

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, JANUARY 21, 2010

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 4:03 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase
Janet Bowman
Harold Phelps
Daniel Lopez
Tom Schaaf

PRESENT: Nakawatase, Bowman, Phelps, Schaaf

ABSENT: Lopez

STAFF PRESENT:

Tyler Foltz, Associate Planner
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

AYES: Nakawatase, Bowman, Schaaf
ABSTAIN: Phelps
NOES: None
ABSENT: Lopez

ITEM#2.0

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 PUBLIC HEARING: CONGREGATION OF JEHOVAH'S WITNESSES (APPLICANT/OWNER) DESIGN REVIEW (DRC 090004) FOR TH DEMOLITION OF AN EXISTING CHURCH FACILITY AND CONSTRUCTION OF A NEW CHURCH FACILITY AT 853 EMORY STREET IN THE R-3000 (TWO FAMILY RESIDENTIAL) ZONE. MF 1003

Staff Report:

Staff Foltz gave staff report. Here today to review an administrative coastal permit, conditional use permit, design review for demolition and new construction. Power point showing area of current church. Parking wanted on the west and along alley. Landscaping, tiered, xeriscape with drought tolerant plantings. Applicant will have to maintain and have additional landscaping on site (shrubs and trees). Conceptual drawing shown.

Proposed east and west view elevations shown. West view, facing alley, no signage, primary entry is off of the western façade. North and south view shown looking from Elm Ave. Spanish signage on the south elevation. Roof covering over the entry way.

Exterior finishes shown. Stucco, concrete roof tile, exterior stone, paint. Wrought iron fence will replace chain link fence. Will have pilaster column. Exterior wall lights shown.

Landscaping must be 15%. They are above that. Staff Cumming looked over everything and only had a question about two plants as drought tolerant. SUSMP has been submitted and is being reviewed by City Engineer. Signage under maximum.

Staff recommends approval to City Council for the Coastal Permit, the Conditional Use Permit, Design Review and Site Plan Review. Staff recommends approval because it maintains the residential character of the neighborhood and at the same time providing a use that has been there for many years and is an upgrade to what is the existing conditions.

Questions to Staff:

Bowman: There are a number of conditions of approval. Has everything been met?

Foltz: A lot have to do with Disabled Access, public safety, public works. A lot of those are notes that will have to placed on the plans when they get to the building permit phase. None of those conditions affected the design in any way. A majority have been met already but had not been at the time the report had been created.

Schaaf: What's the time line of this place?

Foltz: With today's approval with no changes, then get a resubmittal from applicant regarding ADA that the building department needs. If we get that in two weeks could go to City Council in March. Their approval would be good for one year so they would have to pull building permits within a year. Or request an extension of their Coastal Permit, which is always possible.

Questions to Staff: Closed

Public Comments: Joel Early, La Mesa, CA 91942

Nakawatase: Are you part of the design team or congregation?

Early: Design team

Phelps: Is there a reason not to articulate window with facade?

Early: On alley side, security issue. From functional aspect, Kingdom Hall doesn't usually have windows, considered a distraction during service. Also, a cost factor. Not to say couldn't be added.

Nakawatase: That was one of my concerns – no windows a safety concern. Maybe have a full window for light and be able to open rather than using air conditioning.

Early: Try and keep building fairly minimalistic, and keeps cost down.

Schaaf: Ceiling inside, vaulted or flat

Early: Flat, at about 9'6"

Nakawatase: My concern is plain and flat looking. Aren't any windows. Get some architectural interest in it. Agree that it is an improvement as to what is there now. Set the bar; show how a very utilitarian building can be made nice – wainscoting, up lighting on your entry way, stone fixtures and taking them around, a lot of room for enhancement.

Early: Volunteer organization, minimalistic, not trend setters. Those are options that can be on the table for us.

Bowman: I kind of tend to think the same thing – warehouse feeling. Where is the rock?

Phelps: Columns. Any thought to carry that all the way around.

Early: Again, trying to reduce cost. More open to banding or secondary stucco color rather than expense of more rock.

Nakawatase: Can do inexpensive fiberglass, slash, concrete...pop outs–

Phelps: Pop outs, veneer underneath...

