.
- Window shutter design shall use a solid shutter style without gaps.
- Add trash enclosures that will comply with City standards and meet design guideline requirements.

INFORMATIONAL ITEM:

2. PSP-06-03 Eastlake Village Walk Planned Sign Program
Tower and ground monument sign modifications.

Project Manager: Stan Donn, Associate Planner

Action: None taken. The Committee liked the revised design for the tower and monument sign. They believed both signs would enhance the overall shopping center.

PRELIMINARY REVIEW:

3. DRC-05-31

Masaway Storage
3342 Main Street
Chula Vista, CA

Applicant is requesting preliminary design review comments for a proposed one story, 14-ft. high, 1,500 sq.ft. warehouse/storage building, and one story 1,168 sq. ft. residence, which will be used as a caretaker's residence.

Project Manager: Richard Zumwalt, Associate Planner

Action: None taken. The Committee made the following suggestions:

- **Change the color of the fascia on metal building to match the house or make the color of the house the same color of the metal building.**
- **Indicate that the front gate is a swinging gate on the site plan.**
- **The east side of commercial building might be more enhanced if tall vertical trees were planted along the side.**
- **Modernize the entry of the house to give it a more commercial feel possibly by adding a flat parapet to the front of the house and include trellis feature on the front.**
- **Use a different color of stucco at the base of the house and on commercial building add that wainscot of color.**
- **The rear wall facing the alley could remain at 6-ft. possibly re-stucco to match the overall design of the house.**

4. DRC-06-33

Home Depot

The project is located at 1090 Third Avenue at the southwest corner of Third Ave. and Moss Street.

Second preliminary review of proposed Home Depot.

Project Manager: Richard Zumwalt, Associate Planner

Action: None taken. Overall the DRC was enthusiastic about conceptual renderings of buildings, monument sign, and color scheme and materials. They suggested some modifications to east elevations as well as to monument sign.

ADJOURNMENT:

At 6:46 p.m. to a regular meeting on Monday, May 1, 2006 at 4:30 p.m. in the Council Chambers Building.