



AGENDA



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, JANUARY 21, 2016 – 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 Richards at (619) 628-1356, as far in advance of the meeting as possible.

1.0 CALL TO ORDER

Roll Call: Nakawatase, Pamintuan, Bowman, Smith, Voronchihin

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 APPROVAL OF THE SEPTEMBER 17, 2015 REGULAR MEETING MINUTES, THE NOVEMBER 17, 2015 SPECIAL WORKSHOP MINUTES AND THE DECEMBER 17, 2015 REGULAR MEETING MINUTES.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 BOARD TRAINING DISCUSSION.*

*No Staff Report.

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.

DRAFT

MINUTES

CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD

**SEPTEMBER 17, 2015
REGULAR MEETING 4:00 P.M.**

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

1.0 CALL TO ORDER

Chairperson Nakawatase called the meeting to order at 4:03 P.M.

ROLL CALL

Board Members Present:

Nakawatase, Bowman, Smith, Pamintuan

Board Members Absent:

Voronchihin

Staff Present:

City Planner Nakagawa, Senior Planner Foltz, Assistant City Manager Dush, Recording Secretary Richards

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION BY BOWMAN, SECOND BY NAKAWATASE, TO APPROVE THE MINUTES OF AUGUST 20, 2015.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, BOWMAN, SMITH, PAMINTUAN

NOES: NONE

ABSENT: VORONCHIHIN

ABSTAIN: NONE

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 AFFIRM THE DATE AND TIME OF THE DESIGN REVIEW BOARD'S REGULAR MEETINGS TO BE HELD ON THE THIRD THURSDAY OF EACH MONTH AT 4:00 P.M.

The Design Review Board affirmed the date and time for the Design Review Board Regular Meetings to remain as the third Thursday of every month at 4:00 P.M.

4.2 SELECTION OF A VICE CHAIRPERSON TO SERVE IN THE ABSENCE OF THE CHAIRPERSON.

Board Member Pamintuan volunteered to take on the role of Vice Chairperson.

4.3 REPORT: PALM AVENUE/ SR 75 COMMERCIAL CORRIDOR MASTER PLAN. MF 1171.

City Planner Nakagawa introduced the following consultants in attendance for the Palm Avenue Street Improvement Project: Greg Shields with Project Design Consultants (PDC), Rick Barrett with MIG, and Greg Kazmer and Lisa Lind with RECON.

Greg Shields, CEO of PDC, gave a PowerPoint Presentation and showed a Traffic Simulation on the Palm Avenue Street Improvement Project. He reviewed the project objectives, summarized the public outreach actions taken, and went over their traffic analysis.

Rick Barrett, LEED AP with MIG, reviewed possible landscaping, furniture, lighting and different paving options for the Palm Avenue Street Improvement Project.

Chairperson Nakawatase inquired about the relinquishment of Palm Avenue from Caltrans.

Assistant City Manager Dush stated the City has submitted a request to Caltrans for an evaluation of what the costs would be for the City to take on Palm Avenue. He stated that the City has also received a Project Scope Summary Report (PSSR) from the state which determines the cost efficiencies. Caltrans is having PDC do an initial evaluation of the condition of Palm Avenue and determining what would need to be done for the roadway segment of SR-75 and the costs the City would incur taking it over. He stated that the relinquishment is a policy issue that the City Council would have to look at before they can consider this project.

Chairperson Nakawatase inquired as to whether the project would end at our City limits or continue into the City of San Diego.

Assistant City Manager Dush stated that our jurisdiction would end at our City limits. He stated that the City of San Diego is considering a corridor improvement similar to our plan and will maintain contact with them to coordinate efforts.

Board Member Bowman inquired about potential traffic changes between 13th Street and Interstate 5 needing to be part of the traffic analysis.

City Planner Nakagawa stated that there was a study done for a revision of the commercial zones in the City, as well as an environmental and traffic study done by AECOM. They have determined that because we are getting into traffic generation issues there will be bottlenecking in the City of San Diego near Saturn and at some of the other road segments. Due to future growth in this region, more traffic would contribute to it and improvements have to be done by the City of San Diego. He stated that mitigation measures have not yet been ironed out in detail.

Board Member Bowman inquired about the new bikes lanes and stated that most people do not use the current bike lane on the old Palm Avenue due to its proximity with parked cars along the street. She questioned the use and safety of the proposed bike lane that is to be shared with the local access lane.

