



A G E N D A



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, JUNE 19, 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 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, Phelps, 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 MAY 15, 2014 MEETING.

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 AT&T (APPLICANT); DESIGN REVIEW CASE (DRC 140004) TO CONSTRUCT A WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 800 SEACOAST DRIVE (APN 625-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1140.

Recommendation:

1. Consider the design of the project.
2. Recommend approval of Design Review Case (DRC 140004) to the City Council with the condition that all components of the wireless facility must be visually undetectable.

5.0 INFORMATIONAL ITEMS/REPORTS

6.0 ADJOURNMENT

/s/
Jacqueline M. Hald,
City Clerk

DRAFT

MINUTES

Item No. 3.1

**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, MAY 15, 2014

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 4:04 p.m.

ROLL CALL

BOARD MEMBERS PRESENT: Nakawatase, Bowman, Lopez(time of arrival 4:08 p.m.), Schaaf

BOARD MEMBERS ABSENT: Phelps

STAFF PRESENT: Greg Wade, Assistant City Manager/Community Development Director
Tyler Foltz, Associate Planner
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

Bowman announced a correction to her name on the bottom of the second page for the minutes of the March 20, 2014 DRB Meeting.

MOTION BY LOPEZ, SECOND BY BOWMAN TO APPROVE THE DRB MINUTES FOR MARCH 20, 2014. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, SCHAAF, BOWMAN

NOES: NONE

ABSENT: PHELPS, LOPEZ

ABSTAIN: NONE

Nakawatase stated consideration of the April 17,2014 DRB minutes to be postponed.

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 MABRY/THE LOUNGE (APPLICANT); DESIGN REVIEW (DRC 140028) FOR FAÇADE IMPROVEMENTS AT 995 PALM AVENUE (APN 626-282-22-00) MF 1150

Staff Report:

Staff Foltz presented a PowerPoint presentation on the item.

Questions to Staff

Schaaf: Will the fencing be going out to the sidewalk past their property line?

Foltz: Caltrans is showing that there may be a few feet, if there is then they'd have to get an encroachment permit.

Bowman: Will they be putting trees in?

Foltz: The trees are not proposed as part of this project, the rendering is what it could look like in the future if Cal Am does street improvements.

Nakawatase: Why did we allow Crystal Cove to leave their roof sign?

Foltz: You can maintain what you have, it's when you do major work that we have digression over the design.

Nakawatase: Is that a window in the front?

Foltz: They will open it up and make it a window so it will be a storefront.

Bowman: There appears to be stools on the outside, will that be an open area bar?

Foltz: They would like to make it an active use area, they will have to get permissions through ABC first.

Public Comments:

James Mabry – Applicant.

Took notes on the façade proposals for the shopping center at 7th and 9th and Palm. Spoke to Caltrans regarding the outdoor patio, and the right of way stops 5 feet from the front of the building which is right where the edge of the overhang is, where the patio will go to. The window on the left hand side will be taken from 2 windows to 1 large 8 ft dual pain window. The window going to the patio area will be bifolding windows barstools on the inside and outside and at a certain time at night those would get closed up. In front of the door on right hand side would be a gate that would open up for ADA capabilities that would swing in so that it would not open into the right of way.

Discussion:

Lopez: Like the concept. Big proponent of indoor and outdoor. Great improvement of building.

Bowman: Like the concept and design a lot.

Schaaf: Agree with City that monument sign on top does not add anything to the building.

Nakawatase: A bit concerned that colors are a little too light. Like everything else.

MOTION BY SCHAAF, SECOND BY LOPEZ TO APPROVE THE DESIGN AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: SCHAAF, LOPEZ, BOWMAN, NAKAWATASE

NOES: NONE

ABSET: PHELPS

ABSTAIN: NONE

4.2 PALM AVENUE MIXED USE & COMMERCIAL CORRIDOR MASTER PLAN

Staff Report:

Staff Wade gave a PowerPoint on the Palm Avenue Mixed Use & Corridor Master Plan Project design.

QUESTIONS TO STAFF:

Gateway Sign

Nakawatase: let's tackle the matters one by one. The gateway sign horizontal or vertical cannot span the entire section of the street. What do you think?

Lopez: It's a wide street so it would be hard to get something like the Gaslamp, but something that gives an element of entrance. I think it's a good think.

Bowman: Like the idea of a gateway sign. Our current signs are small and easy to miss. Like Boulevard Sign shown. Surfboard sign would not have the visual impact of something horizontal.

Nakawatase: like the T sign. A mesh style surfboard with channel lettering maybe.

Lopez: Woody or surfboard that's T'd up would be nice.

Bowman: Where are we thinking of putting this? Don't think it should be all the way in at 13th. Maybe closer, to the heart of IB like at 10th and 9th.

Nakawatase: I think it would confuse people if it weren't at 13th Street. Right around Georgia is a great place where you're entering. Entering from the Strand where the Egret/Herring have a sign right there.

Lopez: Not as big as shown but an element that identifies that you are entering Imperial Beach.

Scaaf: Definitely need more signage. Like more vertical than T. They can be overbearing. But we do need signage besides the monument sign.

Nakawatase: Really grateful that round about around Rainbow not coming back.

Local Access Lanes

Wade: They would be from 9th to Florida

Nakawatase: that would bisect McDonalds

Lopez: Which makes sense for the left turn lane exiting out we just approved for McDonalds

Nakawatase: – Access lane will be slowed down because of McDonalds. Not a big proposal of that.

Wade: Want people to get back onto Florida and go west.

Bowman: Showed example of Octavia – how long is the distance:

Wade: Ours is 1.3 miles and theirs is 1.5 about the same as Octavia.

Nakawatase: access lanes from 9th all the way to 13th would be better.

Lopez: like that idea. Differentiate that you're coming into a new community. At first it will be hard for some businesses to get used to because change is scary, but I think they will like it better. Agree it should go out to 13th.

Scaaf: I like it also.

Trees

Lopez: Like overall plan they have shown. Maybe every 3rd tree until get more money. Enhances and will also slow traffic down.

Nakawatase: Palm trees vs shade trees

Wade: combination – palm tree, shade tree, evergreen trees

Lopez: intersections maybe Palm for helping with visual but dense shade trees in between for shading

Nakawatase: Can look through Palm trees and then shade trees

Lopez: but not too dense because you want to see businesses too – but still want shade

Nakawatase: I like jacarandas

Lopez: Those probably cause more maintenance

Bowman: didn't go into Old Palm – only Palm trees there

Wade: just for Palm

Lighting

Lopez: Traditional is probably more conducive to California beach living

Wade: Center median lighting might be different from sidewalk lighting

Lopez: – doesn't need to make a WOW statement – mainly for safety.

Nakawatase: would like more consistency, go with one style and stick with it

Bowman: traffic itself, we who live here know when not to get onto Palm. Traffic lights are not synchronized well...

Wade: Caltrans has right of way. They are in control of lights. Supposedly in control of improvements. Talk of possibly relinquishing Palm. Caltrans has been very cooperative. More ambitious ideas we want to do will probably not meet their standards. Several months ago put a request in to study and evaluate relinquishment of highway. Basically put a price tag to bring corridor to the standard. If City takes that step City needs to make sure they do all the work beforehand. Just getting as much information as possible now. The only way we could really do a lot of phasing would be for them to relinquish highway to City. They're objective is to move traffic as quickly as possible which would conflict with some of the updates we want to do.

Lopez: Unique Caltrans right of way situation.

Wade: Caltrans wants to get out of the local highway ownership. But we don't want to do that blindly and cannot afford.

Opinions on 7th and Delaware Street

Lopez: Could help get traffic off old palm corridor to new palm area

Nakawatase: see huge bottleneck unless lights synchronized.

Lopez: Have short span which is a little funky – but yes, synchronization

Bowman: use 7th street to get to 9th and not rainbow

Nakawatase: very few people take the Delaware exit. Don't know if it's worth it. Maybe folks to ask are people who live on Delaware. If you live on Bayside you are going to take a right on 9th. Coming from beach you're going to take 7th or 9th. Don't know if you've done a traffic study on Delaware itself. Don't see it expanding a lot if access got easier.

Lopez: Overall, especially with imagery, it's exciting to see.

Bowman: Commented about Caltrans and their standards – is a lot of this a pipe dream?

Wade: Certainly some challenges. Hope for design exceptions. 1 or 2 of those 3 probably won't get a design exception and will have to come up a different design. If we want to see this as you see it today, it will probably come down to a relinquishment. Caltrans wants it and the Council has to decide if they want to take it down and price tag. Need to make sure we get what we need if you go that route. Will apply for grant funds. Construction documents. Don't think it's a pipe dream – wouldn't invest time and funds, SANDAG is supportive. Could be a reality.

Bowman: one idea they would object to is the side lanes?

Wade: narrowing lanes, bulb outs, access lanes. 11 feet okay but 10 feet is a no.

Lopez: If you have a plan b and c on those items still something to work with.

Bowman: beautiful concept, like the idea. A lot of business on Palm, no parking associated with them, any thought for community parking lot like Chula Vista has on 3rd Ave.

Wade: during master plan study – commercial zoning review – shared parking mechanism as long as within 1000 feet of site. Looking at same idea on Seacoast. Hoping at some point with other projects that the resource will be something we can invest in.

Nakawatase announced that the April 17,2014 minutes will be considered at this time.

