



A G E N D A



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, MARCH 20, 2014 – 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 Tina Barclay 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, Phelps, Schaaf

2.0 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. **Roll Call Vote Required.***

2.1 MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 21, 2013 MEETING

3.0 PUBLIC COMMENTS

The Public may address the Board for up to three (3) minutes on any subject within the Design Review Board's jurisdiction. There will be no discussion, and the Board may only request that an item be placed on a future agenda.

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.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

- 4.1 CORONADO BREWING COMPANY (APPLICANT); DESIGN REVIEW (DRC 140015) FOR FAÇADE IMPROVEMENTS AND OUTDOOR PATIO AT 875 SEACOAST DRIVE (APN 625-273-01-00 & 625-273-02-00). MF 1144.
- 4.2 COUNTY OF SAN DIEGO (APPLICANT); DESIGN REVIEW (DRC 140013) TO DEMOLISH AN EXISTING LIBRARY AND CONSTRUCT A NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00), AND NEW PARKING LOT ON A PORTION OF VETERAN'S PARK (APN 626-400-71-00). MF 1067

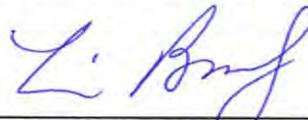
5.0 INFORMATIONAL ITEMS/REPORTS

6.0 NEW BUSINESS

7.0 ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF IMPERIAL BEACH)

I, Tina Barclay, hereby certify that a notice of this meeting was mailed and posted on Friday, March 14, 2014. Said meeting to be held at 4:00 p.m., March 20, 2014, in the Council Chambers, 825 Imperial Beach Blvd., Imperial Beach, California. Said notice was posted at the entrance to the City Council Chamber and inside City Hall.



Tina Barclay, Recording Secretary

DRAFT

MINUTES

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

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

THURSDAY, NOVEMBER 21, 2013

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIR NAKAWATASE called the meeting to order at 4:00 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase - Chairperson
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Lopez, Phelps, Schaaf

ABSENT: Janet Bowman

STAFF PRESENT: Jim Nakagawa, City Planner
Greg Wade, Assistant City Manager/Community
Development Director
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

Nakawatase moved to approve, Schaaf seconded the motion:

AYES: Nakawatase, Lopez, Schaaf

ABSTAIN: Phelps

NOES: None

ABSENT: Bowman

ITEM # 2.0

3.0 BUSINESS FROM THE PUBLIC

None

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 HABITAT FOR HUMANITY (APPLICANT); DESIGN REVIEW (DRC 120005) FOR THE CONSTRUCTION OF A NEW AFFORDABLE HOUSING COMPLEX CONSISTING OF SIX NEW ATTACHED CONDOMINIUM UNITS AT 776 10TH STREET (APN 626-282-12-00). MF 1086

Staff Report:

Staff Nakagawa gave staff report. Habitat for Humanity project. Current site is vacant – 10th & Donax. Lot and surrounding area photos shown. 6 units. Parking, garages, 2 story project. Solar panels. All elevation drawings shown. Varied roof lines. Cement siding materials, metal roofing. Conceptual rendering shown. Staff had recommended some changes in design aspect – additional articulation around window treatments, some extensions to the eaves, provided some examples of what wanted. Applicant responded with additional treatments. Braces/brackets along 2nd area/roof/window treatments to give articulation. Reasons for why they proposed shorter roof eave, and not initially window gables, could provide undesired shading.

Landscaping – 15% requirements met. Cal Am requested a CUP from Council, which was approved, but treatments for 10th Street would be needed. Habitat property will fall into the area that will be treated. Concept slide showing this.

Habitat is requesting some incentives – deviations – asking an incentive waiver on the commercial on ground floor, trash enclosure requirement, will put utility corridor for individual trash pickup can be done off of 10th street.

Staff recommendations: Consider design of project. Recommend conditional approval of project as presented with recommendations provided by the DRB to the City Count for Design Review.

Questions to Staff:

Schaaf: Any examples of cement siding?

Lopez: Will this be coming back after this initial review?

Nakagawa: Probably not.

Lopez: Standards versus proposed items, tradeoffs, exception for parking, no

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issue. Like change of diagonal from commercial to parallel to residential. Ok with waiving commercial on bottom floor. Trash – don't see an issue with that.

Phelps: Garage dimensions – one car garage? Unit 6 – ADA? Will washer and dryer be able to go in garage, and trash container? Each unit will have own container so won't need to go in garage? Fenced area, 6 foot?

Nakagawa: Won't need to go in garage, fence will be required to be 6 foot. Enough room to fit washer and dryer.

Phelps: Concerned about washer and dryer.

Lopez: Possible near front end entrance of garage?

Nakagawa: Minimum requirement is 18 feet.

Phelps: Will on street parking be assigned?

Nakagawa: No on street parking will be assigned. Never have told anyone they cannot use garage for storage.

Questions to Staff Closed

Public Comments:

Lori Pfeiler: Habitat for Humanity

Have consultants here that can answer questions. Materials similar to project on Florida. Washer/dryers will be on 2nd floor. One car garage needed to maximize space.

Schaaf: Siding that will be vertical, always has that crossed line.

Habitat for Humanity: Can put a band around which will help break up the transition of siding.

Schaaf: Like the band because it helps make it look finished. Transition needs to look finished – needs band – otherwise looks like it's not finished.

Habitat for Humanity: Look at drawings will see a board that will be about 8 -12 inches which will help that finished look. Some construction things we can't do – will be a tiny band – Z Bar – flashing between – board and batting will be installed and painted which will be more cost effective. Want simple and dignified. Vertical batts so you don't see it as much.

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Schaaf: No break in the batt?

Habitat for Hummanity: No – it will continue.

Schaaf: Garbage – kept in their courtyard?

Habitat for Humanity: There will be a HOA and we can put it in the bylaws that they have to keep their trash cans kept in their courtyard or garage.

Public comment: Closed

Discussion:

Nakawatase: Few issues to discuss:

1. Conditional request to eliminate commercial – fits with residential area, agree
2. Garbage can storage during non-trash days.
3. Adapting siding – understands design now – keep it as it is.
4. Parking – like diagonal to parallel good. 2 car likely hood – so one car will be on street. Likely 10 cars on street, would it be ok to park at CalAm.

Nakawatase: There is enough parking on the street – business parking will be gone by 5pm.

Phelps: Might be good idea to make diagonal.

Nakawatase: Diagonal to parallel makes good transition from Commercial to residential.

Phelps: Sidewalk size?

Staff Wade: Concept for 10th Street – implementing the Palm Ave Master Plan study – to transition from commercial to residential. Initially looked at diagonal – looked at master plan and other nearby streets, decided to keep it more conducive to residential use. CalAm will have a large parking on site – both work truck and employee parking. Some street parking available as well. Once plan is implemented there will be a lot more parking. Want to implement the Palm Ave master corridor.

Motion by Schaaf to approve project as presented and to include in the CC&R's about trash containers being put away either in court yard or in garage in unit 6.

Second by: Lopez

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Discussion:

None

AYES: Nakawatase, Lopez, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Bowman

4.2 MCDONALDS (APPLICANT); DESIGN REVIEW (DRC 130002) PROPOSING TO SIGNIFICANTLY DEMOLISH AND REMODEL AN EXISTING MCDONALDS RESTAURANT AT 1135 PALM AVENUE (APN 626-301-18-00 & 626-301-31-00). MF 1107

STAFF REPORT:

Nakagawa gave staff report. C-1 general commercial zone. Existing development shown and surrounding areas shown. Proposed site plan shown. Addition of 1800 square feet. Relocate play area from outside of building into the inside of building. Increase landscape. Decorative paving for drive through area. Option of screening wall along additional drive aisle. Maintain existing curb cuts. 13.6% landscaping – usually 15%. Staff recommended drought throughout, applicant only wants it in new area. Trash containers moved. Parking would be 46 spaces. Proposed elevations with and without screen wall shown. They have a signage program. Want to retain freestanding McDonald's sign.

Council approved some new zoning which is State mandated – encourage less greenhouse gases through more pedestrian rather than car.

Staff views this as a new project not just an add on. Applicant does not view it that way.

60% of Palm Ave frontage should provide active commercial uses. Staff suggested an alternative to have one drive through – coming out on Florida.

Staff recommendation: Consider the design of the project. Consider testimony from application

Questions to Staff:

Nakawatase: Re-did sign recommendations, a request, that everyone lower their signs in the next 20 years, if change of use. It's almost 20 years now. We held to that for Quonset hut project in 90's. Hwy 75 & 7th Street – we did ask that they bring their signs down.

Nakagawa: Hwy 75 & 7th – got into code issues, they decided to just bring it down. Other projects, two considerations, one not proposing a brand new building, leaving it most the same, just interior,...

Nakawatase: Prominent signage on Quonset hut was moved.

Nakagawa: Caltrans would not grant encroachment for sign in front of Quonset Hut. To meet requirement of non-conforming signs.

Nakawatase: What I am hearing, in disagreement with their plan, you want it more pedestrian friendly.

