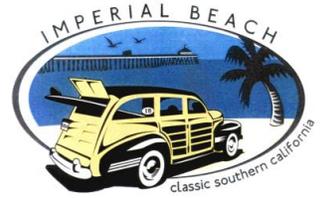




A G E N D A



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, JANUARY 15, 2015– 4:00 P.M.

**Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

NOTICE TO THE PUBLIC

SPEAKERS ARE REQUESTED TO COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE SECRETARY. "REQUEST TO SPEAK" FORMS ARE LOCATED IN THE BACK OF THE COMMUNITY ROOM. PERSONS ADDRESSING THE COMMITTEE ARE LIMITED TO THREE (3) MINUTES.

AMERICANS WITH DISABILITIES ACT

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at DRB meetings, please contact Larissa Lopez at (619) 628-1356, as far in advance of the meeting as possible.

1.0 CALL TO ORDER

Roll call of members: Nakawatase, Bowman, Lopez, Schaaf

2.0 PUBLIC COMMENTS

The Public may address the Board for up to three (3) minutes on any subject within the Design Review Board's jurisdiction. In accordance with State law, the Board may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to staff or placed on a future agenda.

3.0 CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine by the Design Review Board, and will be enacted by one motion. There will be no separate discussion of these items, unless a Board member or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately.

3.1 MOTION TO APPROVE THE MINUTES OF THE AUGUST 1, 2014 MEETING.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 CORONADO BREWING COMPANY (APPLICANT); DESIGN REVIEW (DRC 140015) FOR OUTDOOR PATIO EXTENSION AT 875 SEACOAST DRIVE (APN 625-273-01-00 & 625-273-02-00). MF 1144

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

5.0 INFORMATIONAL ITEMS/REPORTS

6.0 ADJOURNMENT

_____/s/
LARISSA LOPEZ,
ADMINISTRATIVE ASSISTANT (TEMP)

DRAFT

MINUTES

**DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH**

SPECIAL MEETING

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

FRIDAY, AUGUST 1, 2014

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of actions taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the Special meeting to order at 4:05 p.m.

ROLL CALL

BOARD MEMBERS PRESENT: Lopez, Bowman, Schaff, Nakawatase, Phelps (arrived at 4:10 p.m.)
BOARD MEMBERS ABSENT: None
STAFF PRESENT: Assistant City Manager Wade, Senior Planner Foltz, City Clerk Hald

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION BY SCHAFF, SECOND BY LOPEZ, TO APPROVE THE MINUTES FOR THE JUNE 30, 2014 DRB SPECIAL MEETING.

MOTION BY. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LOPEZ, SCHAFF, NAKAWATASE

NOES: NONE

ABSENT: PHELPS

ABSTAIN: BOWMAN

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

BOARD MEMBER PHELPS arrived at 4:10 p.m.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He reported that the project will have 193 residential condominium units and a Class 1 bike path would extend from Highway 75 to the Bayshore Bikeway. He reviewed vehicular access, the greenbelt areas, recreational amenities, parking and the location of the bike path. He also reviewed the site plan, wetland buffer, the bike path connection and project elevations. He recommended

consideration of the project design and approval of the project to the city Council with recommendations by the Design Review Board.

MARC PERLMAN, representing Integral Communities, announced Damian Taitano, with Summa Architecture, will show a video of the project. He also stated that Don Patterson, landscape architect and Melissa Krause, Project Manager with Integral Communities are available to answer questions.

DAMIAN TAITANO, with Summa Architecture, showed a video of the project and described the project and reviewed the design.

BOARD MEMBER BOWMAN expressed concern about the proposal of only one recreational area and questioned if this was adequate.

SENIOR PLANNER FOLTZ responded that there is no minimum requirement per the municipal code and commented that they are usually market driven.

MARK PEARLMAN also responded by saying there is a pool, Jacuzzi and tot lot in the main recreational area, passive areas between buildings where children can play, there are areas with tables and barbeques, and where there are connections to the bike trails there will be bike storage lockers and there will be community bikes available to residents. He also added that the beach, located nearby, is also a recreational area.

In response to Board Member Bowman's comments about a housing community that has existed since the 1960's and has several pools, open lawn areas and private patios, DAMIAN TAITANO explained that where you see multiple pools and other amenities are usually with rental product because they have to entertain and sell to people. Renters pay for it as they go. Homeowners, on the other hand, don't want to pay for the amenities in perpetuity. Having one of everything is more desirable to a homeowner because the HOA fee isn't equal to the mortgage. There needs to be a balance of the financial impacts.

In response to Board Member Bowman's question about connecting the Bike path to the south side of SR75, ASSISTANT CITY MANAGER WADE responded by giving a history of the City's efforts for a long desired immediate connection from the Bayshore Bikeway to the beach. A project that was in the works (the Bike Spur and part of the TEA 21 Silver Strand Enhancement Project) for a Class 1 facility that connected Rainbow Dr. to Palm Ave. was not pursued for a number of reasons, most of which related to excessive costs. City Council directed staff to find an alternate route. He reviewed the concepts for getting bicyclists safely from Palm Ave. to the beach, up Rainbow Dr. and to the Class 1 Facility.

In response to questions of the Board, ASSISTANT CITY MANAGER WADE and SENIOR PLANNER FOLTZ explained pedestrians and bicycles can enter and exit through the gate on 7th Street. Vehicles would have to use the driveway off of SR75.

CHAIR NAKAWATASE expressed concern about traffic on SR75 when elementary school children are driven to and from school. She questioned if it is possible to alter the 7th Street entryway to allow for residential vehicular access.