MOTION BY NAKAWATASE, SECOND BY LOPEZ TO APPROVE THE DRB MINUTES FOR APRIL 17, 2014. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, SCHAAF, LOPEZ

NOES: NONE

ABSENT: PHELPS

ABSTAIN: BOWMAN

5.0 INFORMATIONAL ITEMS/REPORTS

Wade gave informational updates on the following projects:

- Breakwater: Modifying design slightly. Looking a rich color, high quality product. Colors and materials much richer. Wood. Addressed corner element concerns. Submit in June and will first come to DRB. Going to IRC in Las Vegas. When given green light need to be ready to get people.
- Bernardo Shores – 2 story structure on Northside and 3 story on back. Should see around July.
- El Tapatio – approval to spend money and will be moving forward to work on it.
- 2nd & Palm – selling property.

Regarding Outdoor Surfboard Museum

Nakawatase: Street landscaping – between 7th & 3rd – Don't like it.

Lopez: Isn't vegetation supposed to take shape of the surfboards?

Nakawatase: It's not happening

Bowman: vegetation shaped.

Nakawatase: like the surfboards the way they are, we should take off the vegetation.

6.0 ADJOURNMENT

Chair Nakawatase adjourned the meeting at 5:24 p.m.

Approved:

Shirley Nakawatase, DRB
Chairperson

Attest:

Larissa Lopez, Recording Secretary



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER

MEETING DATE: JUNE 19, 2014
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: AT&T (APPLICANT); DESIGN REVIEW CASE (DRC 140004) TO CONSTRUCT A WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 800 SEACOAST DRIVE (APN 625-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1140.

PROJECT DESCRIPTION/BACKGROUND:

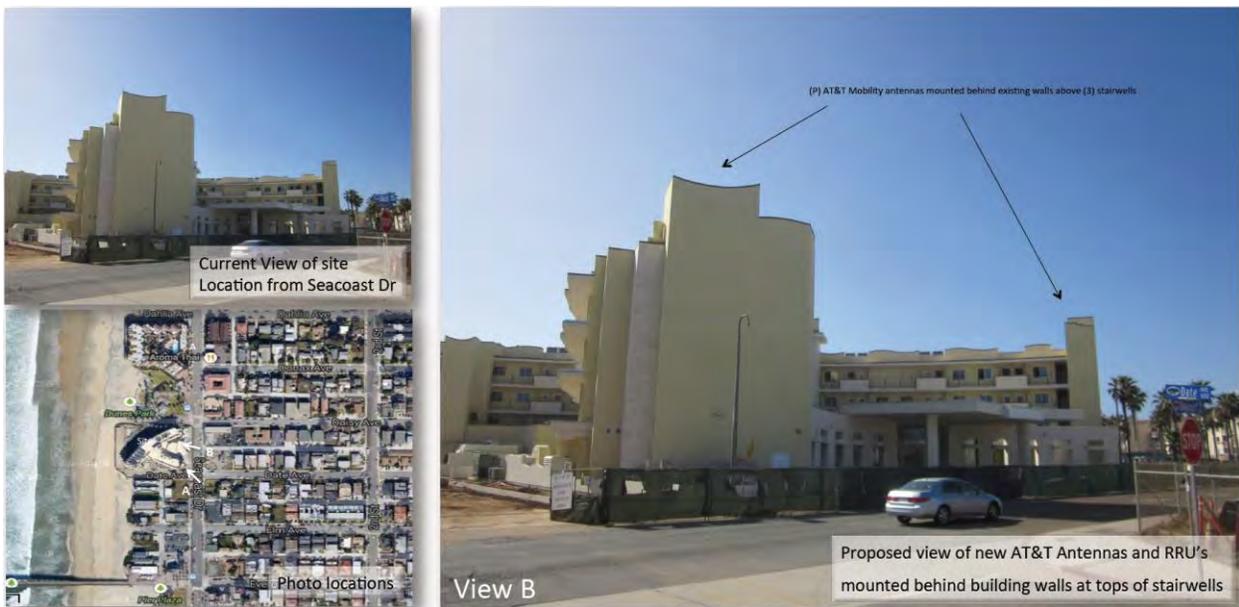
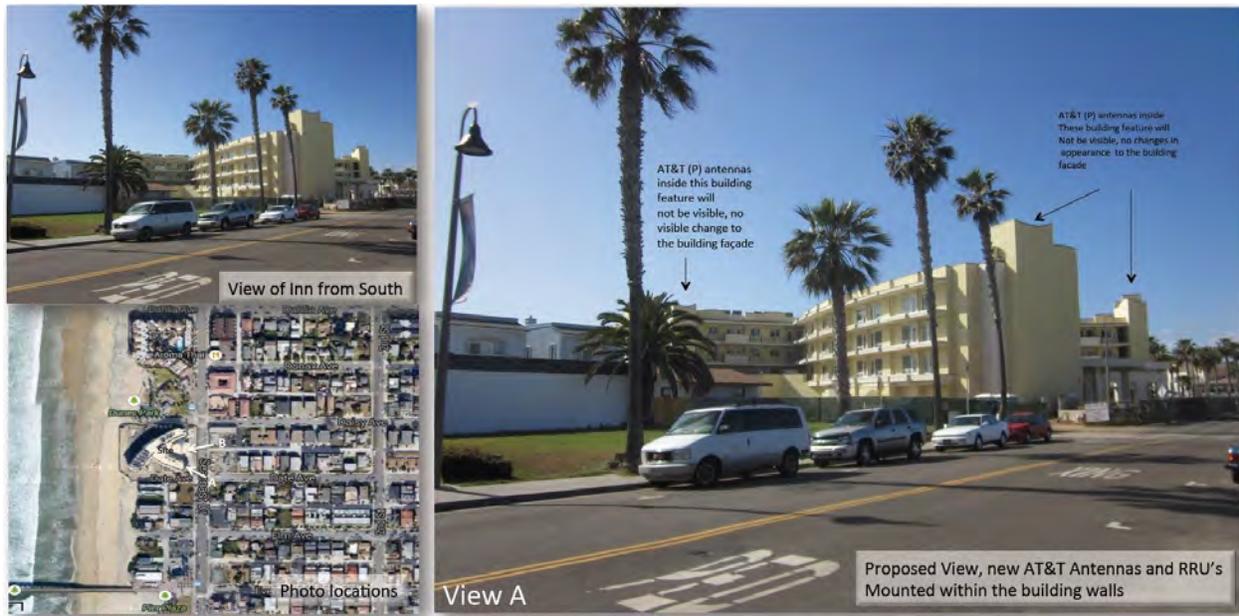
This is an application (MF 1140) for a Design Review Case (DRC 140004) to construct a new wireless telecommunications facility and equipment shelter at 800 Seacoast Drive (APN 625-262-02-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because the project requires a conditional use permit and is located on the Seacoast Drive design review corridor (IBMC 19.83.020).

PROJECT EVALUATION/DISCUSSION:

The proposed telecommunications facility would consist of 12 antennas and 24 remote radio units (RRUs) concealed within the stairwell parapets of the existing Pier South hotel. Existing stucco walls would be removed and replaced with fiberglass reinforced plastic screens with stucco treatments to match the materials, colors, texture, and architecture of the existing building. In addition, base station equipment would be installed within an existing storage room in the underground garage with no visual or parking impacts.

The project does not propose to increase the height or expand any portion of the existing building, and the base station equipment would locate in the underground garage. Therefore, the concealment panels replacing the existing stairwell parapet walls are the only potential visual impacts for the project, though the panels would be treated to blend in with the existing building and provide no detectible visual impacts. The applicant claims that the facility is needed to cover a gap in service coverage, and locating the antennas in the existing stairwell parapets at the top of the hotel is necessary to clear the surrounding building environment and provide an optimal signal.

The location of the telecommunications facility was examined. The applicant explored the opportunity to locate at 875 Seacoast Drive (Coronado Brewing Company; previously Jersey Boys Diner), but did not pursue the site due to height, design, and lot/space limitations. The applicant also considered locating a freestanding facility in the parking lot at the northeast intersection of Seacoast Drive and Elkwood Avenue, though a facility at this location would only receive half of the coverage than would be provided if locating in the Pier South hotel. In addition, the Imperial Beach Municipal Code (IBMC) discourages freestanding facilities if reasonable alternative locations are possible. The applicant claims that the proposed location in the Pier South hotel at 800 Seacoast Drive is optimal because it would provide the necessary service coverage and conceal all antennas and equipment. Staff believes it is reasonable to locate the proposed wireless facility within the existing building as long as the facility is concealed and visually undetectable, as required by IBMC Section 19.90.070.



GENERAL PLAN/ZONING CONSISTENCY

The proposed development is subject to IBMC Chapter 19.90, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The chapter is intended to protect and promote the public health, safety and welfare, as well as the aesthetic quality of the city as set forth in the goals, objectives and policies of the General Plan. In addition, the project is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The purpose of the C/MU-2 Zone is to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. The proposed development meets the intent of the C/MU-2 Zone and meets the Development and Design Standards for wireless facilities as outlined in IBMC Chapter 19.90.

STANDARDS	PROVIDED/PROPOSED
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	The facility would not remove existing parking spaces.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet.	The project would not encroach within any setbacks of the C/MU-2 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.	The proposed facility would locate within the stairwell parapets of an existing building and would not increase the overall height.
A service provider with a wireless communications facility in the city must obtain a city business license.	Obtaining a business license would be a condition of approval for the project.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	The proposed facility would be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The proposed facility would be concealed and the screening walls would be designed to match the existing building.
Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.	The proposed facility would be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.

Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.	The proposed facility would be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.
Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.	No freestanding facilities are proposed.
Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.	No freestanding facilities are proposed.
Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts	The base station equipment would be concealed within an existing storage room in the underground garage with no visual impacts.
No advertising signs may be placed on any facility or equipment.	No advertising signs are proposed.
Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected.	The proposed facility would locate between Seacoast Drive and the ocean, though it would be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility would be visually undetectable.

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)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial
West	N/A	Beach

ENVIRONMENTAL STATUS:

This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities: Minor alteration of existing private structures/facilities involving negligible or no expansion of use).