Lopez: Looks to me to be a remodel – footprint is essentially the same. New proposed staff recommendation, fine for others, but for one like this which is for convenience, doesn't feel this falls under the biking and walking. Cars are a huge consideration to get on and off the site.

Nakawatase: Agree; very busy facility. Line goes out to Florida. If you bottleneck that, you can have potential issue with congestion. This site better for applicant's request. Staff proposed not having it go back out to Palm, see that as difficult. North Island Credit Union, cannot access from Palm Ave, door locked. I don't see this as not pedestrian friendly. Like maybe having the wall up a little bit more. North elevation with wall.

Wade: Staff does like the update for this project, but with the new Commercial Zoning and the Commercial Corridor. Initial proposal was to demolish building; we asked to reorient the building. The queuing lane came from this. Taking play area and turning that into vehicular use which is causing more vehicle use, which was worrisome. That is why low wall idea came up. Understanding this is a primarily drive thru restaurant, how do we make it work for them and us and not compromise pedestrian friendly? Also make something at the corner, which they made. The current free standing sign, legal non-conforming. Not touching it, they can keep it.

Phelps: Is there a percentage?

Wade: Theoretically they could tear whole building down and not touch sign and keep it.

Lopez: Don't really need the front driveway, maybe make it an outside patio, people could come outside and eat. Could just turn right out onto Palm and then right onto Florida.

Questions to Applicant:

Ron Underwood: Architect for McDonalds in Long Beach

Unless you ban cars, people want to get in and get out. Peak service hour, morning and lunch, 2-3 cars per minute exiting out the exit, out onto Palm. That's why want second option to get out. Signal and intersection could back up. Every car would have to make a right turn out of Palm. Allows customers to go out a different option – helps disperse the traffic. If you have to go to a signalized left hand turn, or make two right hand turns, you will make the two right hand turns. Great amenity to make the offer to be able to make a left hand turn. Gives option to go north on Florida or west on Palm.

Lopez: To staff, when I go to McDonald's, I don't stay long enough to see if there is congestion with the 2-3 cars per minute. Does staff have any history of bottlenecking?

Phelps: Have noticed that a lot of fast food revamping to get two drive-through areas/exits. Dual drive throughs make a big difference to get in and out.

Underwood: The order doesn't exist until it is placed. Food is not made until ordered. With dual doubles the speed.

Phelps: One of the things that McDonald's has done well is outdoor area.

Schaaf: Sign that is existing, does it get refreshed? Building is going to be new...sign is old. Will it match, be repainted?

Underwood: Yes, we will refresh it or else it would look really old. As long as it doesn't cause grandfather issues.

Schaaf: Dual driveway, everyone has to exit onto Palm?

Underwood: Or they can exit back through parking lot.

Schaaf: Will there be signs explaining it is a driveway?

Underwood: Yes. And we would rather have customers make a left onto our property and out Florida then directly onto Palm.

Questions to Applicant Closed

Discussion:

Nakawatase: Sign, new fascia/plastic. Not pedestrian friendly applicant would have to come back with complete re-draw or if we say somewhat ok, then looking at wall/screening. Double capacity to serve will alleviate bottleneck into drive through not the exit. Do we want more pedestrian element?

Schaaf: I like the proposal.

Lopez: I can go either way. Could alleviate the holdup at Palm. Like the proposal, will modernize. Landscaping looks better than what is there now.

Nakawatase: How do we accommodate a more pedestrian friendly element?

Lopez: What is your pedestrian friendly issue?

Nakawatase: Northeast, landscaping walkway but don't see how they can enter the restaurant.

Lopez: The 3' 8 walkway

Schaaf: Like where the new entrance at the corner.

Nakawatase: North elevation, see the entrance there, ok.

Staff Wade: Palm Ave is a state highway, trying to make it a main street. Calm traffic, either side of street with access lane. Hope is when implemented segments of Palm Ave will be more pedestrian friendly. If traffic is calmed an outdoor dining area would be nice, but not there now but hope for the next 5 – 10 years.

Phelps: The plan started at Florida for traffic calming. If this came to fruition, this might be an opportunity.

Wade: Hope that if go with what is presented, that in future, if traffic calming happens, McDonalds may want to change things for outdoor dining.

Lopez: Wall, if opportunity, have some shrubbery in front of wall.

Phelps: Have to cross car areas; wall represents everything that is wrong about the drive.

Lopez: Wall forces the pedestrian to know where to walk into facility.

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Nakawatase: I don't like the wall.

Staff Wade: Staff's perspective, wall is more a visual barrier. Staff recommendation would be no wall.

Phelps: Not happy with the site plan at all. Think we're giving out the outdoor dining, outdoor playground. Don't see anything but dual drive only helping to alleviate traffic, can still do that and get a better site plan. Rally's example: Dual order take out and leave the site on either side and can walk up without a conflict with a vehicle. Feel could come up with a better solution, use the site more wisely, a better plan than what is.

Lopez: I look at it as a remodel. Keeping same floor plan and flow. There is no right design, and maybe better opportunities. Like future growth idea. I take your point, but I like the whole concept to freshen it up.

Schaaf: Like the plan, freshen up, get rid of playground.

Lopez: Wall with shrubbery will force pedestrian to enter the correct way, same path of travel. Kind of like the wall.

Schaaf: I like the wall for backup for landscaping. If landscaped correctly.

Nakawatase: Can we compromise on the wall?

Lopez: Maybe not so high...but don't want people to trample through.

Schaaf: Lower it a little.

Nakawatase: Don't want it so visual, drop height and shortening the length.

**Motion by Schaaf to approve the project of proposed remodel with the exception to lower the height of the wall along the north elevation
Second by Nakawatase**

Discussion:

None

AYES: Nakawatase, Lopez, Schaaf

ABSTAIN: None

NOES: Phelps

ABSENT: Bowman

ITEM #4.2

5.0 INFORMATIONAL ITEMS/REPORTS

Project Update: Staff Wade addressed question to some of the projects that did not come before DRB:

Burger King – strictly a remodel. Council has asked to move some business improvements

Bikeway Village – had a lot of things going on, owner participation with owner and redevelopment, a lot of issues, and we just didn't get it before you. An adaptive reuse – no dramatic changes to buildings. Still working on getting funding. Do have zoning provision, if just changing façade, not expanding the building down, can be staff level decision. Created a new commercial zone – commercial recreation tourism zone – aspects of formed based codes – land development – trying to decide on projects on staff level, don't bring to public forums if at all possible. But if you're going to build a new building, add onto it, major, yes, we have to bring before Design Review Board.

Eco Bikeway – sometimes a disconnect with PW leading the project.

Will make sure we get projects before you. Palm Avenue Master Corridor Plan will come before you.

Schaaf: As a board member, you could have come to us to give us at least information so that we are updated. Understand expediency, but we would like to be informed and not find out through the local paper.

Nakagawa: Point well taken, up to staff to bring it to you even if as an informational item.

6.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 5:48 p.m. on, November 21, 2013.

Approved

Shirley Nakawatase, DRB
Chairperson

Attest

Tina Barclay, Recording Secretary

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**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD
FROM: COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE: MARCH 20, 2014
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER

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

PROJECT DESCRIPTION/BACKGROUND:

This is an application (MF 1144) for a Design Review Case (DRC 140015) and Site Plan Review (SPR 140016) for façade improvements and outdoor patio 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:

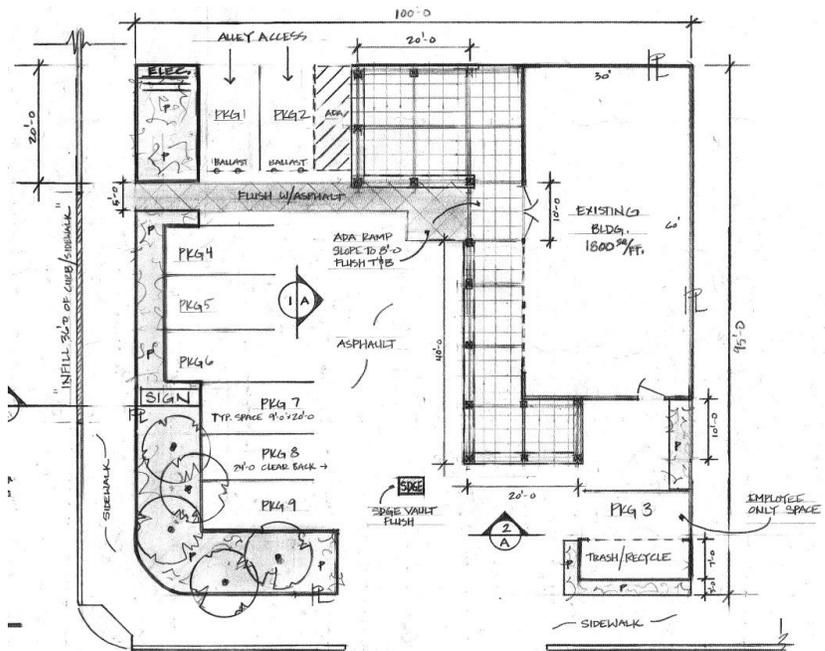
The project site consists of two lots totaling approximately 9,500 square feet fronting Seacoast Drive and Elm Avenue (northeast corner of Seacoast Drive and Elm Avenue) in the C/MU-2 Zone. The surrounding land uses to the north, west, and south are commercial in character, and the properties to the west are residentially zoned and residential in character.