ASSISTANT CITY MANAGER WADE stated that at a community workshop where neighborhood residents were in attendance, the neighbors did not want access through their neighborhood due to traffic impacts. He stressed that there is a need to meet the needs and the desires of existing residents as well as what functions well from a traffic impact standpoint. He

stated that the entryway could be redesigned but the applicant would need to revisit their traffic impact analysis to determine the impacts to the neighborhood streets.

BOARD MEMBER LOPEZ suggested exit only access off of 7th Street.

In response to Board Member Phelps question about impacts to Rainbow Ave., ASSISTANT CITY MANAGER WADE stated that in out-year 2030 scenarios that goes to a Level of Service D in the evening. So there are potential impacts but there is little that the developer can do to control that intersection because SR75 is controlled by Caltrans. He also stated that the City is planning and designing pedestrian enhancements and crosswalks (a separate project) on SR 75 and the applicant has expressed that they will pay their fair share towards the construction of the improvements.

In response to Board Member Bowman's question regarding visitor parking, DAMIAN TAITANO stated that there are 18 designated parking spaces and he noted that they are offering more parking than is required.

BOARD MEMBER SCHAFF expressed concern about maintenance/removal of trash containers by homeowners and he was also concerned about the elementary school traffic.

With regard to the design of the project, the following comments were made:

Three residential units adjacent to 7th Street:

BOARD MEMBER BOWMAN commented that it is odd that there are only three homes in that area.

BOARD MEMBER LOPEZ suggested that a secondary emergency gate be installed to allow the three homes access off of 7th Street.

With regard to color, BOARD MEMBER LOPEZ likes the continuity of the project.

In response to Board Member Schaff's question about color, DAMIAN TAITANO stated that the original color was more intense. The proposed color is as presented which are muted colors of blue, green and beige.

BOARD MEMBERS BOWMAN AND SCHAFF stated that they like the proposed colors.

Two-story and Three-story condominiums:

No changes were recommended.

CHAIR NAKAWATESE stated that the use of space was very well thought out, the easement for mitigation, the bikepath and the entryway on Highway 75 were generous gifts to the community. She supported the project.

There were no public comments.

The Design Review Board discussed their recommendations.

MOTION BY NAKWATASE, SECOND BY LOPEZ, TO ACCEPT THE DESIGN REVIEW CASE (DRC 130028)), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) AS PRESENTED WITH A CONDITION THAT THE 7TH STREET EMERGENCY ACCESS LANE BE AN EXIT ONLY GATE FOR THE RESIDENTS.

Discussion:

BOARD MEMBER SCHAFF stated that the motion did not include a consideration of a specific timeframe. He questioned if it was to be exit only at all times.

BOARD MEMBER BOWMAN stated that there was a comment about making the access lane accessible to the three single family homes.

BOARD MEMBER LOPEZ clarified that it was only a suggestion.

CHAIR NAKAWATASE stated that she would modify her motion as follows:

MOTION BY NAKAWATASE, SECOND BY LOPEZ, TO ACCEPT THE DESIGN REVIEW CASE (DRC 130028)), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) AS PRESENTED WITH A CONDITION THAT THE 7TH STREET EMERGENCY ACCESS LANE BE AN EXIT ONLY GATE FOR THE RESIDENTS BETWEEN THE HOURS OF 6:00 A.M. TO 9:00 A.M. MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BOARD MEMBERS: PHELPS, LOPEZ, BOWMAN, SCHAFF, NAKAWATASE
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE**

5.0 INFORMATIONAL ITEMS/REPORTS

ASSISTANT CITY MANAGER WADE stated that the design for 9th St. and Palm Ave. project is being refined and it will be presented to the Design Review Board in the near future.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 5:25 p.m.

Approved:

Shirley Nakawatase,
DRB Chairperson

Attest:

Jacqueline M. Hald, MMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

**TO: DESIGN REVIEW BOARD
FROM: COMMUNITY DEVELOPMENT DEPARTMENT**

**MEETING DATE: JANUARY 15, 2015
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER *TF***

SUBJECT: CORONADO BREWING COMPANY (APPLICANT); DESIGN REVIEW (DRC 140015) FOR OUTDOOR PATIO EXTENSION AT 875 SEACOAST DRIVE (APN 625-273-01-00 & 625-273-02-00). MF 1144.

PROJECT DESCRIPTION/BACKGROUND:

This is an application (MF 1144) to amend a previously approved Design Review Case (DRC 140015) and Site Plan Review (SPR 140016) that was reviewed by the Design Review Board on March 20, 2014. The amendment proposes the construction of an outdoor patio within the existing parking lot at 875 Seacoast Drive (APN 625-273-01-00 & 625-273-02-00), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because it proposes significant façade alterations on the Seacoast Drive design corridor (Imperial Beach Municipal Code (IBMC) 19.83.020).



PROJECT EVALUATION/DISCUSSION:

The originally approved project consisted of a minor expansion of the existing building, façade and landscape improvements, construction of a new monument sign, removal of a curb cut on Seacoast Drive, and reduction of a curb cut on Elm Avenue. The applicant is now proposing to provide an outdoor patio within the existing parking lot. The patio would locate south of the existing entry and extend west toward Seacoast Drive where three open parking spaces are currently located.