COASTAL JURISDICTION:

The project is located in the Coastal Zone and the City will need to consider evaluating the project with respect to conformity with coastal permit findings.

FISCAL ANALYSIS:

The applicant has deposited \$8,500.00 in Project Account Number 140002 to fund the processing of this application.

DEPARTMENT RECOMMENDATION:

1. Consider the design of the project.
2. Recommend approval of Design Review Case (DRC 140004) to the City Council with the condition that all components of the wireless facility must be visually undetectable.

/s/

Tyler Foltz
Senior Planner

Attachments:

1. Plans
 2. Photosimulations
 3. Material Examples
- c: file MF 1140

[Return to Agenda](#)

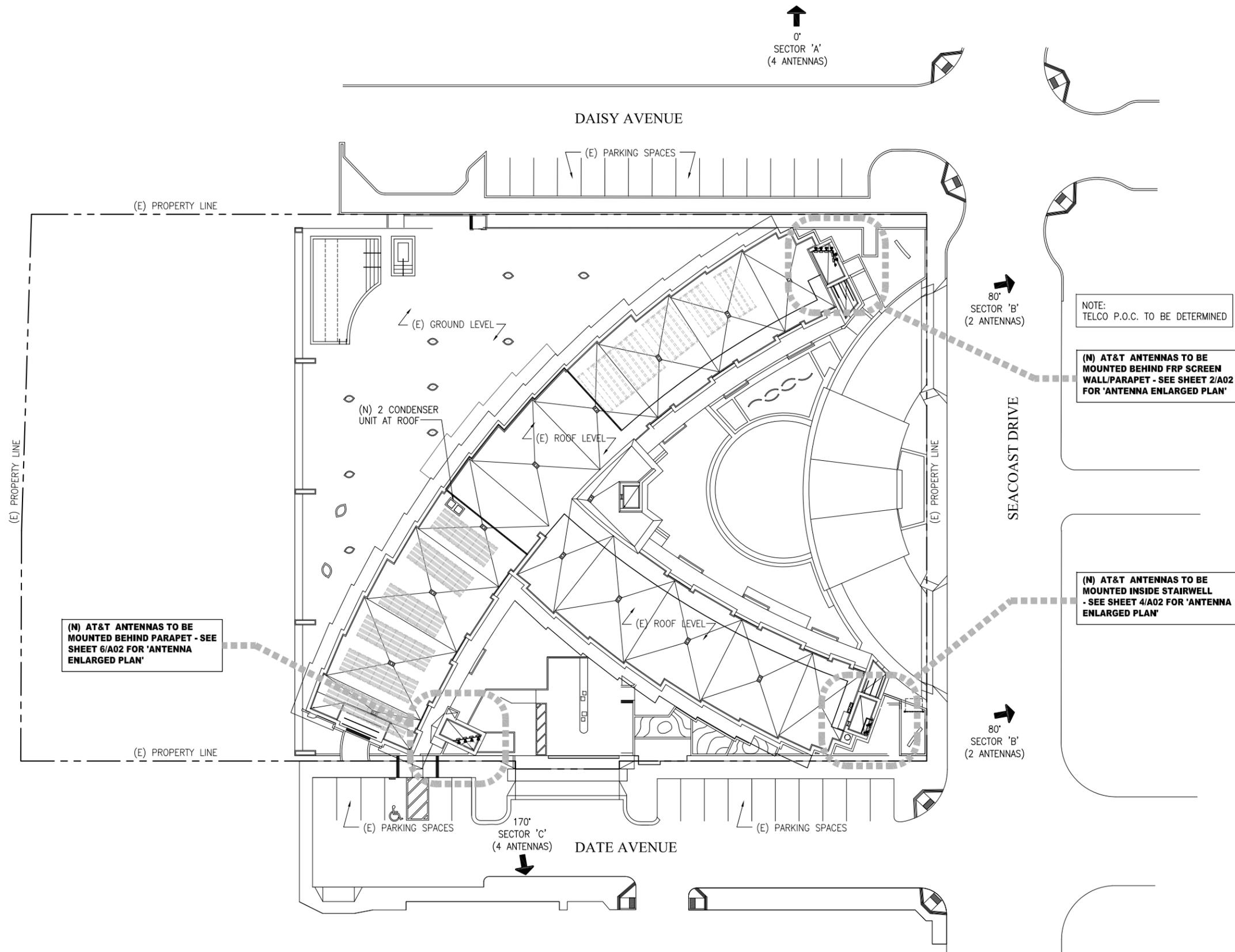


SITE NUMBER: SD0215A

SITE NAME: PIER SOUTH

DRAWING INDEX	REV.	DIRECTIONS	DEVELOPMENT SUMMARY																																																				
T01 TITLE SHEET A01 SITE PLAN A01.1 BASEMENT PLAN & EQUIPMENT LAYOUT PLAN A02 ANTENNA LAYOUT PLAN AND PARTIAL SECTION A03 ELEVATIONS A04 ELEVATIONS A05 ELEVATIONS A06 ANTENNA AND RRU CONFIGURATION AND SPECIFICATIONS	6 6 6 6 6 6 6 6 6 6	FROM AT&T SAN DIEGO OFFICE 7337 TRADE STREET, SAN DIEGO, CA 92121 1. HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE 2. TAKE THE 1ST LEFT ONTO CAMINO SANTA FE 3. TURN RIGHT ONTO MIRAMAR RD 4. TAKE THE RAMP ONTO I-805 S 5. TAKE EXIT 14 TO MERGE ONTO CA-15 S TOWARD CA-94 W/M L KING JR FWY 6. TAKE EXIT 1C ON THE LEFT TOWARD NATIONAL CITY/CHULA VISTA 7. MERGE ONTO I-5 S 8. TAKE EXIT 5A FOR CA-75/PALM AVE 9. TURN RIGHT ONTO CA-75 N/PALM AVE 10. TURN LEFT ONTO PALM AVE 11. TURN LEFT ONTO SEACOAST DR DESTINATION WILL BE ON THE RIGHT 800 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932	PROJECT SCOPE OF WORK: INSTALLATION OF: 1. EQUIPMENT RACKS INSIDE THE BUILDING AT BASEMENT LEVEL 2. (12) PANEL ANTENNAS AND (24) RRU's BEHIND RF SCREEN 3. (1) DC6 AND (1) DC2 SURGE SUPPRESSOR PER SECTOR 4. (2) GPS ANTENNAS																																																				
7 SHEETS TOTAL		VICINITY MAP 	BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> CONDITIONAL USE PERMIT AND SITE PLAN REVIEW </div>	PROPERTY INFORMATION: LEGAL DESCRIPTION: LOT 1 OF SEACOAST INN IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 15792 RECORDED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. EXCEPTING THERE FROM, THAT PORTION OF DATE AVENUE DEDICATED AND ACCEPTED ON SAID MAP IN FAVOR OF THE CITY OF IMPERIAL BEACH, EXCEPT ANY PORTION THEREOF LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN. ASSESSOR PARCEL NUMBER: 625-262-02-00 LEASE AREA: SQ. FT.																																																			
CODE COMPLIANCE ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.			EXISTING WCFs ON SAME PROPERTY: NONE	BUILDING CODE INFORMATION: EXISTING BUILDING/STRUCTURE: OCCUPANCY = R-2 CONSTRUCTION TYPE = II SPRINKLER SYSTEM = YES PROPOSED STRUCTURE: OCCUPANCY = S-2 CONSTRUCTION TYPE = II SPRINKLER SYSTEM = YES (EXISTING)																																																			
1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS) 3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 7. 2013 CALIFORNIA GREEN CODE 8. 2013 CALIFORNIA REFERENCES STANDARDS CODE 9. APPLICABLE LOCAL CODES			PROJECT TEAM: CONSTRUCTION: TIM HENION PHONE: (503) 519-8591 SITE ACQUISITION: TIM HENION PHONE: (503) 519-8591 PLANNING: TIM HENION PHONE: (503) 519-8591 ARCHITECT: D.K. DO, RA PHONE: (949) 475-1000	ZONING INFORMATION: JURISDICTION: CITY OF IMPERIAL BEACH ZONING DESIGNATION: SEACOAST COMMERCIAL EXISTING ZONING NO.: LATITUDE: 32° 34' 52.25" N LONGITUDE: 117° 7' 55.21" W TOP OF (E) STRUCTURE: ± AGL BASE OF STRUCTURE: 11 FEET (A.M.S.L.)																																																			
 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		PIER SOUTH SD0215A 800 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932 SAN DIEGO COUNTY	DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F	<table border="1"> <tr> <td>6</td> <td>06/09/14</td> <td>CITY COMMENTS</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>5</td> <td>03/13/14</td> <td>CITY COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>4</td> <td>11/18/13</td> <td>REVISED PER RF COMMENT</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>3</td> <td>08/16/13</td> <td>REVISED PER RF COMMENT</td> <td>JGD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>2</td> <td>07/30/13</td> <td>REVISED PER DRW REDLINE 7-26-13</td> <td>JGD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td colspan="2">SCALE</td> <td>AS SHOWN</td> <td>DESIGNED</td> <td colspan="2">DRAWN</td> </tr> </table>	6	06/09/14	CITY COMMENTS	IP	BOK	DKD	5	03/13/14	CITY COMMENTS	HH	BOK	DKD	4	11/18/13	REVISED PER RF COMMENT	IP	BOK	DKD	3	08/16/13	REVISED PER RF COMMENT	JGD	BOK	DKD	2	07/30/13	REVISED PER DRW REDLINE 7-26-13	JGD	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE		AS SHOWN	DESIGNED	DRAWN		<table border="1"> <tr> <td colspan="2">SHEET TITLE</td> <td colspan="2">SHEET NUMBER</td> </tr> <tr> <td colspan="2" style="text-align: center;">TITLE SHEET</td> <td colspan="2" style="text-align: center;">T01</td> </tr> </table>	SHEET TITLE		SHEET NUMBER		TITLE SHEET		T01	
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REDUCED PLOT: DO NOT SCALE THIS DRAWING