DESIGN REVIEW: This site fronts along Seacoast Drive and Elm Avenue. The project proposes façade improvements to an existing building, which would include painting the existing stucco walls, providing new signage, new standing seam metal roof, new wood trellis patio, and new bi-folding windows.

The commercial building is accessible from an entrance on the west elevation. An existing curb cut on Seacoast Drive would be removed and replaced with landscaping and a new pedestrian walkway providing for enhanced pedestrian access along Seacoast Drive. Vehicular ingress and egress would occur via an existing curb cut on Elm Avenue for seven parking spaces, and two spaces would access off of the alley.



New buildings fronting Seacoast Drive would be required to locate along the front property line and provide a minimum height of twenty feet. However, the building already exists and the applicant is only proposing façade alterations and an outdoor patio. In addition, because the project does not require a site plan review by the City Council per IBMC Section 19.28.020.D, compliance with current landscaping and parking requirements are not necessary, provided that existing landscaping and parking are not reduced beyond what exists (IBMC Sections 19.48.020.A and 19.50.031). The property currently provides nine useable parking spaces, and nine spaces are proposed. However, the parking spaces would be relocated to accommodate the outdoor patio and also to better comply with minimum parking standards for size, circulation, and access. Some landscaping currently at the southeast corner of the property would be removed for a parking space, though additional landscaping would be provided along the west property line where an existing curb cut would be removed. Therefore, the amount of existing landscaping would be increased.



The project proposes to locate a trash and recycling enclosure on the southeast corner of the property. However, staff recommends moving the trash enclosure away from Elm Avenue and closer to the south portion of the building near the east property line to create a larger buffer from the sidewalk to the enclosure, and so that a parking space does not obstruct the enclosure gates.

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).	16'-6" building 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).	A Site Plan Review by the City Council is not required as described in IBMC Section 19.27.020.B. Therefore, the project is required to maintain the existing amount of landscaping. Some landscaping currently at the southeast corner of the property would be removed for a parking space, though additional landscaping would be provided along the west property line where an existing curb cut would be removed. Therefore, the amount of existing landscaping would be increased.
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). However, commercial parking requirements shall be observed only for proposed commercial uses or developments requiring site plan review by the City Council... provided that in no case shall the number of existing parking spaces be reduced (Section 19.48.020).	A Site Plan Review by the City Council is not required as described in IBMC Section 19.27.020.B. Therefore, the project is required to maintain the existing amount of parking spaces. The property currently provides nine useable parking spaces and the property would continue to provide nine parking spaces.

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

Signage

The project proposes two wall signs on the west elevation, one wall sign on the east elevation, and one monument sign. The wall signs would be round in shape, measure approximately 25 square feet in sign area (5' x 5'), and would read "Coronado Brewing Co. Imperial Beach, California" with a mermaid logo. The monument sign would locate near the western property line, and though the dimensions for the monument sign have not yet been provided, it would not be allowed to exceed eight feet in height and 40 square feet of signage. The monument sign's message would read "Coronado Brewing Co. Imperial Beach, California" and match the wall signs and building in style and design. The proposed signage does not exceed the maximum signage requirements.

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:

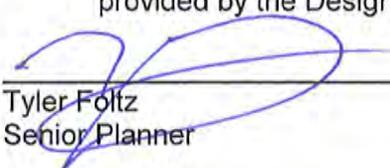
The project is located in the Coastal Zone; however, exterior and interior improvements may be exempt from a coastal permit per IBMC 19.87.040B.

FISCAL ANALYSIS:

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

DEPARTMENT RECOMMENDATION:

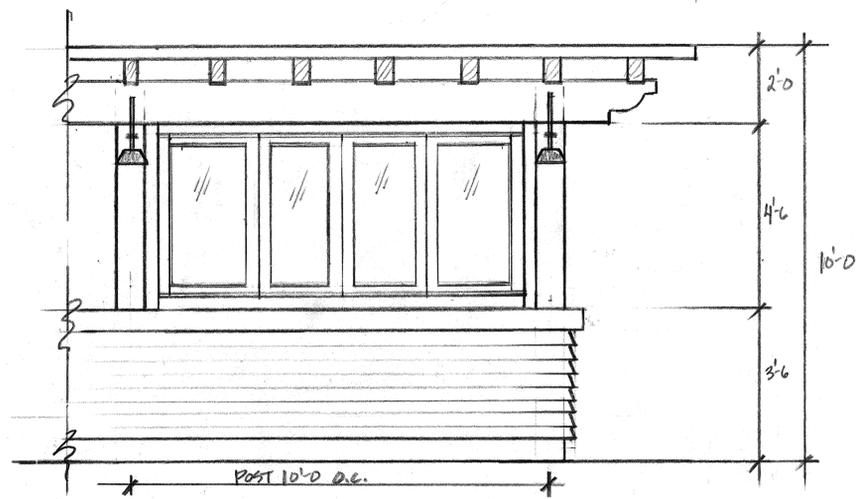
1. Consider the design of the project.
2. Recommend conditional approval of project as presented with recommendations provided by the Design Review Board to City Staff for Design Review (DRC 120005).


 Tyler Foltz
 Senior Planner

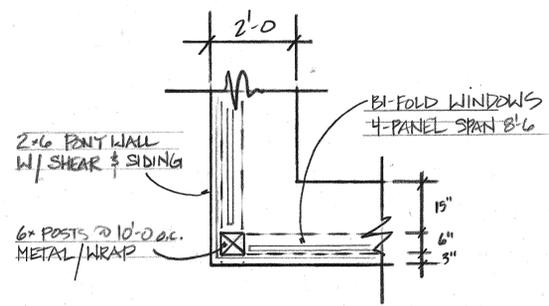
Attachments:

1. Plans
- c: file MF 1144

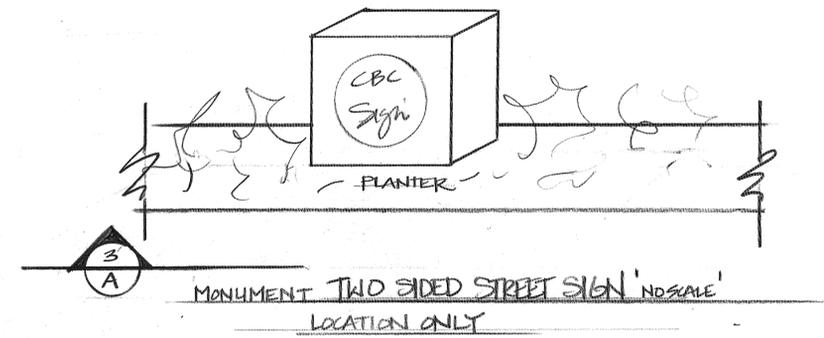
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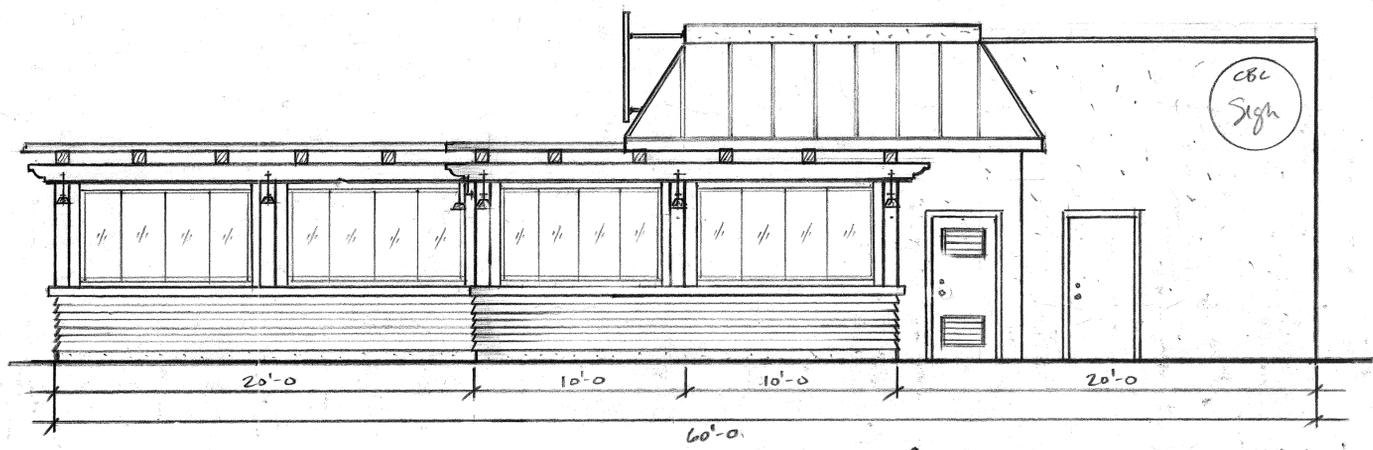
TRELLIS ELEVATION DETAIL SCALE 1/2" = 1'-0"