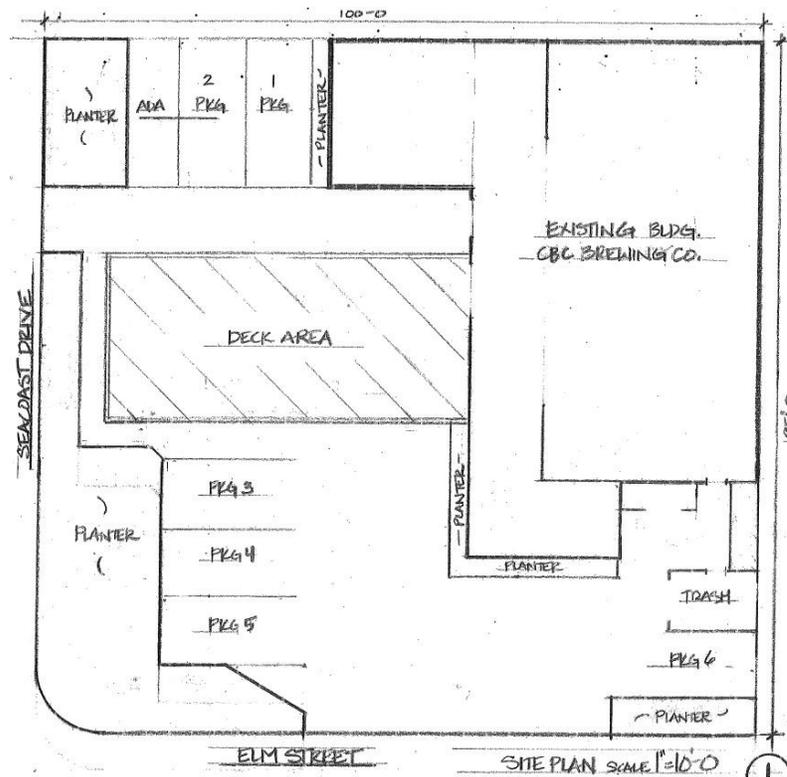
DESIGN REVIEW: This site fronts along Seacoast Drive and Elm Avenue. The project proposes a new outdoor patio measuring approximately 23 feet in width, 50 feet in length, and 12 feet in height with trex decking, a rock veneer and wood shingle base, and trellis roofing.

Though the final construction details of the patio are not available at this time, the applicant is requesting the City approve the location and concept of the proposed patio.

The property has already installed various improvements under the previous approvals, and, as such, the design review board is requested to consider the proposed patio expansion for conformity with previous approvals and design of the existing building.

The installed improvements consist of façade enhancements, a pedestrian walkway leading into the business from Seacoast Drive, approximately 20 bicycle parking spaces, expanded landscaped areas, new trash/recycling enclosure, and a sealed and restriped parking lot. In addition, the applicant removed a curb cut on Seacoast Drive and reduced a curb cut on Elm Avenue, which allowed for three new on-street parking spaces to be provided.

The property currently provides nine useable parking spaces, though three parking spaces would be removed to accommodate the proposed outdoor patio. Typically parking spaces should be permanently maintained. However, recent changes to the commercial zones encourage reducing the greenhouse gas emissions and vehicular uses/parking by emphasizing alternate methods of transportation, such as bicycle and public transportation, and promoting pedestrian walkability. In an effort to comply with these goals, the applicant has enacted various transportation demand management strategies by providing a pedestrian-oriented walkway along Seacoast Drive, approximately 20 bicycle parking spaces, and is considering a program where bus passes may be provided to certain employees. In addition, the project



removed a driveway on Seacoast Drive and reduced a driveway on Elm Avenue, which allowed for three new public on-street parking spaces to be provided for public benefit that would not otherwise have been provided without the project. Ultimately, it is staff's opinion that these improvements provide a greater benefit for the public than the three off-site parking spaces that would be removed for the project.

It should also be noted that the new commercial zoning standards require new buildings fronting Seacoast Drive to locate along the front property line. Therefore, the proposed outdoor patio would bring the property into greater compliance with the Municipal Code by bringing the building closer to Seacoast Drive.

The applicant's design provides varied building materials and additional architectural interest beyond what currently exists, and it is staff's opinion that the proposed design conforms to the intent and purpose of the design standards outlined in IBMC Section 19.83.010.

GENERAL PLAN/ ZONING CONSISTENCY: The proposed development is subject to C/MU-2 (Seacoast Commercial & Mixed-Use) zoning requirements. The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. The proposed project would provide facade improvements to an existing building and would provide restaurant services, meeting the intent of the land use designation.

STANDARDS	PROVIDED/PROPOSED
Maximum building height of four stories or 40 feet (Section 19.27.070).	The proposed patio measures approximately 12 feet in height. The existing building measures 16 feet in height.
Commercial landscaping: Landscaping requirements are only observed for commercial projects requiring site plan review by the City Council, as identified in subsection 19.27.020.B, provided that the amount of existing and new landscaping shall be permanently maintained (Section 19.27.040.A).	The project added landscaping to the site compared to the previous site configuration.
<p>Required parking spaces for establishments for the sale and consumption on the premises of food and beverages: One space for each 75 square feet of net floor area, plus one space per two employees at the largest work shift: (Section 19.48.050.F.1).</p> <p>However, commercial parking requirements shall be observed only for proposed commercial uses or developments requiring site plan review by the City Council of Community Development Director provided that in no case shall the number of existing parking spaces be reduced (Section 19.48.020).</p>	<p>The project proposes to remove three parking spaces for the outdoor patio. Typically parking spaces should be permanently maintained. Recent changes to the commercial zones encourage reducing the greenhouse gas emissions and vehicular uses/parking by emphasizing alternate methods of transportation. The applicant has enacted various transportation demand management strategies by providing a pedestrian-oriented walkway along Seacoast Drive, approximately 20 bicycle parking spaces, and is considering a bus pass program for employees.</p>

Surrounding Land Use and Zoning

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial
South	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial
East	R-2000 (Medium Density Residential)	Residential
West	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial

ENVIRONMENTAL IMPACT:

This project may be categorically exempted from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 project pursuant to CEQA Guidelines Section 15301a (Interior or Exterior Alterations).