NOTE:
TELCO P.O.C. TO BE DETERMINED

(N) AT&T ANTENNAS TO BE MOUNTED BEHIND FRP SCREEN WALL/PARAPET - SEE SHEET 2/A02 FOR 'ANTENNA ENLARGED PLAN'

(N) AT&T ANTENNAS TO BE MOUNTED INSIDE STAIRWELL - SEE SHEET 4/A02 FOR 'ANTENNA ENLARGED PLAN'

(N) AT&T ANTENNAS TO BE MOUNTED BEHIND PARAPET - SEE SHEET 6/A02 FOR 'ANTENNA ENLARGED PLAN'

SITE PLAN

SCALE: 1"=20'-0"

 NORTH ↑



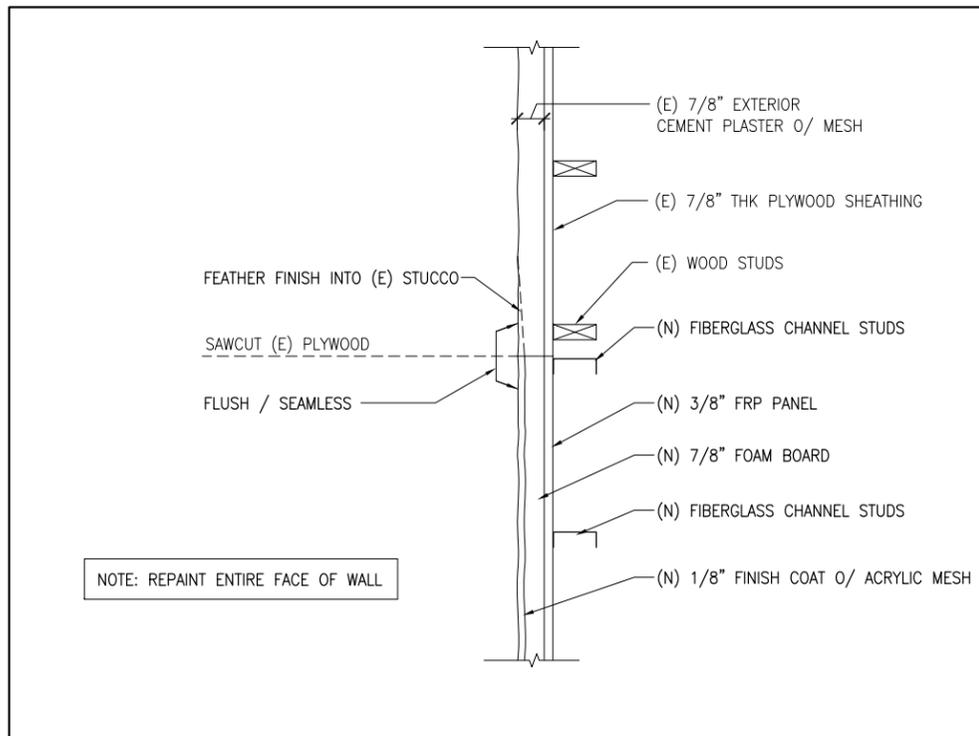
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SD0215A
800 SEACOAST DRIVE,
IMPERIAL BEACH, CA 91932
SAN DIEGO COUNTY

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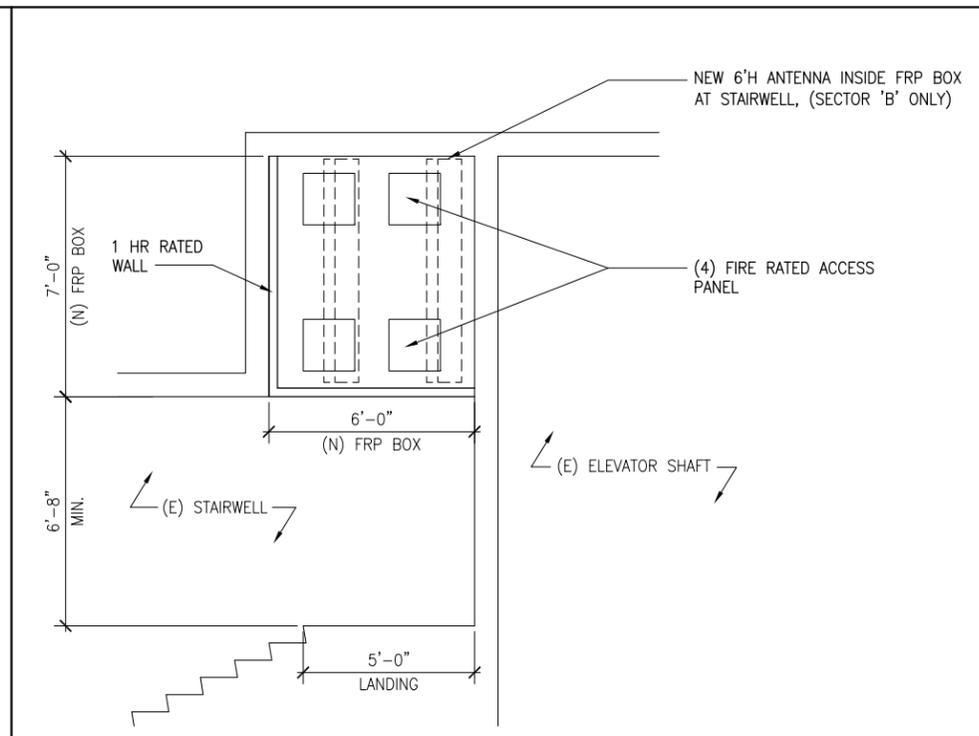
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SHEET TITLE	SHEET NUMBER
SITE PLAN	A01

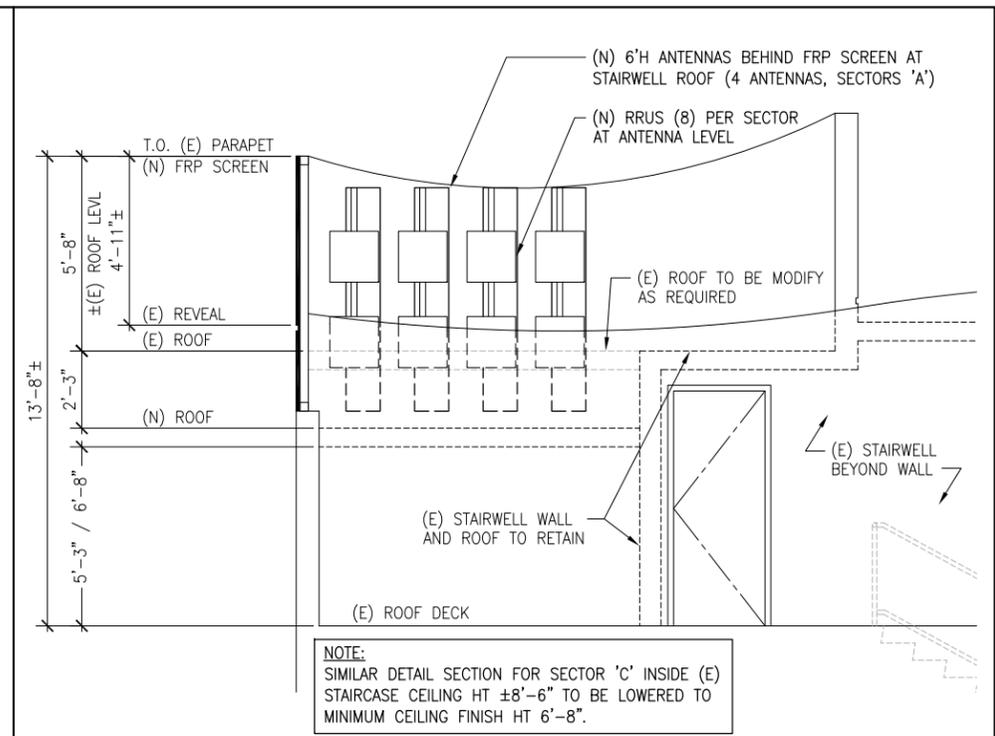
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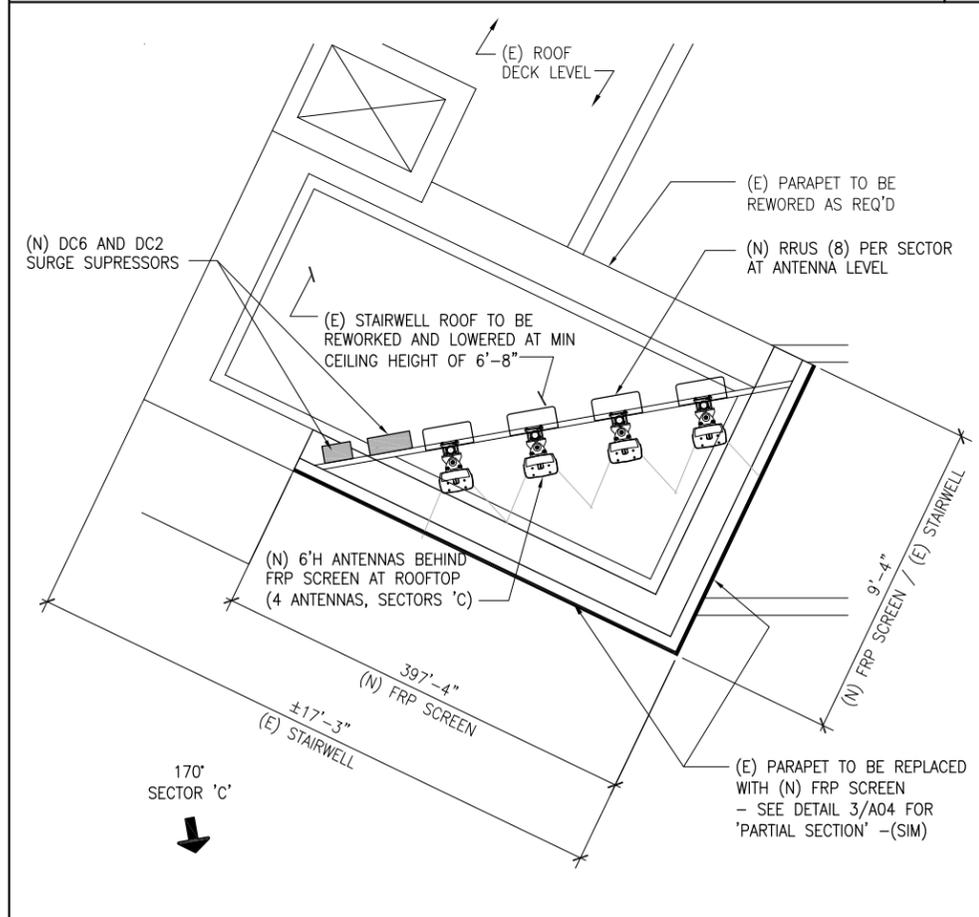
PLAN VIEW (WALL FINISH DETAIL) 6