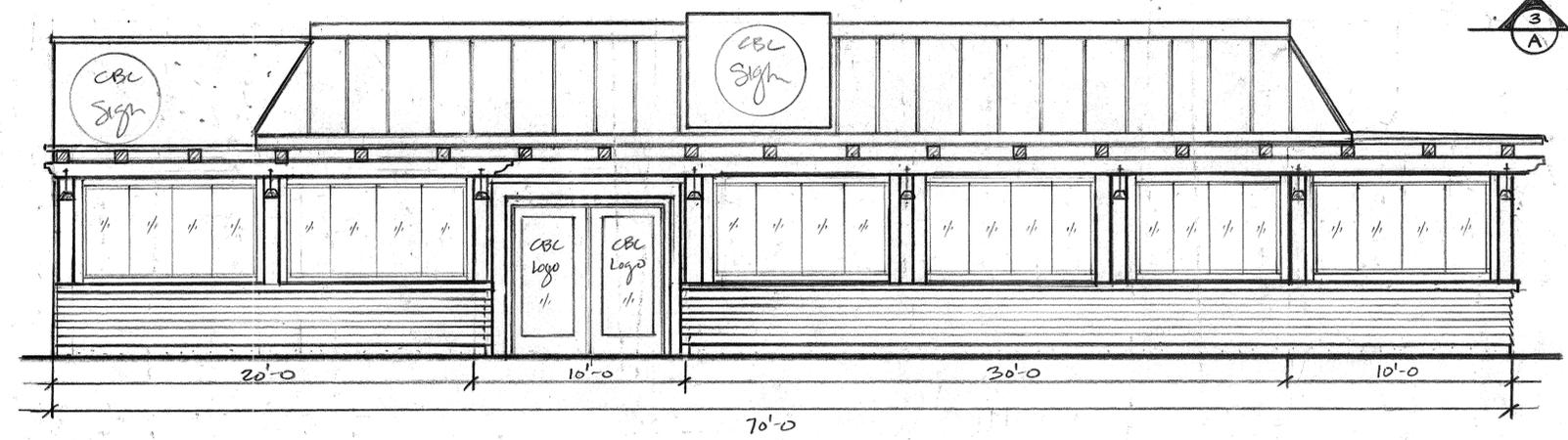
TRELLIS PLAN DETAIL SCALE 1/2" = 1'-0"



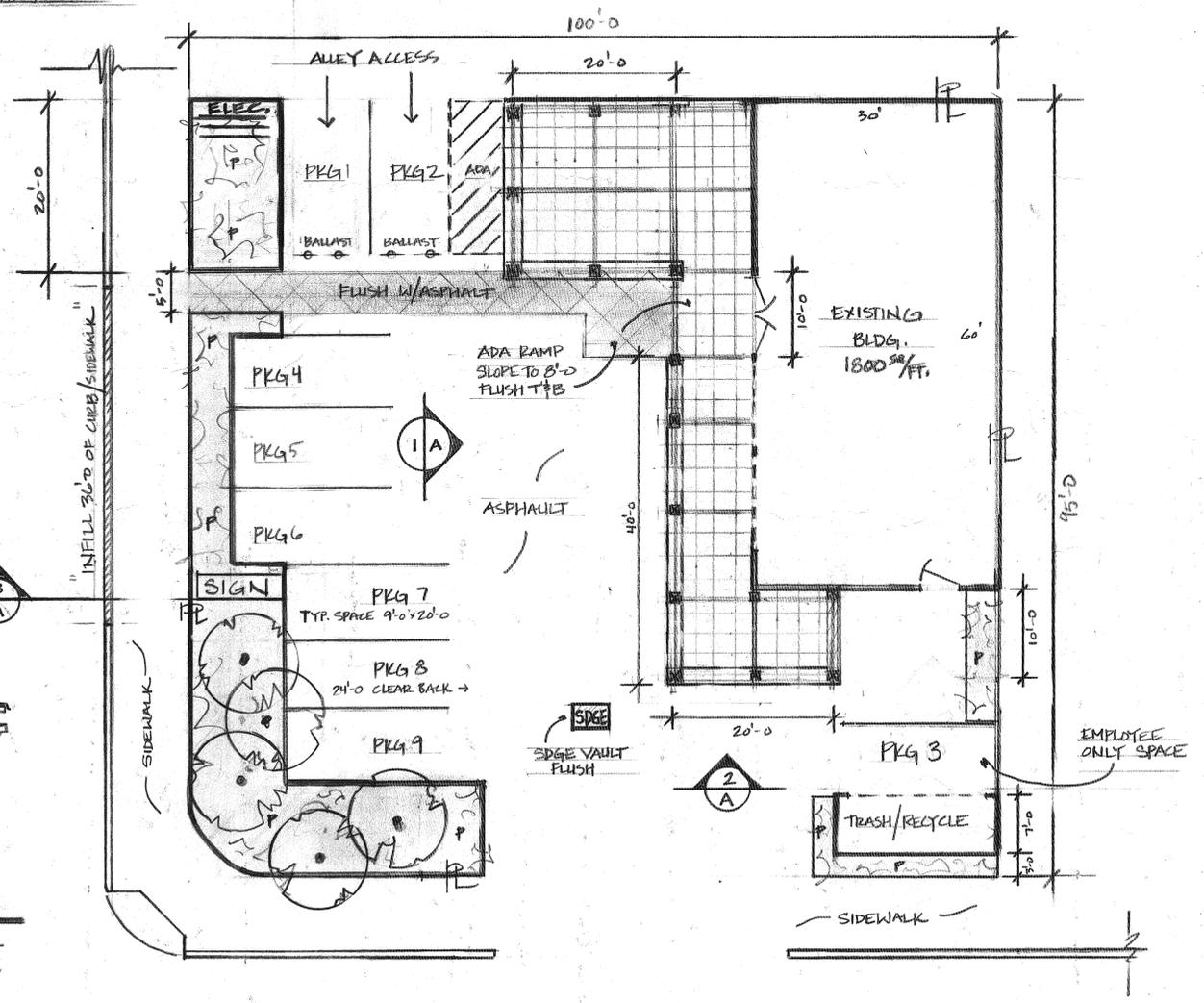
MONUMENT TWO SIDED STREET SIGN 'NO SCALE'
LOCATION ONLY



ELEVATION SCALE 1/4" = 1'-0"



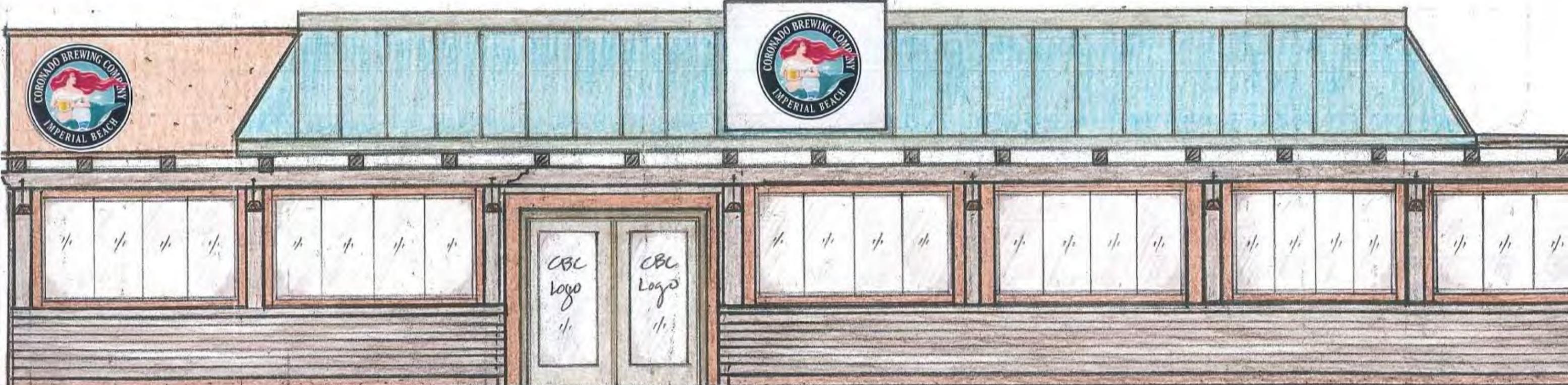
ELEVATION SCALE 1/4" = 1'-0"



SITE PLAN SCALE 1" = 10'-0"