COASTAL JURISDICTION:

The project is located in the Coastal Zone; however, exterior and interior improvements may be exempt from a coastal permit per IBMC 19.87.040B.

FISCAL ANALYSIS:

The applicant has deposited \$1,500.00 in Project Account Number (140015) to fund the processing of this application.

DEPARTMENT RECOMMENDATION:

1. Consider the design of the project.
2. Recommend conditional approval of the conceptual design and layout for the proposed patio extension for Design Review Case 140015.



Tyler Foltz
Senior Planner

Attachments:

1. Plans (Patio)
 2. Conceptual Design for Patio
- c: file MF 1144

[Return to Agenda](#)

CORONADO BREWING COMPANY

875 SEACOAST DR. IMPERIAL BEACH, CA

'DECK ADDITION'

OWNER - IRA COHEN

875 SEACOAST DR.

IMPERIAL BEACH, CA 91932

TENNANT - CBC

170 ORANGE AVE

CORONADO, CA 92118

DESIGNER - DF LEKTORICH

1517 TENTH ST

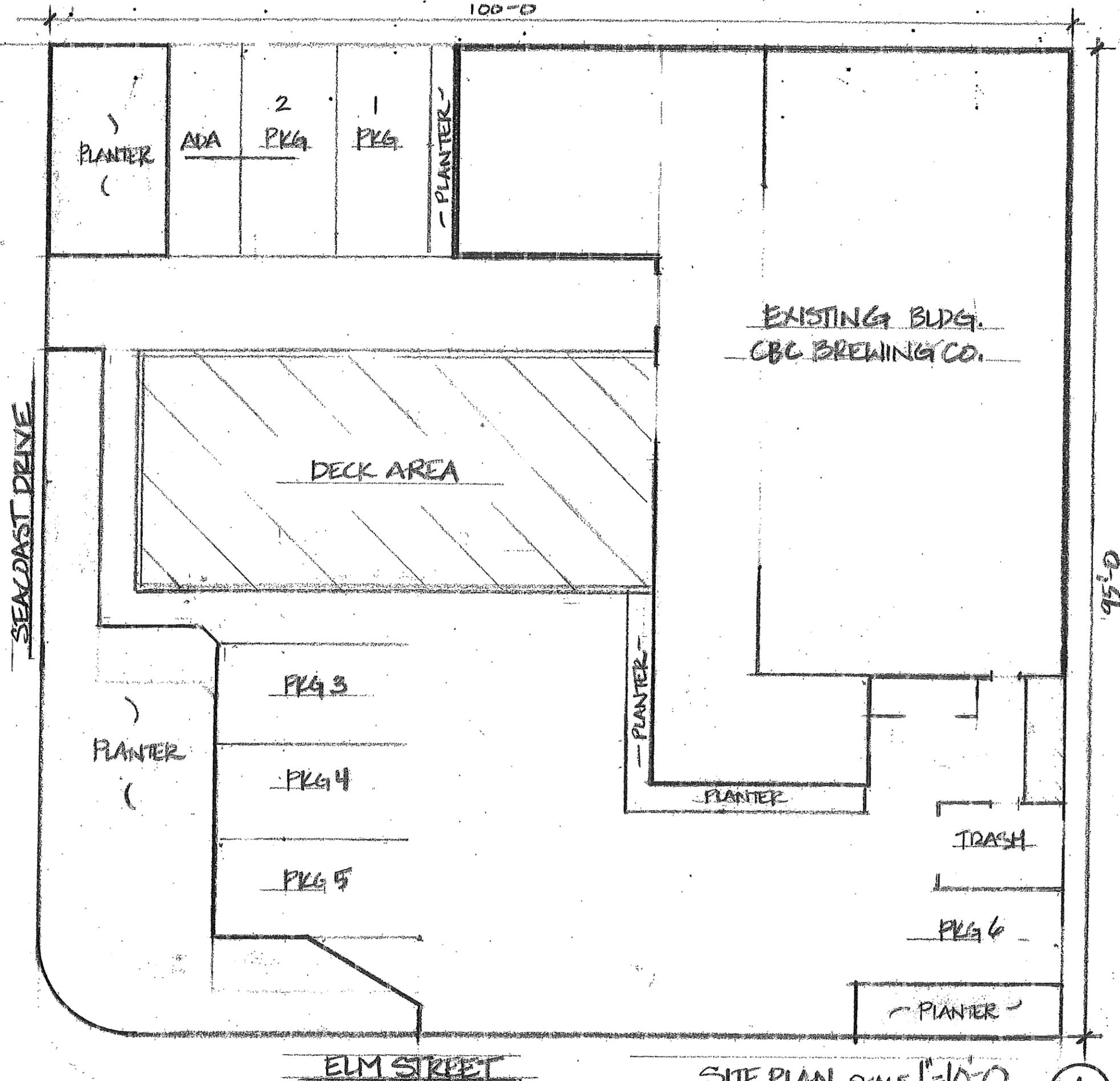
CORONADO, CA 92118

ZONING - A-2

OCCUPANCY - CM4/2

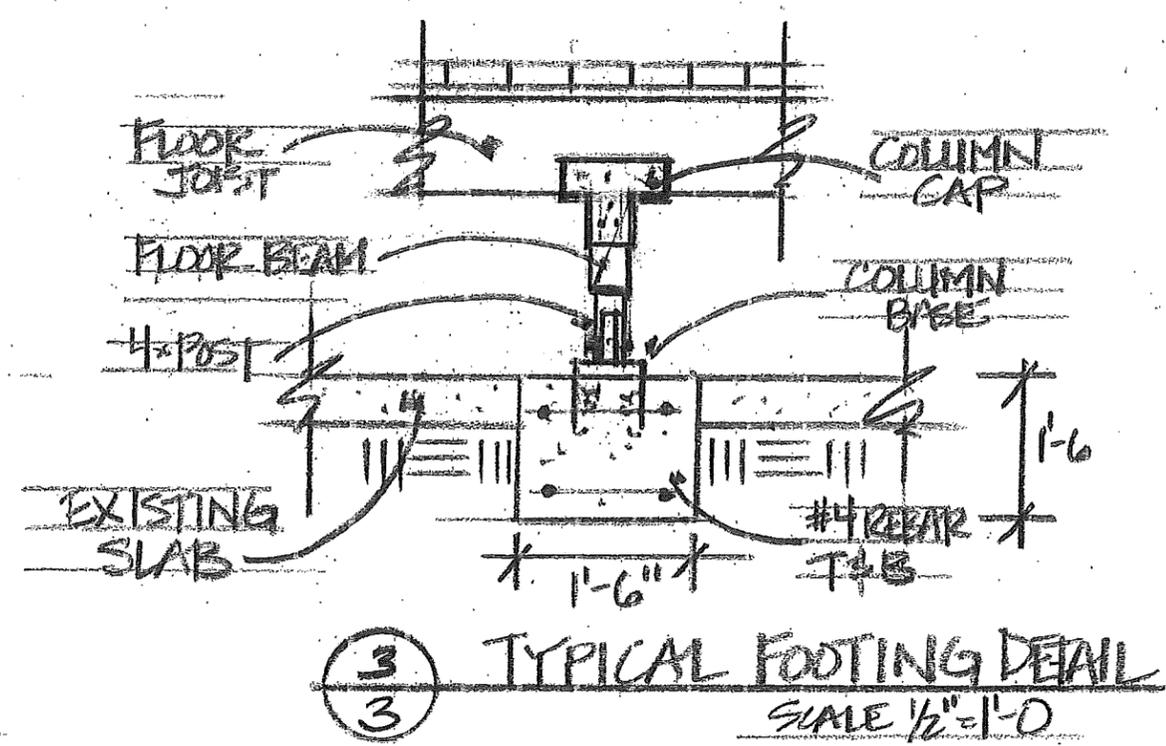
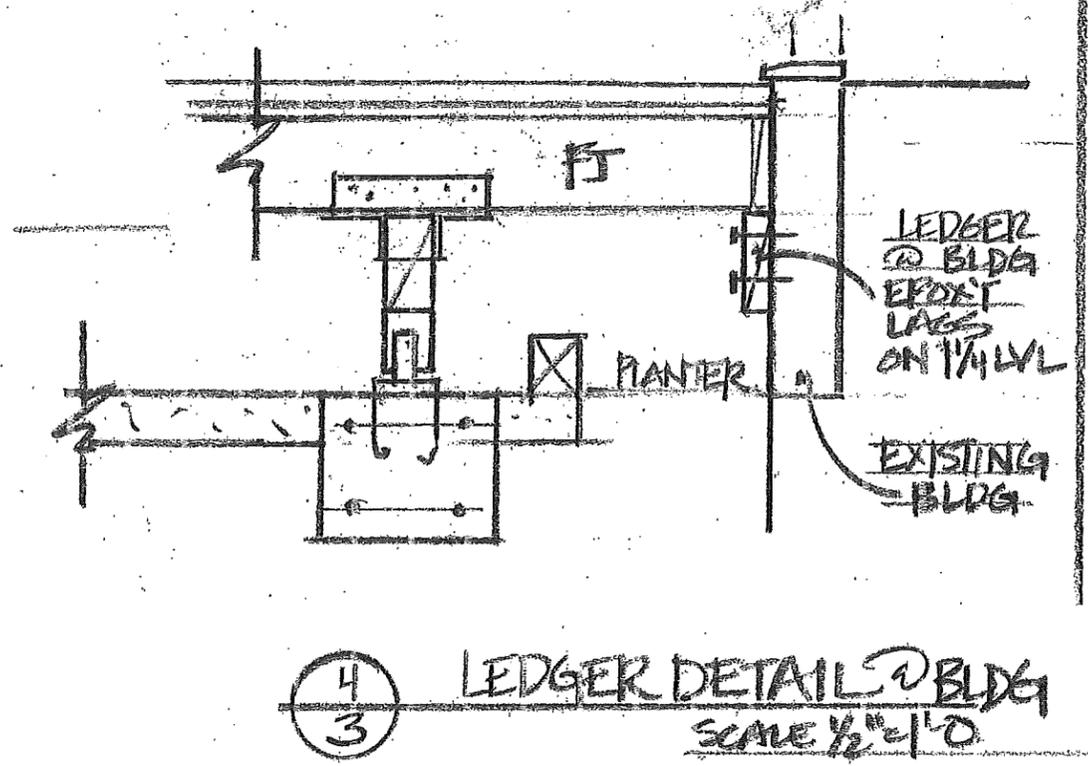
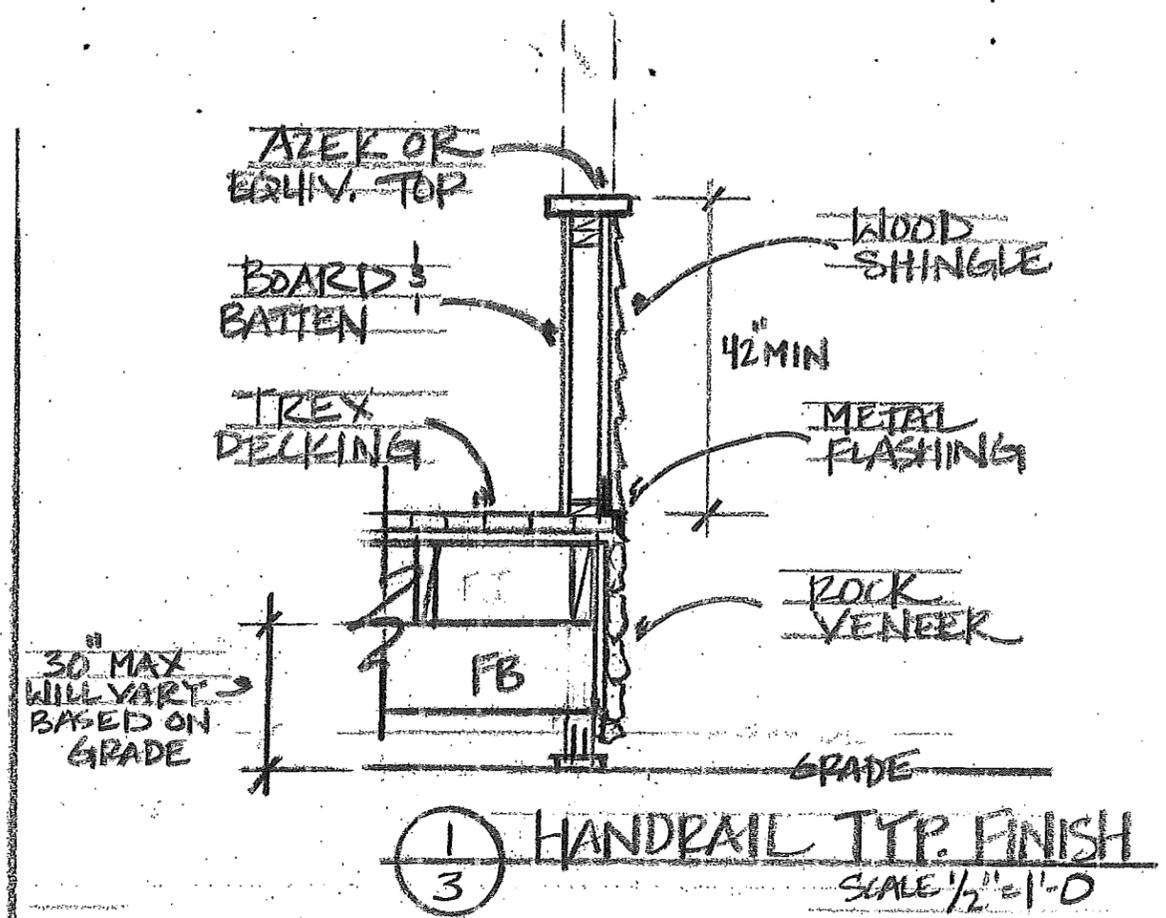
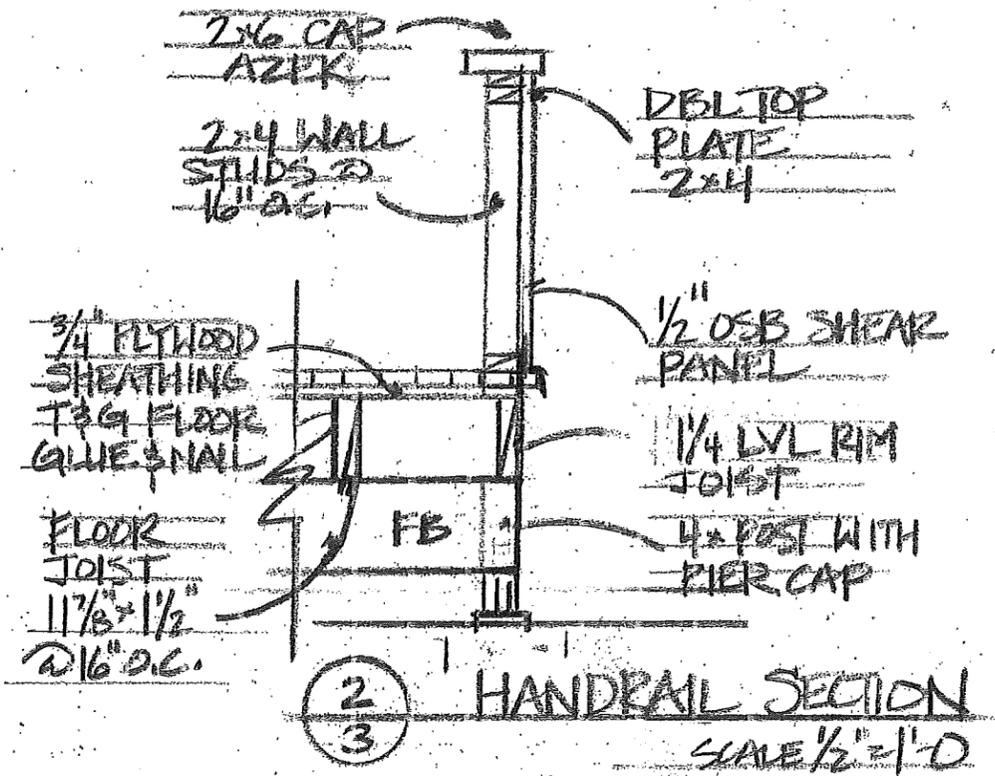
SCOPE OF WORK