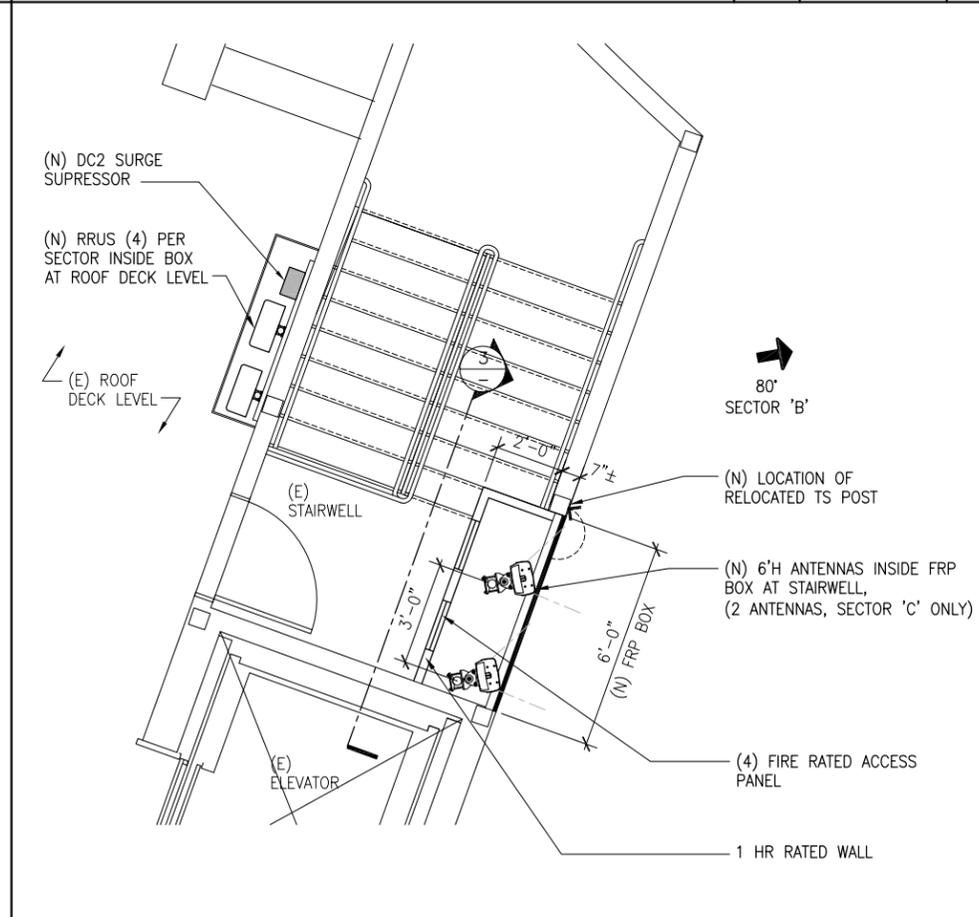
STAIRWELL PARTIAL SECTION @ SECTOR 'B' 3



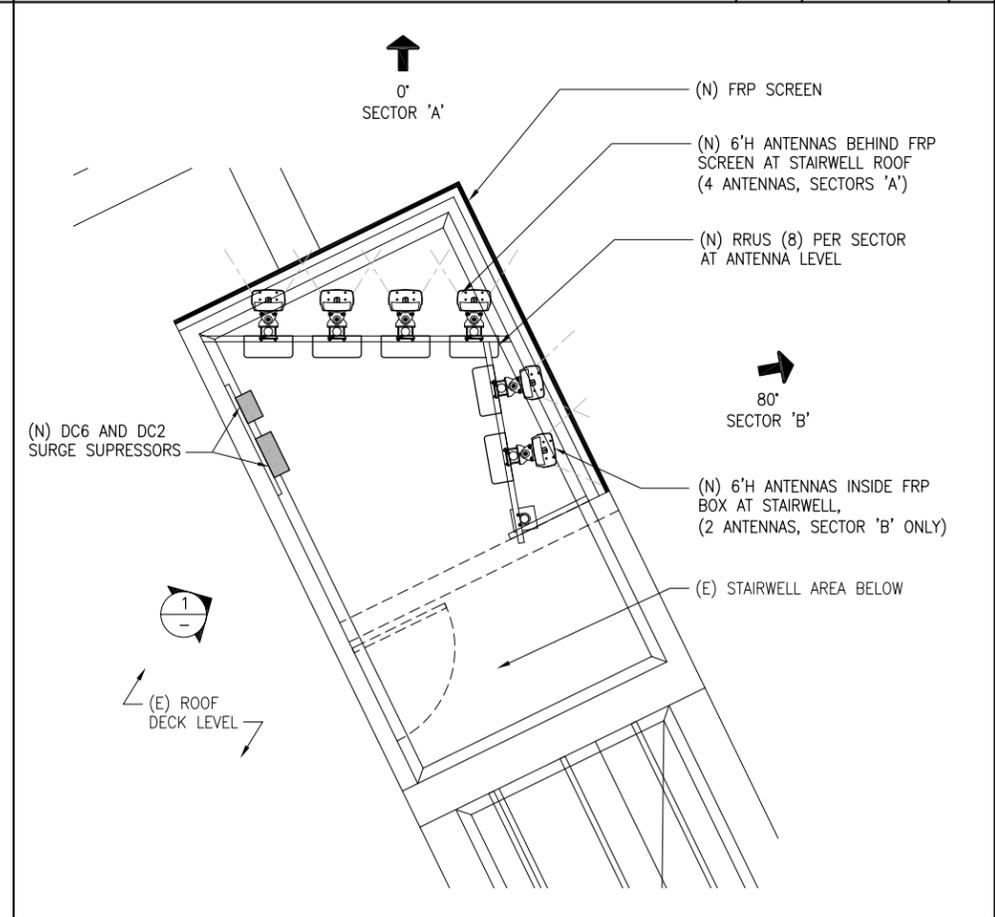
PARTIAL SECTION @ SECTOR 'A' (SIM) 1



ANTENNA LAYOUT PLAN SECTOR 'C' @ STAIRWELL 5



ANTENNA LAYOUT PLAN SECTOR 'B' @ STAIRWELL 4



ANTENNA LAYOUT PLAN SECTOR 'A' @ ROOF 2

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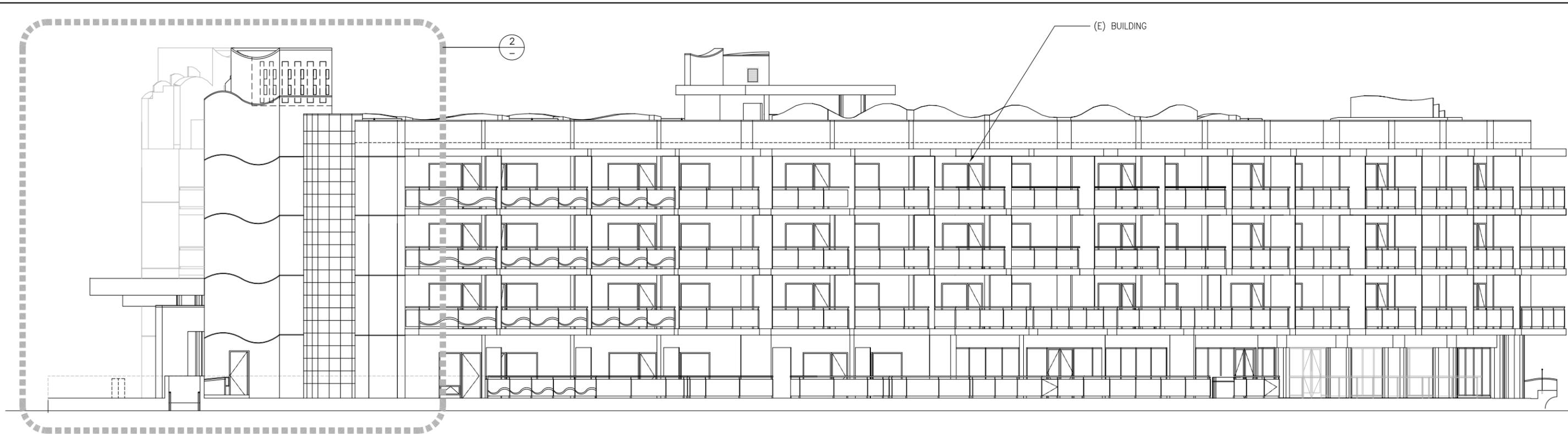
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SCALE AS SHOWN DESIGNED DRAWN