Greg Shields stated that the local access lane will have a traffic speed limit of 25 mph and a side median will separate the bike lane from the through traffic, as well as a 3' buffer between the bike lane and the traffic lane.

Board Member Bowman stated that the proposed local access lane only has a median for two blocks and she recalled that during a past workshop, there was discussion regarding the median being carried all the way through to 13th Street.

Greg Shields stated that there was discussion about carrying the median through to 13th Street. However, it was decided that in doing so it would not create the separate sectors of the west end and midtown as was envisioned in the Master Plan and that the change was not warranted.

Board Member Bowman inquired about the left turn going from SR-75 and Delaware to old Palm Avenue and whether or not the two lanes would merge into one or if the two lanes would remain.

Greg Shields stated that recent analysis includes two left turn lanes for the westbound traffic to old Palm Avenue and two right turn only lanes for the eastbound traffic from old Palm Avenue to east SR-75.

Board Member Pamintuan inquired as to whether or not there would be enough space to extend the proposed local access lanes to 13th Street in the future if need be.

Greg Shields stated that based on their current studies there will be enough room to extend the local access lanes east to 13th Street in the future.

Board Member Smith inquired about the synchronization with the City of San Diego and improvements in the traffic with the proposed project.

Assistant City Manager Dush stated that there have been discussions with the City of San Diego in regards to the synchronization and updating of the lights all the way to Interstate 5 and that plan is a component of the Master Plan.

Board Member Smith inquired about the enhanced crosswalks and what those would entail.

Greg Shields stated that enhanced crosswalks would involve adding bulb outs, median refuges, delineation of crosswalks, and modifying and adding signals where crosswalks are allowed.

The Board Members discussed different layout options at the intersection of SR-75, 7th Street and Delaware Street.

Senior Planner Foltz stated that the different options for that intersection were discussed by the City Council during the original Master Plan.

Chairperson Nakawatase stated that Triangle Park has no parking and is not pedestrian friendly.

Greg Shields stated that they would like to add sidewalks across 7th Street and Palm Avenue and possibly install a bus stop near the park.

5.0 INFORMATIONAL ITEMS/REPORTS

Chairperson Nakawatase inquired about an update for Breakwater Project.

Assistant City Manager Dush stated that the applicant would like to break ground by the end of the year or during the first quarter of 2016. The applicant recently received a Caltrans permit.

Board Member Bowman inquired about Sea Level Rise updates.

City Planner Nakagawa stated that the City was able to schedule some informational workshops with the additional funding provided by the San Diego Foundation; that there is a Sea Level Rise meeting scheduled for November 17 at 6:00 P.M. with Public Safety, City Boards and Committees, stakeholders for the City of Imperial Beach, as well as the citizens of Imperial Beach; that City Staff participated in a Sea Level Rise study of the San Diego Bay that concluded in January 2012. The Tijuana Research Reserve obtained a \$300,000 NOAA Grant to study Sea Level Rise in the Tijuana River National Estuarine Research Reserve and we have been

partnering up with them. The City of Imperial Beach was able to obtain a \$300,000 Coastal Conservancy Grant in addition to a \$70,000 San Diego Foundation Grant in order to do a Sea Level Rise study on the Pacific Ocean side.

6.0 ADJOURNMENT

Chairperson Nakawatase adjourned the meeting at 5:44 p.m.

Approved:

**Shirley Nakawatase, DRB
Chairperson**

Attest:

Larissa Richards, Recording Secretary

DRAFT

MINUTES
JOINT MEETING OF THE
CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
DESIGN REVIEW BOARD
AND
TIDELANDS ADVISORY COMMITTEE

NOVEMBER 17, 2015 – 6:00 P.M.

Tijuana Estuary Visitors Center
301 Caspian Way, Imperial Beach, CA 91932

CALL TO ORDER BY MAYOR

Mayor Dedina called the Special Workshop Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

City Council/Planning Commission:

Councilmembers Present: Patton, Bragg, Spriggs

Mayor Present: Dedina

Mayor Pro Tem Absent: Bilbray

Design Review Board:

Boardmembers present: Bowman, Smith, Voronchihin

Boardmembers absent: Pamintuan

Board Chair absent: Nakawatase

Tidelands Advisory Committee:

