



# AGENDA

## CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING



**THURSDAY, DECEMBER 17, 2015 – 4:00 P.M.**

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

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### 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.

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### 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.

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#### **1.0 CALL TO ORDER**

Roll call of members: Nakawatase, Bowman, Pamintan, 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.*

**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 13<sup>TH</sup> STREET (APN 626-342-15-00). MF 1178.**

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.

**5.0 INFORMATIONAL ITEMS/REPORTS**

**NONE.**

**6.0 ADJOURNMENT**

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/s/  
LARISSA RICHARDS  
ADMINISTRATIVE ASSISTANT



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** DESIGN REVIEW BOARD  
**FROM:** TYLER FOLTZ, CITY PLANNER *TF*  
**MEETING DATE:** DECEMBER 17, 2015  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
**SUBJECT:** 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 13<sup>TH</sup> STREET (APN 626-342-15-00). MF 1178.

**EXECUTIVE SUMMARY:**

The property owner of a site located at 808 13<sup>th</sup> Street has initiated the process to demolish an existing building and construct eight new residential condominium units. The project was considered by the Design Review Board on June 30, 2015, where the Board requested revisions to building colors and architectural features so that the project would provide a greater aesthetic benefit to the 13<sup>th</sup> Street Design Review Corridor. The applicant has resubmitted plans and staff is recommending that the Design Review Board evaluate the proposed project's design.

**RECOMMENDATION:**

That the Design Review Board consider the project and recommend approval of the project's design to the City Council with the following conditions: 1) All landscaping shall be drought tolerant; 2) Landscaping shall be consistent on the renderings and plans; 3) Trees shall be planted to screen the drive aisle; and 4) A lighting plan shall be provided to staff prior to issuance of building permits. Staff also recommends that the Design Review Board provide a preference to the two color schemes provided by the applicant.



**RATIONALE:**

The project should contribute favorably to the 13<sup>th</sup> Street Design Review Corridor and would benefit the City of Imperial Beach by providing residential units to assist in meeting housing demand.

**OPTIONS:**

In addition to receiving this report and adopting staff's recommendations, the Design Review Board can:

- Recommend approval of the project to the City Council with additional conditions provided by the Design Review Board; or
- Recommend design revisions and request further consideration at a future Design Review Board meeting.

**BACKGROUND:**

The application, originally submitted to the City on February 5, 2015, proposes an Administrative Coastal Permit (ACP 150007), Design Review Case (DRC 150008), Site Plan Review (SPR 150009), Tentative Map (TPM 150010), and Categorical Exemption pursuant to CEQA Guidelines 15332 (In-fill Development) for the demolition of one existing building and construction of eight new residential condominium units at 808 13<sup>th</sup> Street (APN 626-342-15-00), which is located in the R-2000 (Medium-Density Residential) Zone. The project is subject to design review by the Design Review Board because it will require site plan review by the Planning Commission (Imperial Beach Municipal Code (IBMC) 19.83.020).

The project was reviewed by the Design Review Board at the June 30, 2015 Design Review Board meeting. At the June 30 meeting City staff recommended that the project provide additional visual interest and the Board requested revisions to the building colors and architectural features so that the project would provide a greater aesthetic benefit to the 13<sup>th</sup> Street Design Review Corridor.

**ANALYSIS:**

The project site includes one parcel measuring 18,900 square feet fronting 13<sup>th</sup> Street and Donax Avenue at the southwest corner of 13<sup>th</sup> Street and Donax Avenue in the R-2000 Zone. The property to the north of the site is commercial and the properties to the east, south, and west are comprised of residential uses. Eight units are proposed for the property and the proposed building orientation provides pedestrian access off of 13<sup>th</sup> Street and Donax Avenue. Vehicular ingress and egress occurs through a drive aisle located off of the alley on the west portion of the project site. Each unit would be provided with a two-car garage to meet the parking requirements, and the drive aisle accessing the garages would be comprised of permeable interlocking pavers. In addition, a refuse enclosure would be attached to the northwest building and is would be accessed off the alley.

Trees, shrubs, and ground cover would locate throughout the property, including the north and east street-fronting property lines to provide screening and a buffer between the public sidewalk and the property. In addition, the applicant is proposing to plant street trees within the Donax Avenue parkway, which should enhance the public right-of-way adjacent to the property.

The project was reviewed by the Design Review Board at the June 30, 2015 Design Review Board meeting. At the June 30 meeting City staff recommended that the project provide additional visual interest and the Board requested revisions to the building colors and architectural features so that the project would provide a greater aesthetic benefit to the 13<sup>th</sup> Street Design Review Corridor. The applicant has since modified the plans to provide a greater aesthetic appeal and two color schemes have been provided by the applicant, which should be considered by the Design Review Board.

The revised design should contribute positively to the corridor that transitions from commercial uses to the north into residential zones to the south. The applicant's design provides varied rooflines, building projections, and varied building materials such as wood fascia and trim, stucco, siding, and stone features. Staff previously recommended that the project provide additional visual interest on the street facing facades or entryways and should also set the fence back along Donax Avenue to allow for landscaping between the fence and sidewalk. The project now proposes a greater aesthetic appeal on the street facing facades and a planter between the fence and sidewalk on Donax Avenue. Staff also recommended that lighting be used in a creative manner to increase the aesthetics of the landscaping and buildings. A lighting plan has not been submitted, though the applicant has noted on the plans that decorative uplighting would be provided in yards and onto the building along 13<sup>th</sup> Street and Donax Avenue and is requesting to provide the lighting plan as part of a building permit submittal.