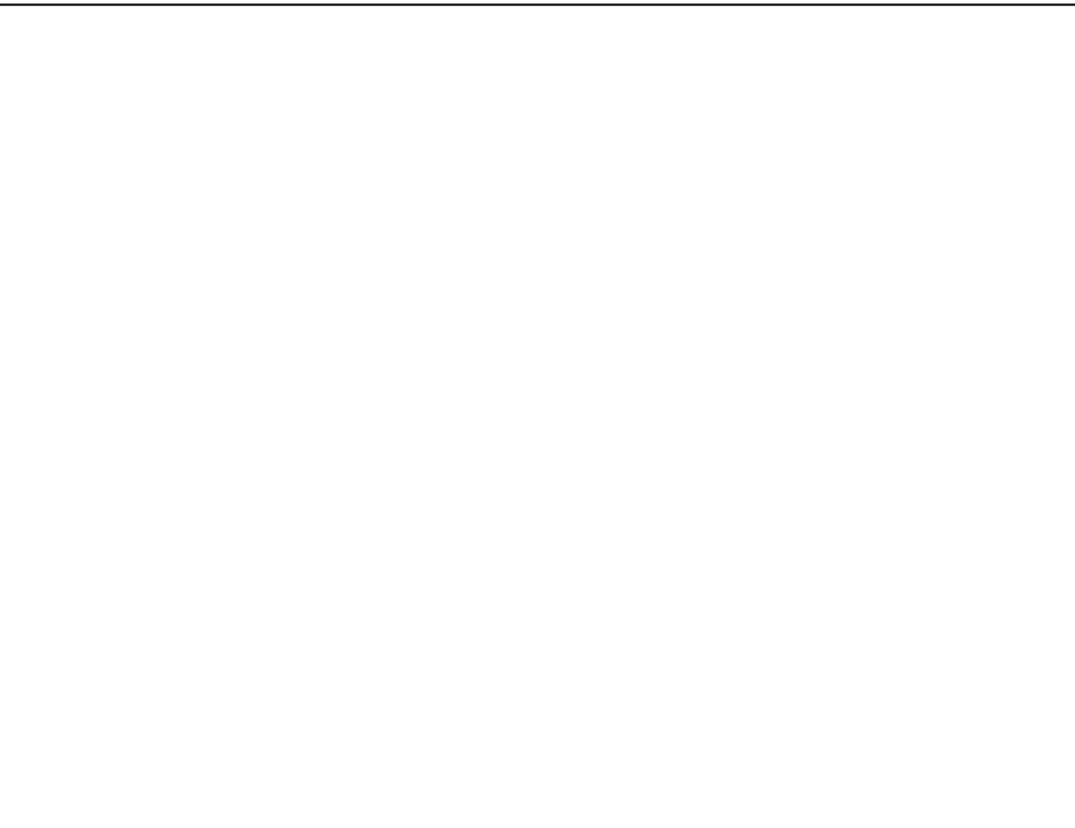
SHEET TITLE: EQUIPMENT AND ANTENNA LAYOUT PLAN
 SHEET NUMBER: A02

REDUCED PLOT, DO NOT SCALE THIS DRAWING



NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 1



PARTIAL NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 2



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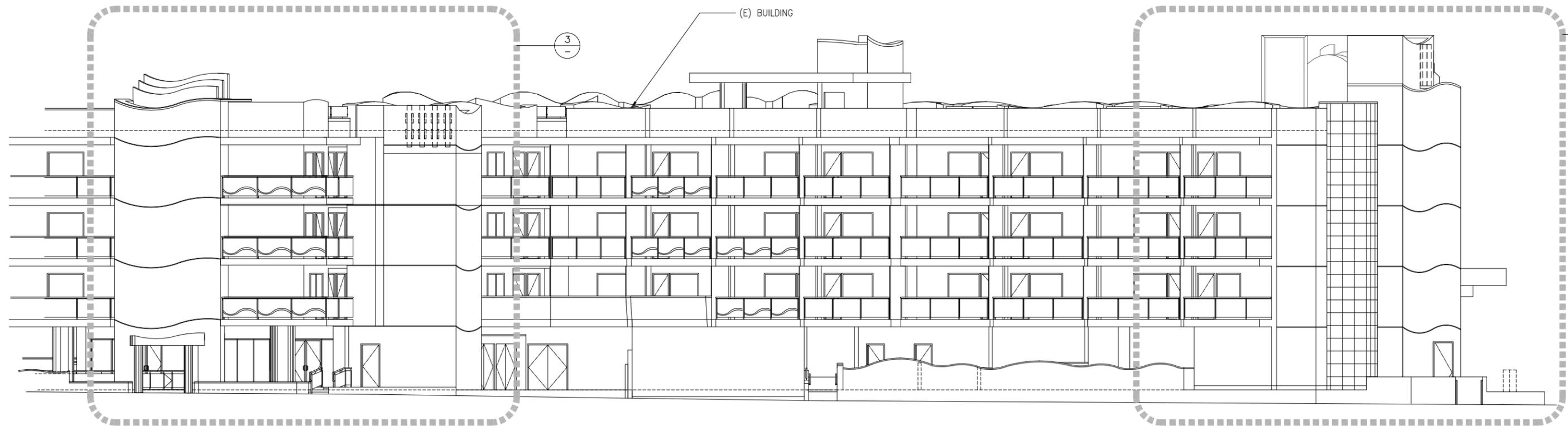
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SHEET TITLE SHEET NUMBER

ELEVATIONS

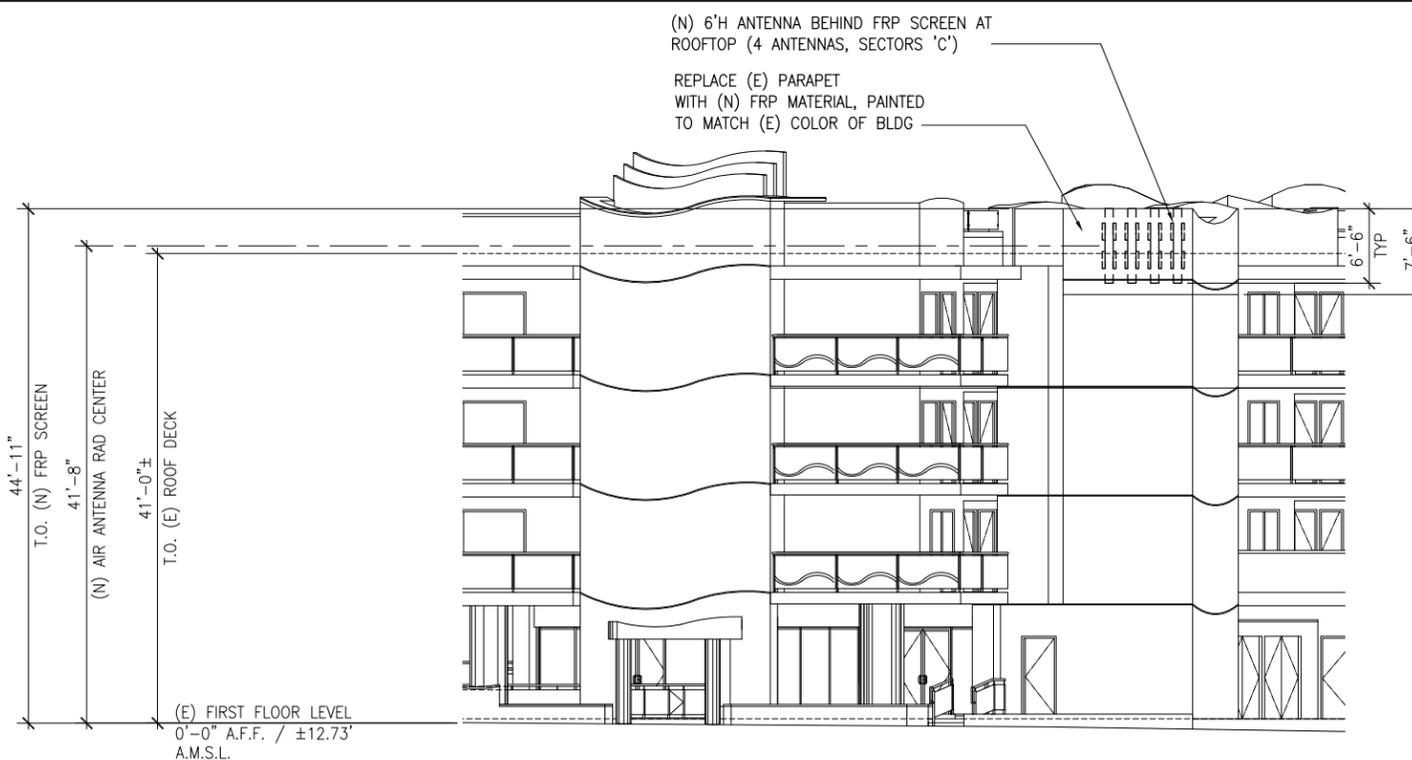
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REDUCED PLOT. DO NOT SCALE THIS DRAWING

