

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, JULY 16, 2009

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

ACTING CHAIR SCHAAF called the meeting to order at 4:01 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Bowman, Lopez, Phelps, Schaff

ABSENT: Nakawatase

STAFF PRESENT: Jim Nakagawa, City Planner
Peter Lau, Public Works Superintendent
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

Motion by Lopez to approve the minutes of June 18, 2009 Regular Meeting, second by Bowman

AYES: Bowman, Lopez, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Nakawatase

ITEM#2.0

Motion by Lopez to approve the minutes of the June 24, 2009 Joint Workshop, second by Phelps

AYES: Bowman, Lopez, Phelps, Schaaf

ABSTAIN: Bowman

NOES: None

ABSENT: Nakawatase

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 CITY OF IMPERIAL BEACH/PUBLIC WORKS DEPARTMENT: DESIGN REVIEW (DRC 080009), SITE PLAN REVIEW (SPR 080010) AND CALIFORNIA COASTAL DEVELOPMENT PERMIT (CDP 6-09-030) FOR THE EXPANSION OF THE PUBLIC WORKS YARD LOCATED AT 495 10TH STREET IN THE PUBLIC FACILITY (PF) ZONE. MF 950

STAFF REPORT:

Jim Nakagawa gave a power point presentation of the project. Main points were covered:

- Overview: Expansion of public works yard; will clean visual blight of industrial activity occurring on west side of existing parking lot; trash ramp, bins and waste storage adjacent to bikeway are proposed to be relocated to the railroad tract area so that those on Bayshore Bikeway are not exposed to unpleasant views along the City perimeter.
- Office expansion – pre-engineered metal building to be added to existing office space. 800 sq ft addition – three sided to tie in to existing building. Will allow removal of trailer and give back lunch room and add office space
- Construct new loading ramp (over existing rail lines) - original is cast in place concrete molds – going with a keystone construction – will be enclosed with chain link fencing and plant bougainvillea to cover chain link fence. Covers will be not used – unsightly and saves on funds. Chain link fence simulation shown – City does not favor chain link for a lot of projects – so asking to have bougainvillea to grow and cover fence
- Existing rails to be covered
- Removal of existing ramp
- New entry drive
- New parking area - expand parking - permeable materials to be used – compacted DG, no asphalt
- New asphalt bike path and bike parking - Bike spur – adding new entry from 10th St
- New perimeter fencing to enclose proposed dumpster area
- Plants, shrubs and new irrigation system to be installed

- Oil containment enclosure
- Two new roll-up doors for the maintenance shed
- Existing rails to be exposed at-grade
 - Drainage way goes into a sump basin – constructing a concrete lined swale – to alleviate drainage problems from Bayside School
 - South elevation of ramp facing Cherry shown
 - Plans show more detailed description – fit in seamlessly with existing
 - New ADA ramp leading to office
 - Future Birders Point project had been suggested by Fish and Wildlife – don't have funds – but when done with the expansion – will enhance the access for a future birders access point – then it will be good addition.

Staff recommends approval of this project

Questions to Staff/Applicant:

Lopez: Explain ramp

Lau – needs to be raised so that trucks can dump into trash bins

Lopez – standard trucks? Easier for you to pull out of truck and put directly into bins?

Lau – yes

Lopez – fencing around ramp?

Lau – no – gates will be on western side – gates will not have bougainvillea

Lopez – is that a concern with staff? Not too costly, keep the esthetics?

Nakagawa – has been a big discussion and cost is the biggest factor – usually would rather have block walls than chain links. But have faith in Hank Levien that he would keep it as nice looking as possible.

Lopez – visible from Cherry – budget?

Lau – budget driven

Bowman – confused about location of ramp

Lau – the old ramp area will be the access for the Bike Way. The tracks will be covered and backfilled and ramp will be built there.

Lopez – show the RBF set of plans (pointed out to board member Bowman where it is now and where it will be)

Bowman – where will the gates be?

Lau – western end

Schaaf – how to you deal with dust? How will you keep down the dust?

Lau – no construction materials, just green waste and metal debris – don't anticipate dust.

Schaaf – moving it will have other people in the neighborhood observing it

Lopez – trucks will come down and back into the little pop out and dump and then continue on.

Bowman – mentioned existing trailer –

Lau – trailer – lunch room for employees. Had to rent for the CIP program. That will go away – will allow for more employee parking.

Lopez – one way in and one way out? No lining up?

Lau – correct – turn around area

Bowman – separate from public access?

Lau – yes

Schaaf – all locked up?

Lau – yes

Lopez – like bougainvillea – has thorns will help keep kids out. Nothing really happening from south parking lot. Initial buffer to the ramp?

Lau – yes 18 inch

Lopez – not right on the street. Good buffer.

Lau – green boxes dumpster and then other for trash

Schaaf – bike path entrance open to public when PW yard closed?

Lau – yes

Schaaf – good. Good addition

Bowman – asked about parking

Lau – handicapped

Lopez – oil waste?