DRAWN BY
DON F. LEKTORICH
1917 TENTH ST. CORONADO, CA. 92118
619 435-3271

CORONADO BREWING COMPANY
875 SEACREST DR.
IMPERIAL BEACH, CA 91932



20'-0

10'-0

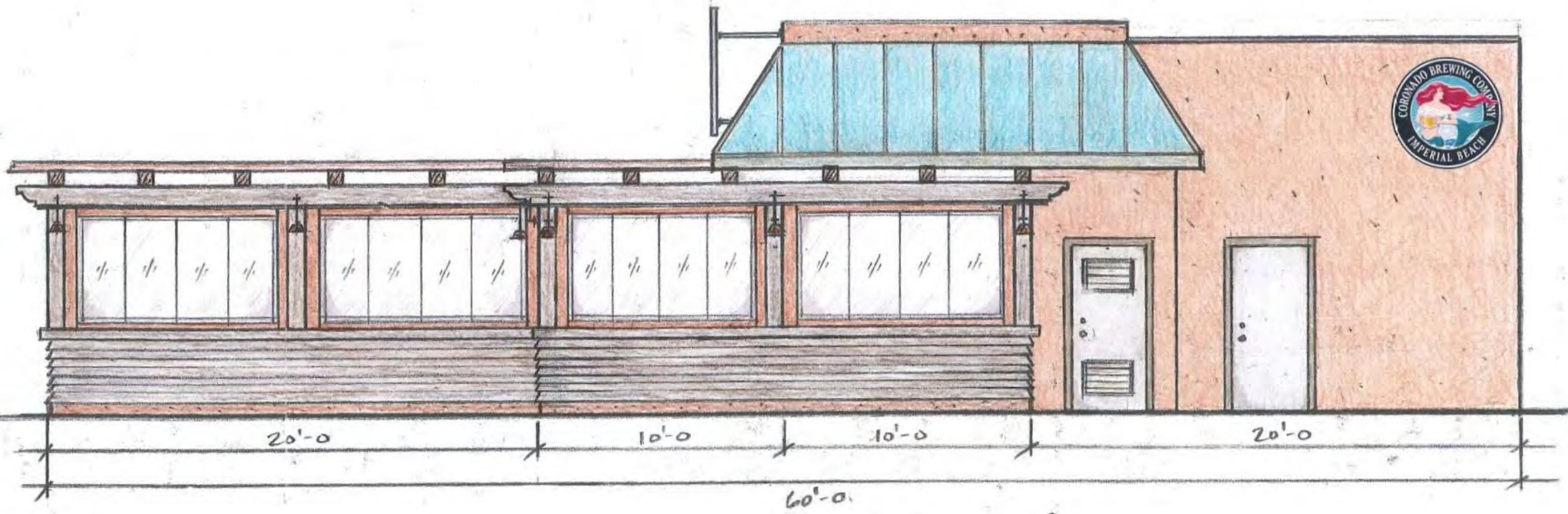
30'-0

10'-0

70'-0

CBC
Logo
/

CBC
Logo
/



20'-0"

10'-0"

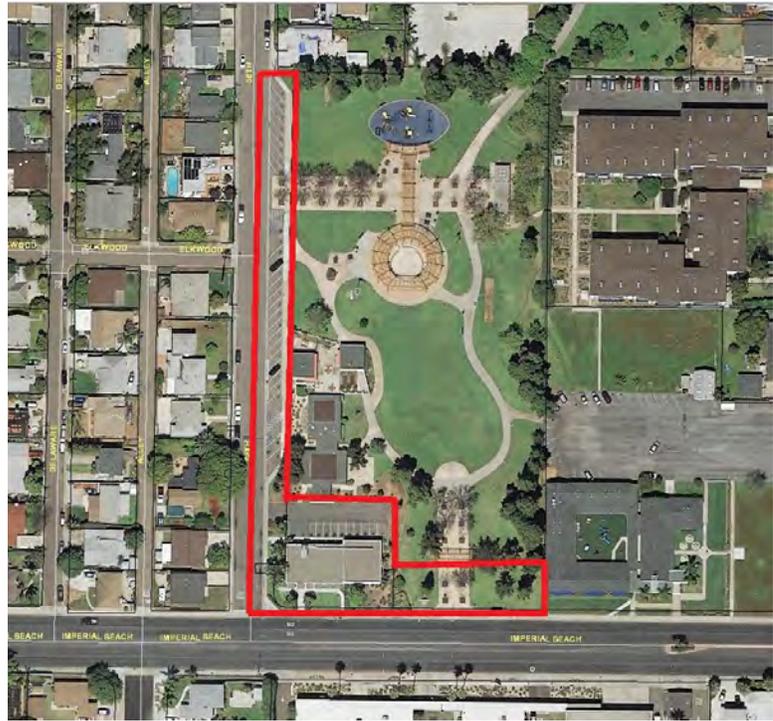
10'-0"

20'-0"

60'-0"

PROJECT EVALUATION/DISCUSSION:

The County of San Diego has initiated the process of building a new library at 810 Imperial Beach Boulevard. This will be a Design-Build project where County staff prepares conceptual designs and a Design Build Entity (DBE) prepares and submits its own designs for the project that would meet the County's Request for Proposal (RFP) and budget. Therefore, the plans presented in this report are conceptual and subject to change. However, it may be possible for the County to place language within the RFP requesting more specific design features based on comments received from the City of Imperial Beach. Receiving recommendations from the Design Review Board is an important step in determining what design features may be placed within the RFP.



The project site includes one approximately 16,000 square foot lot fronting Imperial Beach Boulevard and 8th Street (southwest corner of Imperial Beach Boulevard and 8th Street) in the PF Zone. The project also proposes a parking lot within Veteran's Park and would provide additional parking spaces on the east side of 8th Street. Though the PF Zone does not provide specific development standards, the site plan review process determines all applicable setbacks, lot coverage, building height, parking, siting, signs and other standards required to assure compatibility with the surrounding lands and uses. The surrounding land uses include park land to the north, a church to the east, City Hall to the South, and single-family residences to the west.

DESIGN REVIEW: A new library building at the corner of Imperial Beach Boulevard and 8th Street should contribute positively in making an architectural statement on Imperial Beach Boulevard while also providing a necessary amenity to the public. The library would connect to the existing Marina Vista Center, and exterior façade improvements would be applied to the Marina Vista Center to provide a cohesive design with the new library. The materials and extent of the exterior improvements are not known at this time and the DBE would be required to submit final plans detailing the improvements at a later date.

The entrance of the building would locate on 8th Street, and is also accessible from the park. City staff recommends an additional entrance be provided on Imperial Beach Boulevard, particularly for pedestrian and transit users on Imperial Beach Boulevard. The building would be one story and approximately thirty feet in height. The floor plan would include various indoor rooms inherent to a library, an outdoor splash patio on the southern portion of the building, and outdoor "Poet's" patio that would locate on the eastern portion of the existing Marina Vista Center.

Landscaping would locate in front of the east, west, and south building elevations, and also in front of the proposed parking lot on Imperial Beach Boulevard. The landscaping would be drought tolerant and would assist in screening the parking lot and trash/recycling enclosure, and soften the transition from the public right-of-way to the building. The landscaping should enhance the aesthetic of the building and corner of Imperial Beach Boulevard and 8th Street.



VIEW FROM IMPERIAL BEACH BLVD LOOKING AT PARKING AND THE LIBRARY
IMPERIAL BEACH LIBRARY CONCEPTUAL DESIGN



EAST EXTERIOR ELEVATION - VIEW FROM VETERAN'S PARK

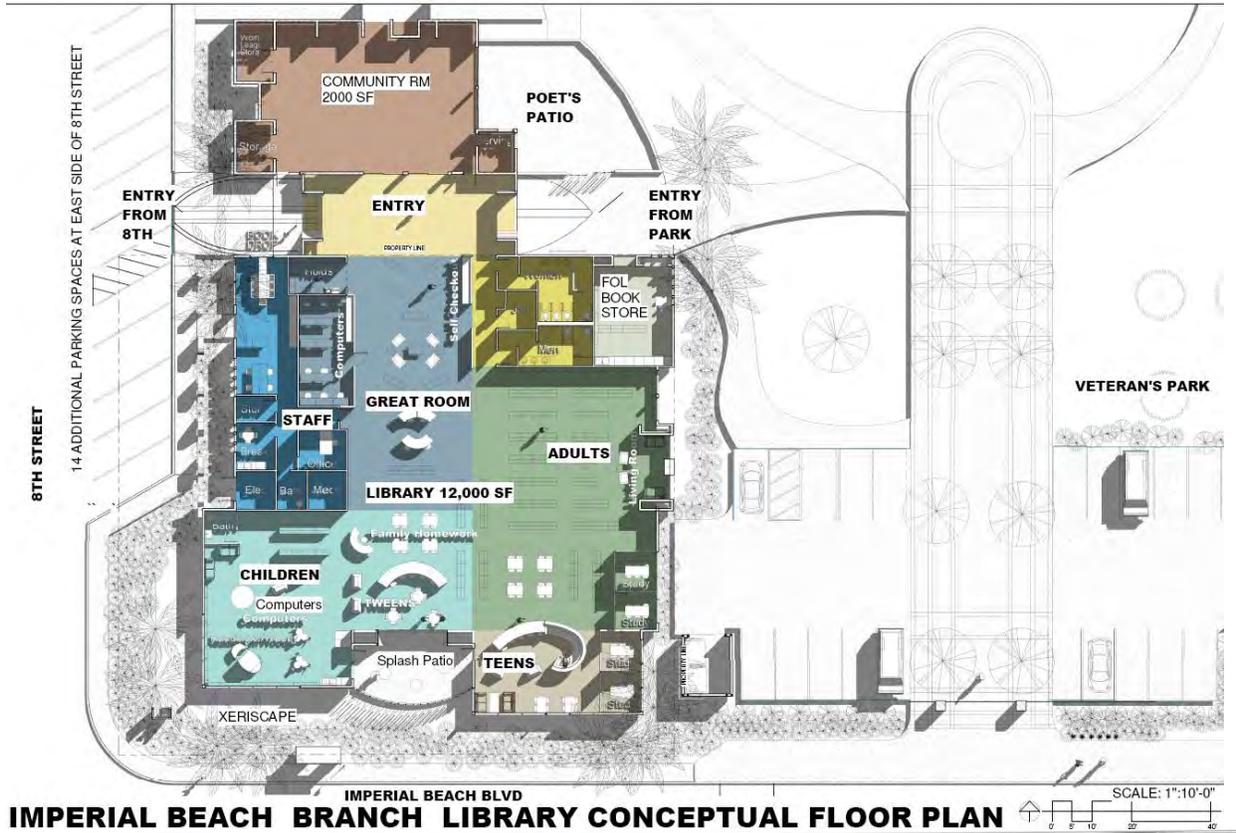
Vehicular ingress and egress occurs through a new curb cut that would lead to a proposed parking lot in Veteran's Park off of Imperial Beach Boulevard. The parking lot would accommodate the new