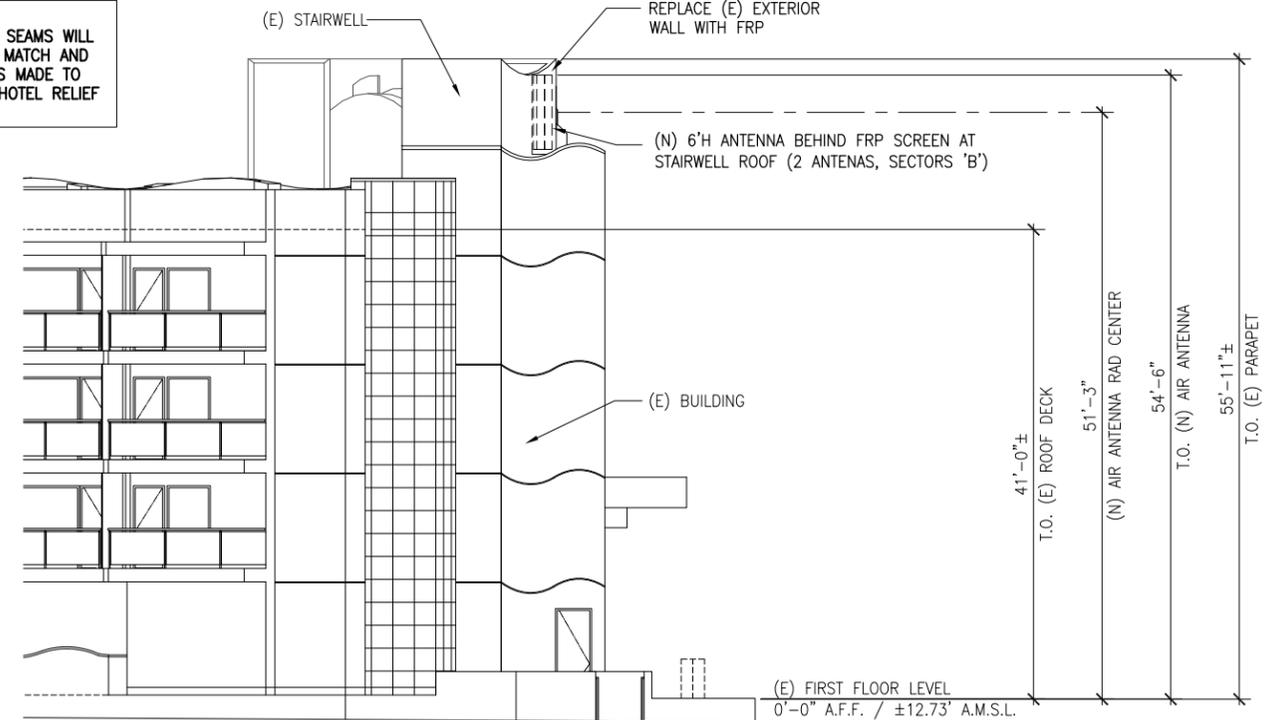


SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 1



NOTE:
NEW CONCEALMENT SEAMS WILL BE FABRICATED TO MATCH AND CONNECTION POINTS MADE TO BLEND IN TO THE HOTEL RELIEF DESIGN



PARTIAL SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 3

PARTIAL SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 2



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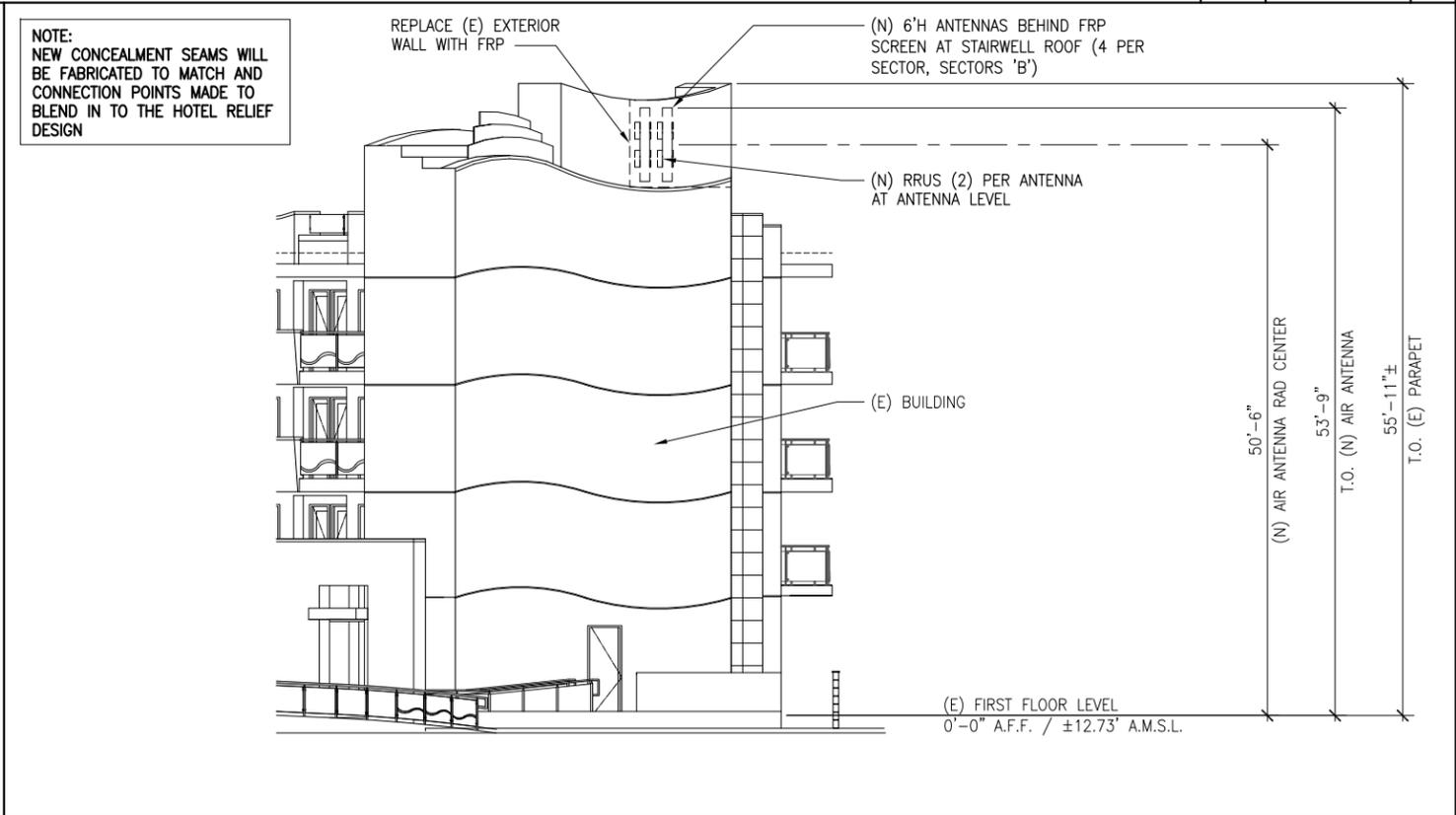
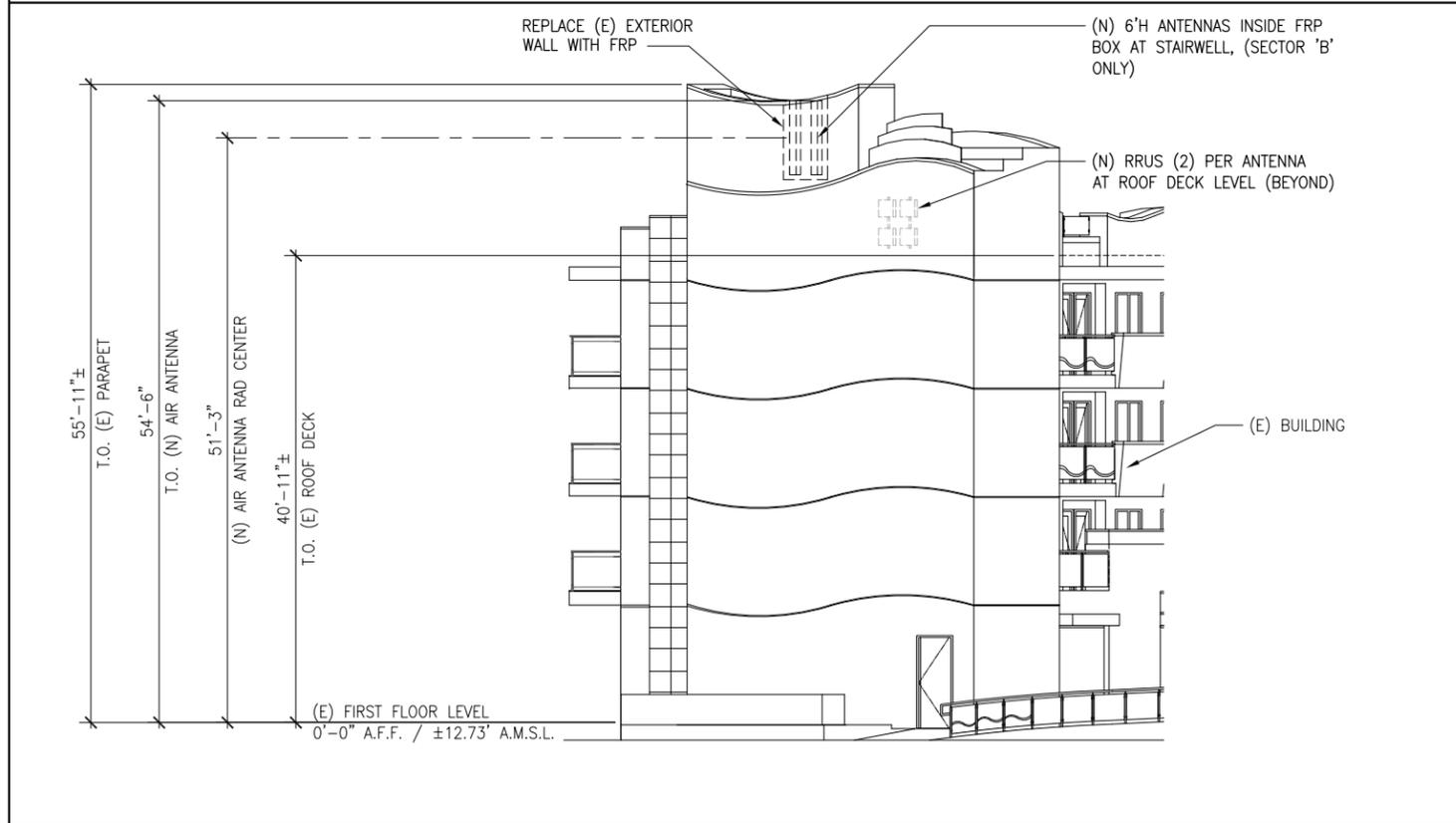
A04

REDUCED PLOT. DO NOT SCALE THIS DRAWING



EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 1



PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 3

PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 2

at&t
Mobility - San Diego
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

Deprattinc.