Nakawatase; Yes and then paint that. There is a lot of low cost enhancement that could be done. How far do we take it here without asking for it to come back?

Schaaf: If it was commercial, would have different views. Now will be very clean, new, and understand function. Windows are nice but would have to be up high and harder to open and close.

Early: We look at reduction of maintenance. Again, I understand.

Schaaf: I look at it for the function of the building. Nice clean line. I am sure the church has put funds away for the project and wants to go ahead with project. Where parking is, you are improving the location. I do not have problem with what is presented. We always want some enhancement, maybe do a different bottom color to break up line – complimentary color. Wouldn't be just flat.

Early: We are very open to that.

Bowman: With the amount of landscaping and fencing will make it very private. Do like idea of putting other color on the bottom.

Nakawatase: Tyler, alley way parking, any reason to benefit to tilt the parking.

Tyler: When tilted have to extend it about 4 feet and won't work.

Nakawatase: Color rendering of color samples. Complimentary color for sand dollar – darker color on bottom, any of these appealing or leave it up to design team and staff?

Schaaf: Just have them have a different color to break it up.

Phelps: A darker color for contrast.

Nakawatase: Do we have a division?

Foltz: Yes, break in the stucco

Phelps: If we can do these enhancements it will go with check list – pop outs, enhancements, things we should look for

Public Comment: Closed

Discussion:

Nakawatase: Break up stucco horizontally, design team and staff deciding color. Would like windows, but understand cost. Would increase maintenance, but would be good for cooling and don't think it would create a security issue.

Phelps: That should be studied. Might be cheaper in long run for air conditioning.

Schaaf: Like idea of some type of up lighting on the sign. Important, especially with landscaping that signs, easy uplift so not bright to bother neighbors. Not convinced that we make requirement of window. If that is something that church wanted to do. Windows is a cost and would change the design...where they would be and how they would be. Would have to have on two sides for ventilation. Is it a necessity?

Nakawatase: No, just thinking...it will be expensive to keep cool. Opposing windows would cool it down. For congregation, would have to keep closed but for small meetings could open. Can we see picture of current building.

Nakawatase: Want to wave windows and look at stucco and up lighting?

Phelps: A few more pilasters or would wainscoting suffice?

Nakawatase: If we had a vertical – look to the south, would bisect the door.

Phelps: Longer elevations have a better opportunity than short elevations.

Schaaf: Think it will add that much?

Phelps: Joints will be invisible from a distance. Joints, ¼ or ½ inch?

Schaaf: ½ “

Bowman: Might look odd, cramped at the sign.

Schaaf : With fencing, looking through fence. Breaking color of wall, major breaking of long wall.

Bowman: Can't tell how tall landscaping will be when full grown. Kind of private in there.

Phelps: Nice to have them show us a couple of different ways...

Schaaf: This isn't a major issue that would need to come back.

Bowman: ok with it if we ask that they have a contrasting color on bottom with up lighting on signs.

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Motion by Nakawatase: Make motion to accept as presented with the stipulations that are in agenda and also these two conditions:

- 1. Sign has up lighting on the west elevation**
- 2. Building be split horizontally with the stucco colors have a darker complimentary color on the lower elevation of the exterior of building**

Second by Schaaf

Discussion:

Nakawatase: Would up lighting include signage on south elevation? That might be nice, security issues might be addressed.

Nakawatase: Amend motion to include up lighting on south elevation on the sign also.

Second by Schaaf on amendment

AYES: Nakawatase, Bowman, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Lopez

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

Staff Foltz brought up that at 505 Elm – wireless – new facility wants to co-locate and they will have to do all the new landscaping will be done by new provider.

Bowman: 13th & IB Blvd – what is going on with that?

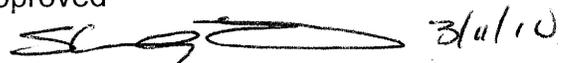
Staff Foltz: That is something that Ms. Cumming needs to address.

Nakawatase: Please bring info back to next meeting.

7.0 ADJOURNMENT

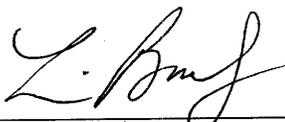
Chair Shirley Nakawatase adjourned the meeting at 4:38 p.m. on, January 21, 2010.

Approved



Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary

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