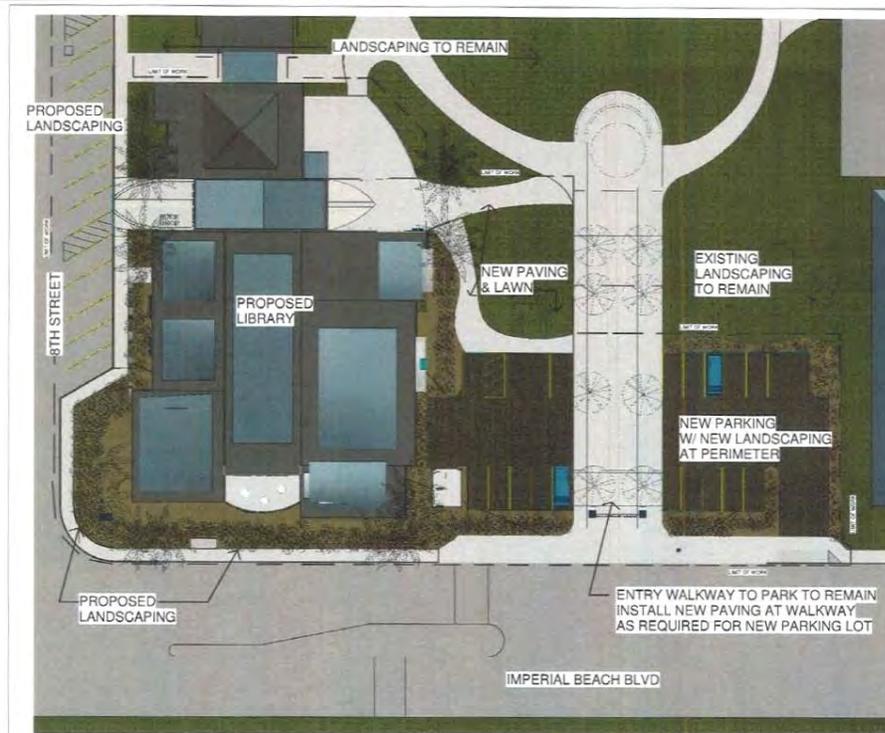
NORTH EXTERIOR ELEVATION

demand that would be presented by a larger library, and would be composed of permeable pavers to provide aesthetic interest and assist with stormwater control. A trash enclosure would locate in the southwest corner of the parking lot, and both the parking lot and trash enclosure would be screened with landscaping. A pedestrian walkway with a freestanding gateway sign and trees leading through the parking lot into Veteran's Park would be provided on Imperial Beach Boulevard. The intent of the walkway would be to provide suitable pedestrian access into the park. In addition to the parking lot, 14-17 parking spaces would be added to the east side of 8th Street.

It is staff's opinion that the proposed conceptual design conforms to the intent and purpose of the design standards outlined in IBMC Section 19.83.010. However, staff recommends the building provide an entrance/exit on Imperial Beach Boulevard, provide a lighter color tone for the building colors, show more design integration with the Marina Vista Center, provide wall signage for the library on the south elevation, and provide signage for the Marina Vista Center on 8th Street consistent with the proposed library signage. Staff also recommends the County request the design features provided in the concept plans within the RFP, such as landscaping, varied rooflines, building projections, and varied building materials.

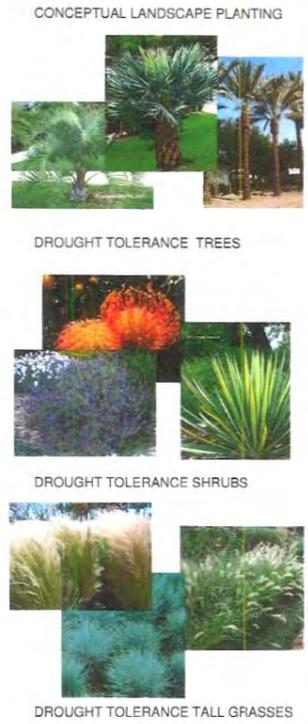


IMPERIAL BEACH BRANCH LIBRARY CONCEPTUAL FLOOR PLAN



LANDSCAPE PLAN

IMPERIAL BEACH BRANCH LIBRARY CONCEPTUAL DESIGN



SCALE: 1" = 16'-0"



GENERAL PLAN/ ZONING CONSISTENCY: The proposed development is subject to PF (Public Facilities) zoning requirements. The purpose of the PF Zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification. A public library would comply with the zoning designation and General Plan/Local Coastal Plan.

STANDARDS	PROVIDED/PROPOSED
The PF Zone does not provide specific development standards. The site plan review process determines all applicable setbacks, lot coverage, building height, parking, siting, signs and other standards required to assure compatibility with the surrounding lands and uses. The project must conform to the applicable elements of the City of Imperial Beach General Plan and the Coastal Land Use Plan (Section 19.24.030).	The structure would locate near all property lines, and a new parking lot would locate on Imperial Beach Boulevard. The use is consistent with the General/Coastal Plan, and the City Council would determine if discretionary approvals for the project would be provided.
Parking requirements for libraries are not specifically provided in the Municipal Code. The parking requirements for this use shall be determined by the community development department, subject to approval by the City Council. The determination shall be based upon professionally accepted standards (Section 19.48.060).	The County has analyzed the parking impacts of a new library and has proposed to construct a new parking lot in Veteran's Park and new parking spaces on the east side of 8 th Street to mitigate for the larger footprint of the library. The proposed parking would be consistent with professionally accepted standards.

Surrounding Land Use and Zoning

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	PF (Public Facilities)	Park
South	PF (Public Facilities)	City Hall
East	R-1-6000 (Single-Family Residential)	Church
West	R-1-3800 (Single-Family Residential)	Residential

Signage

The conceptual plans show various signs, which include a gateway sign leading into Veteran's Park on Imperial Beach Boulevard, wall signs on 8th Street, freestanding surfboard "Library" sign near the corner of Imperial Beach Boulevard and 8th Street, and a "Library" sign composed of freestanding individual letters on 8th Street. Staff recommends the project provide wall signage on the south elevation facing Imperial Beach Boulevard and provide a new sign for the Marina Vista Center consistent with the proposed library signage. In addition, alternate colors for the wall signs should be proposed instead of green. Staff would recommend consideration of a brushed metal finish.

ENVIRONMENTAL IMPACT:

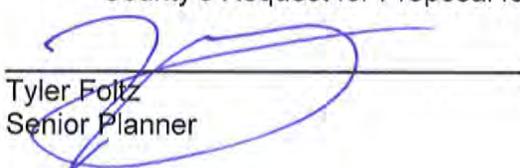
The County is preparing a Mitigated Negative Declaration (MND) assessing potential environmental impacts and mitigation measures. The MND will be circulated through the State Clearinghouse for a 30 day public review prior to scheduling the project for a City Council hearing.

COASTAL JURISDICTION:

The project is located in the Non-Appealable area of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map, and, as such, is not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

DEPARTMENT RECOMMENDATION:

1. Consider the design of the project.
2. Provide design recommendations for consideration of the City Council, City Staff, and County of San Diego Staff. Specific design recommendations may be placed into the County's Request for Proposal for the Imperial Beach Library.