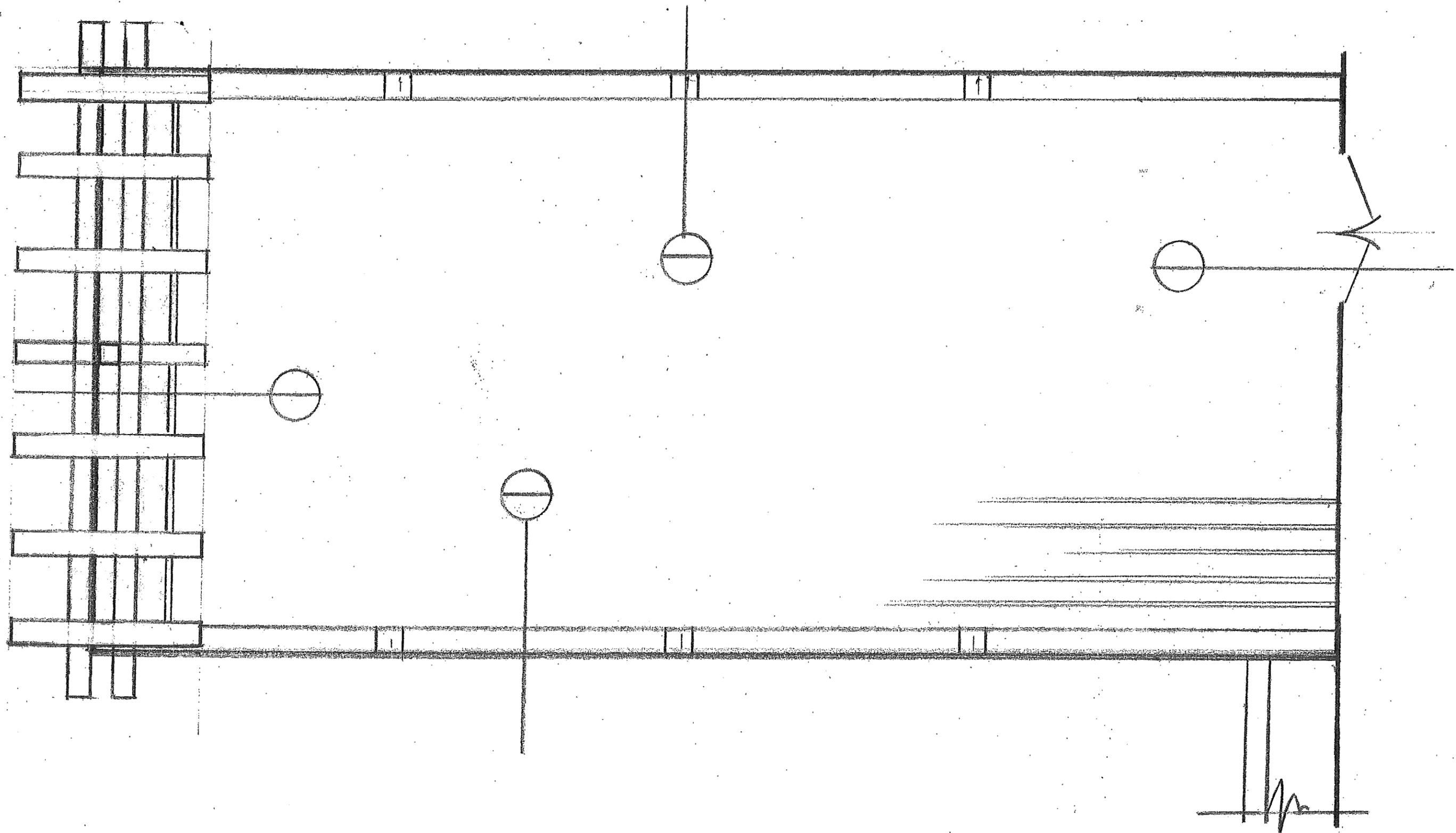
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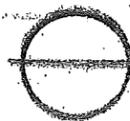
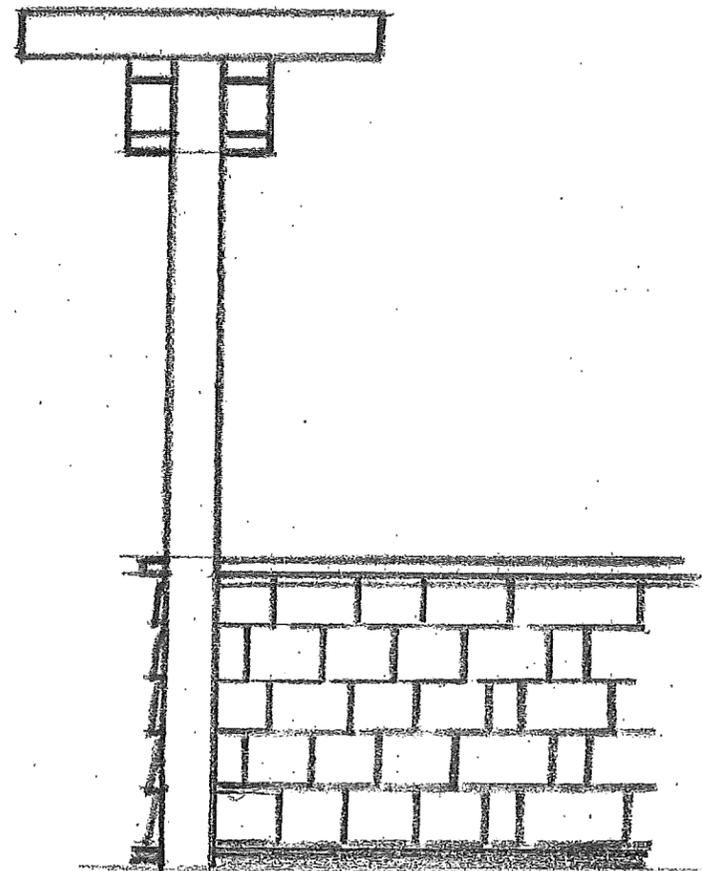