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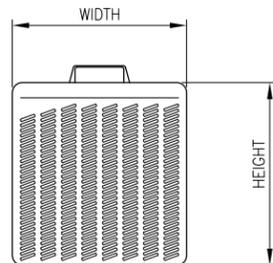
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SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A05

REDUCED PLOT. DO NOT SCALE THIS DRAWING

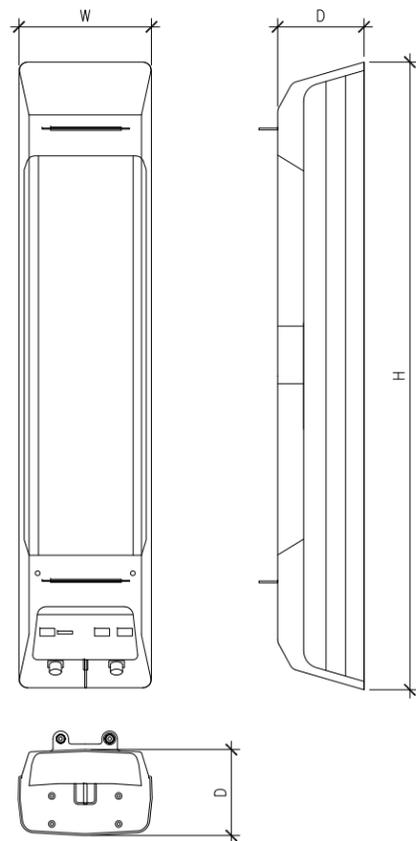


RRU MODEL	RRUS-11
DIMENSIONS INC. SUN SHIELD	17.8" x 17.3" x 7.2"
DIMENSIONS EXCL. SUN SHIELD	15.9" x 16.3" x 5.8"
INPUT VOLTAGE	-48VDC OR AC (INDOOR)
FUSE SIZE	13 - 32A (RECOMMENDED 25A)
BAND 12 FREQUENCY	LOWER 700 MHz
BAND 12 WEIGHT	50 LBS
BAND 4 FREQUENCY	AWS, 17/2100 MHz
BAND 4 WEIGHT	44 LBS
MIN. CLEARANCE ABOVE	16"
MIN. CLEARANCE BELOW	8"
MIN. CLEARANCE SIDE	0"

REMOTE RADIO UNIT

7

ANTENNA MODEL	AIR KRC118 055/1 (6')
ACTIVE ANTENNA/RADIO	PCS 2 TX / 4 RX
BYPASS ANTENNA	700/850 MHz +/- 45'
ANTENNA HBW	68' (700/850 MHz) 65' (PCS)
ANTENNA VBW	TBD
ANTENNA GAIN	13.3 dBi (700/850 MHz) 17.5 dBi (AWS)
ANTENNA TILTING RANGE	2-12' (700/850 MHz) 2-12' (PCS)
INTERFACE	<ul style="list-style-type: none"> TWO OPTICAL FIBER PORTS (CPRI) FOR ACTIVE ANTENNA/RADIO ONE POWER CONNECTOR, -48 V DC TWO 7/16 FEMALE CONNECTORS FOR PASSIVE ANTENNA, WITH RET SUPPORT (AISG 2.0)
NUMBER OF UMS CARRIER	UP TO 4
LTE	UP TO 20 MHz 2X2 MIMO
SUPPORTED BASEBAND	DUW, DUL1, DUS2
DIMENSION	78"H x 14.8"W x 8.6"D
WEIGHT	110 LBS
HW AVAILABILITY	3Q '13
SW DEPENDENCY	L13A L13B (MIXED MODE)



8 ANTENNA SPECIFICATION

2

ANTENNA SECTOR		ANTENNA				RRU AT ANTENNA LEVEL		CABLE LENGTH (SEE FIBER AND DC INFORMATION BELOW)
		AZIMUTH	MODEL	RAD CENTER	DOWNTILT	SKEW	MODEL	QTY
ALPHA	A1	0	AIR KRC118 055/1 (6')	50'-6"	0	0deg	RRUS-11	2
	A2		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
	A3		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
	A4		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
BETA	B1	80	AIR KRC118 055/1 (6')	50'-6"	0	0deg	RRUS-11	2
	B2		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
	B3		SBNHH-1D65B (6')	51'-3"	0	31deg	RRUS-11	2
	B4		SBNHH-1D65B (6')	51'-3"	0	31deg	RRUS-11	2
GAMMA	C1	170	AIR KRC118 068/1 (4')	41'-8"	0	0deg	RRUS-11	2
	C2		SBNHH-1D65B (6')	41'-8"	0	0deg	RRUS-11	2
	C3		SBNHH-1D65B (6')	41'-8"	0	0deg	RRUS-11	2
	C4		SBNHH-1D65B (6')	41'-8"	0	0deg	RRUS-11	2
DELTA	D1	N/A	-	-	-	-	-	0
	D2		-	-	-	-	-	0
	D3		-	-	-	-	-	0
	D4		-	-	-	-	-	0

GPS #1	N/A	KATHREIN OG-860/1920/GPS-A	INSTALL (2) 1/2" COAX PER GPS, L=	20'
GPS #2	N/A	KATHREIN OG-860/1920/GPS-A	INSTALL (2) 1/2" COAX PER GPS, L=	20'

FIBER AND DC INFORMATION:

TOTAL FIBER INNERDUCTS FROM LEASE AREA TO SURGE SUPPRESSOR = **4** 2" DIAMETER INNERDUCT (STANDARD)

TOTAL DC-6 (SQUID) = **4** PCS (STANDARD)

TOTAL NUMBER OF CONDUIT FOR DC (ONE PER SQUID) = **4** 2" DIAMETER INNERDUCT (STANDARD)

TOTAL REQUIRED FIBER RIBBONS FROM SURGE SUPPRESSOR TO RRUS = **44** RIBBONS

TOTAL DC LINES FROM SURGE SUPPRESSOR TO RRUS = **24** PAIRS

EACH FIBER INNERDUCT CONTAINS 24 FIBER RIBBONS, MAXIMUM RIBBONS =	96	RIBBONS AVAILABLE
	44	RIBBONS REQUIRED
	52	RIBBONS SPARE

EACH CONDUIT FOR DC CABLES CONTAINS 6 PAIRS DC LINES, MAXIMUM DC LINES =	24	PAIRS AVAILABLE
	22	PAIRS REQUIRED
	2	PAIRS SPARE

Product Specifications

COMMSCOPE



Andrew Solutions
SBNHH-1D65B
Andrew® DualPol® Tri-band Teletilt® SmartBeam® Antenna, 1 x 698-896 MHz and 2 x 1710-2360 MHz, 65° horizontal beamwidth, RET compatible

- Three DualPol® antennas under one radome
- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

Frequency Band, MHz	698-806	806-896	1710-1880	1850-1990	1920-2180	2300-2360
Gain, dBi	14.3	14.6	17.3	17.2	17.3	17.3
Beamwidth, Horizontal, degrees	68	64	70	67	66	60
Beamwidth, Vertical, degrees	12.0	10.7	5.7	5.4	4.8	4.5
Beam Tilt, degrees	0-14	0-14	0-7	0-7	0-7	0-7
USLS, typical, dB	15	15	14	14	14	14
Front-to-Back Ratio, Copolarization 180° ± 23°, dB	24	27	26	25	25	20
CPR at Boresight, dB	20	20	20	20	18	18
CPR at Sector, dB	10	10	10	8	10	6
Isolation, dB	28	28	29	29	29	29
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port, maximum, watts	400	400	350	350	350	350
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm					
Lightning Protection	dc Ground					

Mechanical Specifications

Color Radome Material	Light gray Fiberglass, UV resistant
Connector Interface Location Quantity	7-16 DIN Female Bottom 6
Wind Loading, maximum	617.7 N @ 150 km/h 138.9 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	1828.80 mm 72.00 in
Width	301.00 mm 11.85 in
Net Weight	23.00 kg 50.71 lb

Remote Electrical Tilt (RET) Information

Annual Failure Rate, maximum	0.01%
Power Consumption, during motor movements, maximum	11.0 W
Power Consumption, idle state, maximum	2.0 W
Power Input	10-30 V
Protocol	3GPP/AISG 2.0 Multi-RET

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ANTENNA AND RRU SPECIFICATION	A06

REDUCED PLOT: DO NOT SCALE THIS DRAWING

AT&T MOBILITY SD0215 Seacoast Inn

Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932



View of Inn from South



Photo locations



View A

Proposed View, new AT&T Antennas and RRU's Mounted within the building walls

AT&T MOBILITY SD0215 Seacoast Inn

Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932