Tyler Foltz
Senior Planner

Attachments:

1. Plans
- c: file MF 1067

[Return to Agenda](#)



On Time
On Budget

County of San Diego
Department of General Services
5560 Overland Avenue, San Diego, California, 92123

San Diego County
Library
Imperial Beach Branch
Library

SITE
PLAN

Project number	Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.1

Scale 1" = 40'-0"

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BUILDING DATA

NET LOT AREA:
 COUNTY OF SAN DIEGO 16362 SF
 CITY OF IMPERIAL BEACH 170590 SF
 TOTAL LOT AREA 186952 SF

BUILDING SQUARE FOOTAGE:
 LIBRARY BUILDING: 12,000 SF
 COMMUNITY ROOM RENOVATION: 2500 SF
 TOTAL BUILDING AREA 14,500 SF

COMM.CENTER KIT:
 PARKING REQUIREMENT : 38 PARKING SPACES
 2 VAN ACCESSIBLE
 PARKING SPACES
 PARKING PROVIDE: 38 PARKING SPACES-
 2 VAN ACCESSIBLE
 PARKING SPACES
 1 LOADING SPACES

8TH STREET
 (EXISTING 34 SPACES, PROPOSED 17
 SPACES, TOTAL 51 PARKING SPACES)
 16 STANDARD SPACES,
 1 VAN ACCESSIBLE SPACE
 1 LOADING SPACE

PARKING LOT (PROPOSED 21 SPACES)
 20 STANDARD SPACES
 1 VAN ACCESSIBLE SPACE

SQUARE FOOTAGE PERCENTAGES
 BUILDING: 9.5%
 LANDSCAPING: 62.5%
 PAVING: 28%

DEMO EXISTING CURB, INSTALL NEW CURB
AND PAVING

PARKING ACCESS AND ROLLED CURB

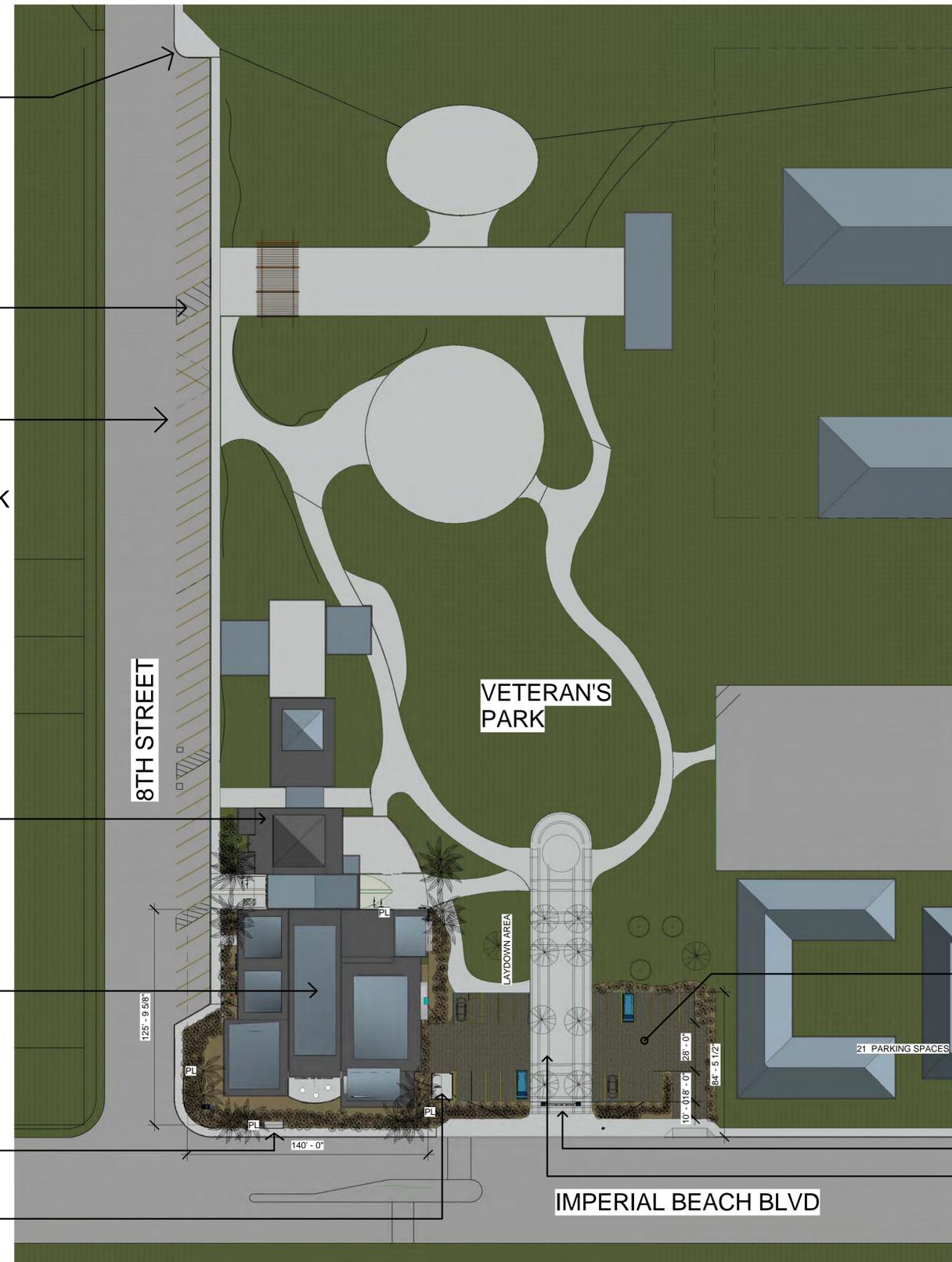
ADD 17 PARKING STALLS ON EAST
8TH BY RESTRIPEING STALLS TO 8'-6" X 18'-0"
60 DEGREE SPACES AND
REMOVING CONCRETE TAB AT ENTRY SIDEWALK
AND EXTENDING DIAGONAL PARKING SOUTH.

EXISTING COMMUNITY ROOM CONNECTED
TO LIBRARY

PROPOSED 12,000 SF. IMPERIAL BEACH
BRANCH LIBRARY

RELOCATE MTS BUS STOP

TRASH BIN ENCLOSURE FOR LIBRARY AND
COMMUNITY CENTER

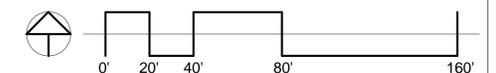


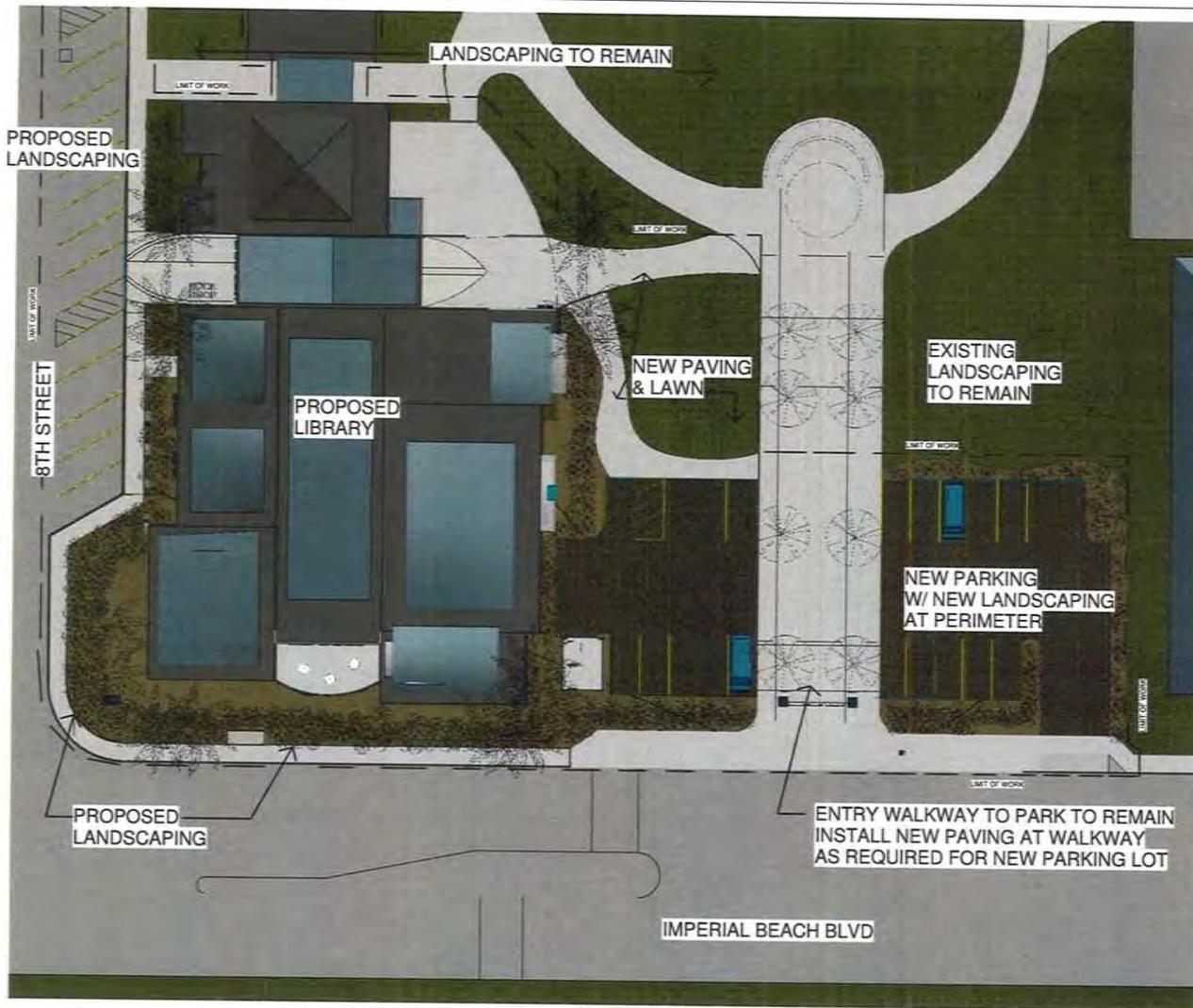
PROPOSED 21 STALL PARKING
LOT WITH PERMEABLE PAVERS

NEW ENTRY SIGNAGE FOR VETERAN'S PARK
EXISTING PARK ENTRY SIDEWALK TO REMAIN.