SITE PLAN SCALE 1"=10'-0"

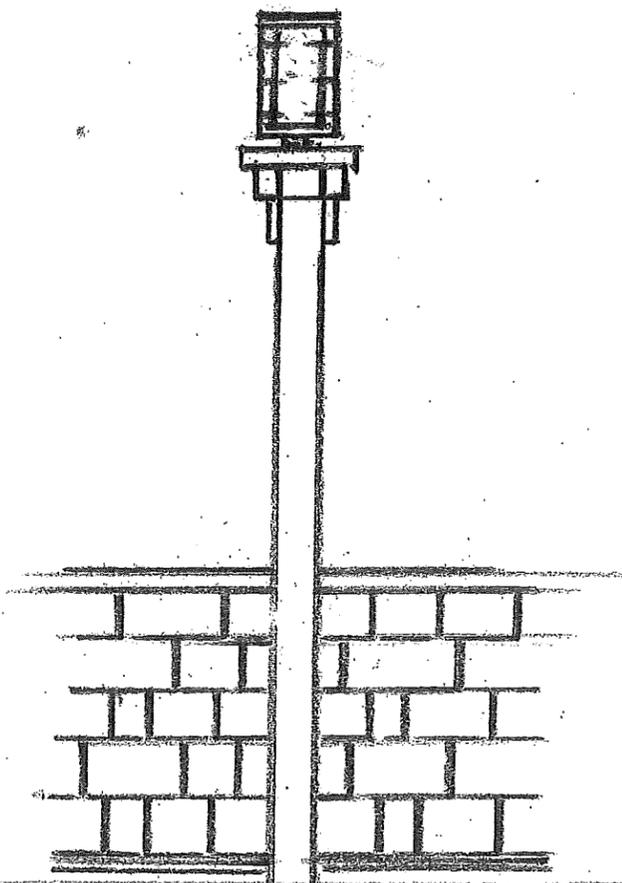




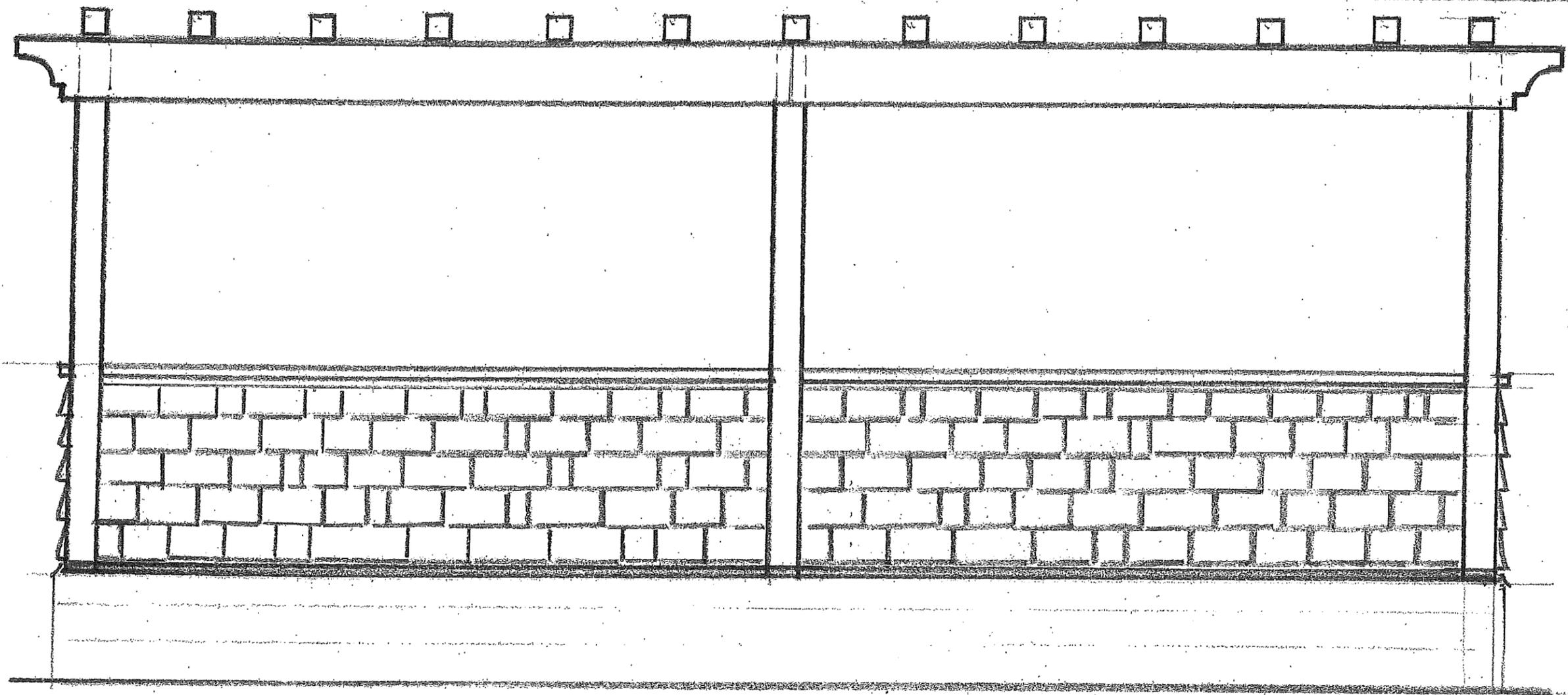




ELEVATION
SCALE 1/2" = 1'-0"



ELEVATION
SCALE 1/2" = 1'-0"



○ ELEVATION
SCALE 1/2" = 1'-0"