Boardmembers present: Archer, Hill, Robertson

Boardmembers absent: Doyle, Ellis

WORKSHOP

Welcome and Introductions

Mayor Serge Dedina, City of Imperial Beach

Coastal Flooding 101: Storms, Sea Level Rise (SLR), & El Niño

Dr. David Revell, Coastal Scientist

Climate Resiliency & Regional Actions

Nicola Hedge, The San Diego Foundation

Jim Nakagawa, City Planner

City of IB Coastal Flooding Vulnerabilities and Adaptation Study

Dr. David Revell, Coastal Scientist

Preparing Imperial Beach for El Niño

John French, Public Safety Director

Bennett Cummings, County Office of Emergency Services

James Brotherton, National Oceanic and Atmospheric Administration

Question and Answer session with the entire panel, and Public Comments on items in this Special Meeting Agenda

Breakout Interactive Stations to discuss impacts of Coastal Flooding: Sea Level Rise, and El Niño on City coastal assets (City stations, County Office of Emergency Services, NOAA Weather Service, SLR maps)- Ongoing throughout the workshop meeting.

ADJOURNMENT

Mayor Dedina adjourned the meeting at 7:51 p.m.

Serge Dedina
Mayor

Shirley Nakawatase
Design Review Board Chair

Tidelands Advisory Chair

Jacqueline M. Hald, MMC
City Clerk

DRAFT

MINUTES

CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD

**DECEMBER 17, 2015
REGULAR MEETING 4:00 P.M.**

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

1.0 CALL TO ORDER

Chairperson Nakawatase called the meeting to order at 4:01 P.M.

ROLL CALL

Board Members Present: Nakawatase, Bowman, Voronchihin, Smith, Pamintuan
Board Members Absent: None
Staff Present: City Planner Foltz, Assistant City Manager Dush, Recording Secretary Richards

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: ERIC WILSON (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC 150008) FOR THE DEMOLITION OF ONE EXISTING BUILDING AND CONSTRUCTION OF EIGHT NEW RESIDENTIAL CONDOMINIUM UNITS AT 808 13TH STREET (APN 626-342-15-00). MF1178.

City Planner Foltz gave a PowerPoint Presentation on the proposed revisions to the project design plan. He provided the original renderings of the project as well as the modified renderings as suggested by the Design Review Board on June 30, 2015.

Vice Chairperson Pamintuan questioned about whether or not HOA fees have been established.

Eric Wilson stated that the fees have not been determined yet; however, he expects that they should be very minimal since the open area is very limited.

Vice Chairperson Pamintuan inquired about the details of the trash enclosure.

City Planner Foltz stated that the trash enclosure is off the alley and it's a masonry block enclosure that will be available to all the units. There would be one trash bin and one recycling bin.

Board Member Voronchihin inquired about the possibility of wrapping the wood siding around the entire building instead of limiting it to the walls facing the street.

Chairperson Nakawatase closed the meeting from the public at 4:14 P.M.

Chairperson Nakawatase stated that the visual interest will be on the street view of the building where the applicant is currently proposing the wood siding.

Vice Chairperson Pamintuan agreed with Chairperson Nakawatase and expressed concern about the additional maintenance costs that would be incurred over time if the wood siding was to be wrapped around the buildings. He also noted that the lighting along the alleyway does not seem sufficient for safety reasons.

Chairperson Nakawatase stated that when this project was previously considered by the DRB, City Planner Foltz had mentioned that the Design Review Board may want to consider lighting elements as a condition of approval.

MOTION BY NAKAWATASE, SECOND BY PAMINTUAN, TO ACCEPT THE PROJECT AS PRESENTED WITH THE LIGHTER COLOR PALLET AND A CONDITION THAT THE LIGHTING PLAN BE CREATED DURING THE PERMIT PROCESS.

MOTION AMENDED BY NAKAWATASE, SECOND BY PAMINTUAN, THAT ITEMS 1-4 OF THE STAFF RECOMMENDATION BE INCORPORATED INTO THE ORIGINAL MOTION.

MOTION AS AMENDED CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, PAMINTUAN, BOWMAN, SMITH, VORONCHIHIN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

5.0 INFORMATIONAL ITEMS/REPORTS

Chairperson Nakawatase asked for an update on the Breakwater Project.

City Planner Foltz stated that construction permits are ready to be issued and the applicant states that they are going to begin work within the next few months.

Assistant City Manager Dush stated that the City has been working extensively with Sudberry over the past few weeks and the plan is to break ground during the first quarter of 2016. He also stated that once the applicant's financing goes through, he expects the project will begin quickly.

6.0 ADJOURNMENT

Chairperson Nakawatase adjourned the meeting at 4:24 P.M..

Approved:

**Shirley Nakawatase, DRB
Chairperson**

Attest:

Larissa Richards, Recording Secretary