IMPERIAL BEACH BRANCH LIBRARY CONCEPTUAL SITE PLAN

SCALE: 1"=40'-0"





CONCEPTUAL LANDSCAPE PLANTING



DROUGHT TOLERANCE TREES



DROUGHT TOLERANCE SHRUBS



DROUGHT TOLERANCE TALL GRASSES



On Time
On Budget

County of San Diego
Department of General Services
5560 Overland Avenue, San Diego, California, 92123

San Diego County
Library
Imperial Beach Branch
Library

LANDSCAPE
PLAN

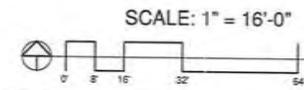
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Date	Issue Date
Drawn by	Author
Checked by	Checker

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Scale 1/16" = 1'-0"

LANDSCAPE PLAN

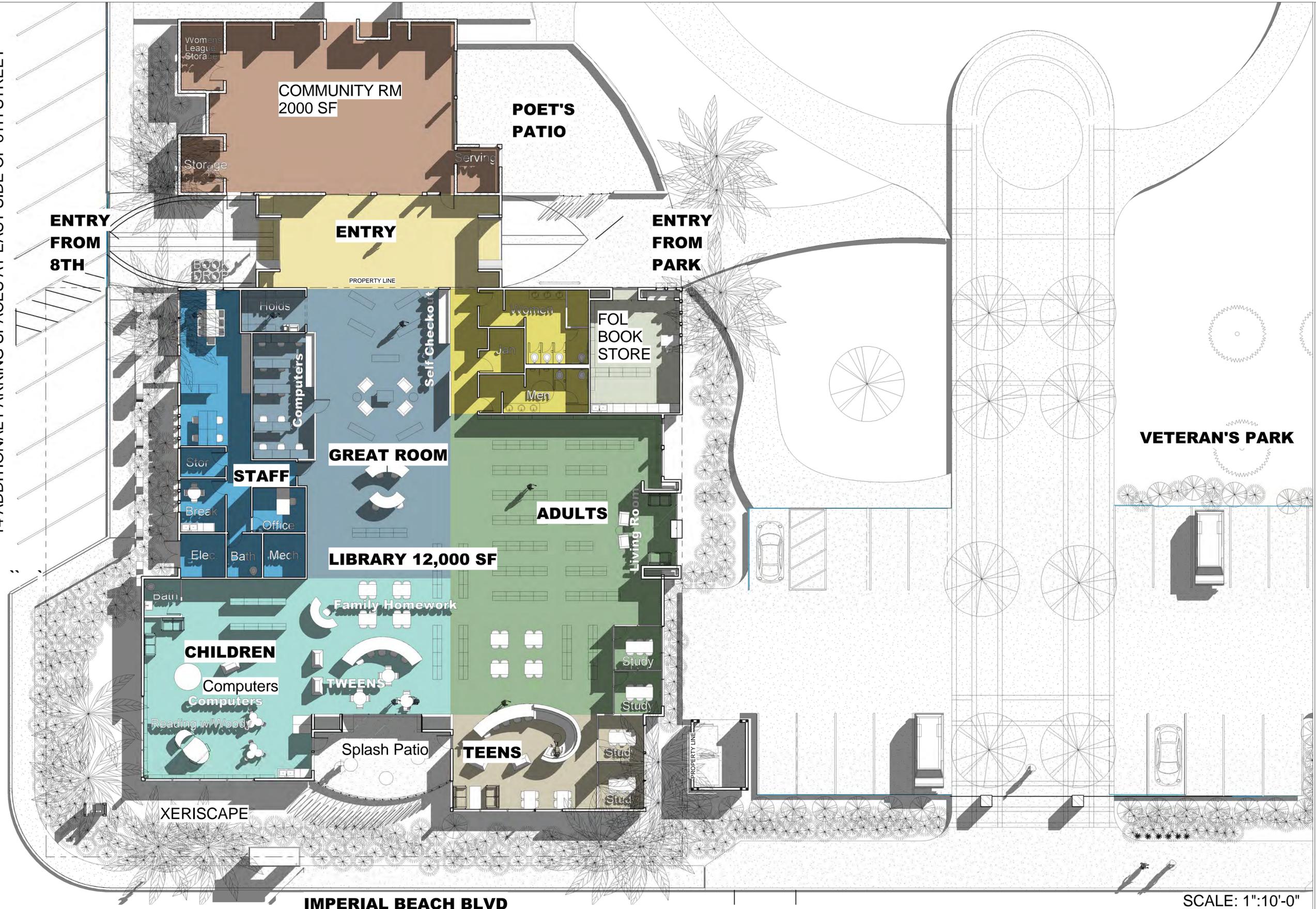
IMPERIAL BEACH BRANCH LIBRARY CONCEPTUAL DESIGN



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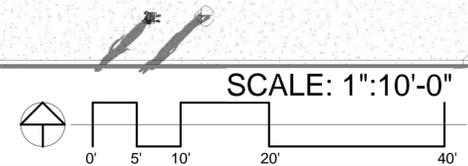
8TH STREET

14 ADDITIONAL PARKING SPACES AT EAST SIDE OF 8TH STREET



IMPERIAL BEACH BLVD

IMPERIAL BEACH BRANCH LIBRARY CONCEPTUAL FLOOR PLAN



On Time
On Budget

County of San Diego
 Department of General Services
 5560 Overland Avenue, San Diego, California, 92123

San Diego County
 Library
 Imperial Beach Branch
 Library

Floor Plan

Project number	Project Number
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Checked by	Checker

A2.1

Scale 1" = 10'-0"

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On Time
On Budget

County of San Diego
Department of General Services
5560 Overland Avenue, San Diego, California, 92123

San Diego County
Library
Imperial Beach Branch
Library

EXTERIOR
ELEVATION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A3.1	
Scale	1" = 10'-0"

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EXISTING COMMUNITY CENTER
EXTERIOR TO BE UPGRADED TO INTEGRATE WITH THE NEW LIBRARY
BUILDING. INCLUDING BUT NOT LIMITED TO EXTERIOR FINISHES.



EXTERIOR DESIGN OF BUILDING TO REFLECT IMPERIAL BEACH LIFE STYLE
AS A CALIFORNIA SURF CITY

WEST EXTERIOR ELEVATION - 8TH STREET

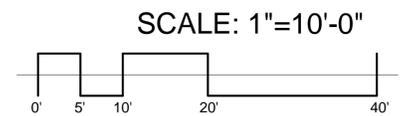
ENTRY SIDEWALK TO PARK WILL REMAIN, WITH A NEW
ENTRY WAY AND SIGNAGE IDENTIFYING "VETERAN'S PARK"



TRASH ENCLOSURE FOR BOTH LIBRARY AND COMMUNITY CENTER

SOUTH EXTERIOR ELEVATION - IMPERIAL BEACH BLVD

IMPERIAL BEACH BRANCH LIBRARY CONCEPTUAL DESIGN





On Time
On Budget

County of San Diego
Department of General Services
5560 Overland Avenue, San Diego, California, 92123

San Diego County
Library
Imperial Beach Branch
Library

EXTERIOR
ELEVATION

Project Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

A3.2

Scale 1" = 10'-0"

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PROPOSED PARKING AREA ADJACENT TO LIBRARY

ENTRY TO LIBRARY FROM PARK
AND 8TH STREET

EAST EXTERIOR ELEVATION - VIEW FROM VETERAN'S PARK



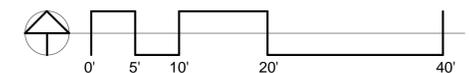
PARKING ADJACENT TO PARK

COMMUNITY ROOM TO OPEN UP TO LIBRARY

NORTH EXTERIOR ELEVATION

IMPERIAL BEACH BRACH LIBRARY CONCEPTUAL DESIGN

SCALE: 1"=10'-0"





**VIEW FROM IMPERIAL BEACH BLVD LOOKING AT PARKING AND THE LIBRARY
IMPERIAL BEACH LIBRARY CONCEPTUAL DESIGN**