Lau – oil waste area – the canopies have been deleted

Lopez – canopy not for cover?

Lau – saving money and ramp will block

Schaaf – when will you start project?

Lau – in design phase. Hope to go out to bid in the next three months, depending on budget.

Lopez – what about phasing it?

Lau – we are looking into put it into phases

Nakagawa – still in Coastal Commission area – still under review and got comments from Diana Lilly and she will be out next month for a field visit. Probably hear permit request in October or November. That has to happen before this can be built.

Lopez – will you be able to get any design comments/feedback from Coastal Commission?

Nakagawa – just from Diana Lilly. She had questions recently – environmental documents, apparently Coastal Commission won't handle, I will have to handle.

Lopez – once ramp removed, is there that much run off?

Lau – we have had flooding issues and that is why we have the “reservoir”

Phelps – parking? Next to the school? Just to the west of the park playground. That is not a city park?

Lau – no

Phelps – there is a marker – might want to check it out. City might be able to use that – swale area.

Lopez – retention, occasional run off.

Phelps – seems like a large area next to bike path and underutilized.

Lopez – foresee a lot of stagnant water?

Lau – no. But I will definitely look into that area.

Phelps – yes, there is a marker, but you don't see it on maps. The marker says it's a City park. Becoming a grassy knoll. There is a huge soccer field right now.

Lopez – it does have a grassy swale right now.

Phelps – could be used as a staging area for the bike path.

Lopez – new parking area – utilized only for PW?

Lau – public parking and public works parking. No gate. Currently have a gate and will utilize that for the public works parking area. Will keep existing gate.

Phelps – the one to the west will be open 24/7?

Lau – yes

Phelps – this will be interesting – more eyes on it – will get some ideas.

Lopez – on committee and hopefully will focus more on this to put some trees and such

Bowman – item 10 – oil containment enclosure – that is now removed from the project? Items 11 & 12 – doors and existing rails – add another interest point for bike path area?

Lau – agreement with Soho – new rails will be exposed.

Bowman – new doors?

Lau – roll up doors – have installed on set – also anticipate replacing for sewer dept.

Phelps – is this an abandoned railway right of way where you are doing this work?

Nakagawa – the old railroad where the rails are – that was SD and Arizona railway – MTB formed, assumed all right of ways for this area – now MTS – had to get their permission – when SOHO found out, they objected – rails that are covered better be uncovered or will sue – so this was the agreement between MTS and SOHO. Don't want to rip out rails

Lopez – want to keep them exposed for historic purposes.

Bowman – do we want to make a motion with contingency with flood channel

Lopez – trying to turn it into a green belt

Lau – swale will be concrete, then rip rap and tie into a out fall. Natural planting, natural mix.

Lopez – hasn't been depicted in illustration?

Schaaf – need to define – concrete that runs off and ends in a pond

Phelps – Native vegetation or will you just allow vegetation to occur?

Lau – We will use native plants

Lopez – Is there a way to landscape at the end of the green belt to keep it from being just dirt?
Member Bowman would like to approve with the contingency that staff will make sure that that happens

Schaaf – is that you are saying Member Bowman?

Bowman - yes

Schaaf –wanted to make sure it was clear. Good start here but if it just ended up being local weeds...

Lau –working with US Fish & Wildlife so planting will be approved

Lopez – I foresee all the different agencies coming together on this

Schaaf – like design and hope that Coastal Commission sees to dump some more money into that area – public access

Lopez – looks good – giving some substantial property back to the public by removing ramp

Schaaf – do we want to include a statement about vegetation...

Lopez – yes. Reviewed, planned and drawn out for future vegetation to the west side

Public Comments:

None

Public comment closed

Discussion

None

Discussion closed

Motion to approve by Lopez, the Public Works Yard Expansion as submitted with the contingency that they look directly west of the visitor parking area to include hydro seeded natural plantings similar to the existing proposed documented swale leading to the retention pond

Second by Bowman

AYES: Bowman, Lopez, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Nakawatase

5.0 INFORMATIONAL ITEMS/REPORTS

Schaaf - Any information on school district?

Nakagawa – David Garcias said some irrigation and planting have been installed. I have seen it personally, it has been assumed by the school district since they can't get a hold of Nextel, but have been very slow.

Schaaf – have done some re-organization.

Schaaf – did the plan for landscaping in front of City Hall, did this ever come before Design Review Board? Surprised to see without input. Had about 5 or 6 people asked about it – want to know if it's cost effective, etc?

Nakagawa – we will forward that on to Hank and Public Works.

6.0 NEW BUSINESS

None

7.0 ADJOURNMENT

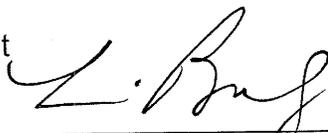
Acting Chair Tom Schaaf adjourned the meeting at 4:46p.m.on July 16, 2009.

Approved



Tom Schaaf – Acting DRB Chairperson

Attest



Tina Barclay, Recording Secretary