**General Plan Consistency:**

R-2000 (Medium-Density Residential) Zone: The purpose of the R-2000 Zone is to provide for the development of detached and attached single family and multi-family dwellings in a moderately intense residential living environment in typically one and two story dwelling units. Typical of this zone are detached and attached single family dwellings, duplexes, apartments, condominiums and townhomes (IBMC Section 19.16.010). The project proposes two duplexes and four detached units for a total of eight residential units. The residential project meets the purpose and intent of the R-2000 land use designation.



<b>R-2000 STANDARDS</b>	<b>PROVIDED/PROPOSED</b>
The maximum allowable density in the R-2000 zone shall be one dwelling unit for each two thousand square feet of lot area, not to exceed a maximum density of twenty-one dwelling units per net acre except as provided for in Section 19.11.095 (Section 19.16.190).	The property measures approximately 18,900 square feet and proposes eight units at a density of one unit for each 2,362 square feet of lot area.
<p>Yard requirements for the R-2000 zone are as follows (Section 19.16.030):</p> <p>A. Front Yard. There shall be a minimum front yard of fifteen feet, provided that the front of a garage shall be setback a minimum of twenty feet.</p> <p>B. Side Yard. There shall be a minimum side yard on each side of five feet.</p> <p>C. Rear Yard. There shall be a minimum rear yard of five feet if on an alley and ten feet if no alley.</p> <p>D. Street Side Yard. There shall be a minimum street side yard of ten feet.</p> <p>E. Additional yard requirements in relation to single family homes. In considering site plan review or design review for projects adjacent to a single family house, consideration shall be given to increased yard set-backs for upper floors in order to preserve the values of the single family home.</p>	<p>A. The front yard for the project is located off of 13<sup>th</sup> Street and maintains a fifteen foot setback.</p> <p>B. The project maintains a five foot side yard setback.</p> <p>C. The project maintains a five foot rear yard setback off the alley. The refuse enclosure may locate within the rear yard setback as allowed by IBMC 19.54.020.</p> <p>D. The project maintains a minimum street side yard of ten feet from Donax Avenue.</p> <p>E. The majority of surrounding properties are comprised of commercial or multiple-family structures. However, one single-family residence is located to the west, though no impacts are anticipated since the alley provides a 20-foot buffer between the properties and an open parking space for the single-family residence is located off the alley providing an additional buffer between the project and single-family residence.</p>
Minimum lot size of 6,000 square-feet (Section 19.16.040).	The parcel measures approximately 18,900 square feet.
Minimum street frontage of 50 feet (Section 19.16.050).	The 13 <sup>th</sup> Street frontage is approximately 135 feet and the Donax Avenue frontage is approximately 140 feet.
No principal building or structure shall exceed two stories or twenty-six feet in height, whichever is less. No accessory building or structure shall exceed	The project proposes a maximum building height of 26 feet for each principal building. No accessory

<p>fifteen feet in height (Section 19.16.060).</p>	<p>buildings are proposed and the refuse enclosure would measure approximately six feet in height.</p>
<p>No buildings shall be located less than ten feet from any other building on the same lot (Section 19.16.070).</p>	<p>All buildings provide a minimum 10 foot separation.</p>
<p>At least one distinct ground level, street facing pedestrian entryway shall be provided to a residential dwelling unit for each fifty feet of linear street frontage and a minimum of twenty percent of the first floor of that portion of a residential structure facing a front or side street shall consist of clear glass windows allowing visibility into the dwelling unit (Section 19.16.120).</p>	<p>Pedestrian entryways are provided off of 13<sup>th</sup> Street and Donax Avenue and at least twenty percent of the first floor of residential structures facing the streets consist of clear glass windows.</p>
<p>The maximum floor area ratio shall be 75% in the R-2000 Zone (Section 19.16.125).</p>	<p>The four single-family residences provide approximately 1,600 square feet of habitable space per unit and each duplex unit provides 1,734 square feet of habitable space per unit for a total of 13,378 square feet of habitable space. 13,378 square feet of habitable space for the 18,900 square foot property would provide a floor area ratio of approximately 71%.</p>
<p>The maximum lot coverage shall be 50% in the R-2000 Zone (Section 19.16.125).</p>	<p>The buildings cover approximately 8,162 square feet of the 18,900 square foot parcel for a lot coverage of approximately 43%.</p>
<p>Residential landscape requirements are as follows (Section 19.50.040):</p> <p>A. Not less than fifty percent of the required front yard and street side yard setbacks shall be landscaped and permanently maintained. The remainder of the required yard may be used for driveways and walkways.</p> <p>B. Landscaping shall be provided within the parking area or immediately abutting it.</p> <p>C. There shall be a minimum four-foot landscaped area between the structure and any parking located in front of the structure.</p> <p>D. There shall be a minimum three-foot-wide landscaped area between the parking area and each side lot line when parking is located between the structure and the street.</p>	<p>A. Approximately 90% of the front yard is landscaped and the remaining areas are used for walkways.</p> <p>B. The parking area is accessed from a common driveway located off the alley. Landscaping and walkways are proposed for areas outside of the drive aisle.</p> <p>C. Parking is located within garages and not in front of the structures.</p> <p>D. Parking areas are not located between the structure and the street.</p>

The R-2000 Zone requires two parking spaces per dwelling unit, fifty percent enclosed (Section 19.48.030).	The project proposes two parking spaces per dwelling unit, one hundred percent enclosed (one two-car garage per unit).
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**Surrounding Land Use and Zoning:**

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-1 (General Comm. & Mixed-Use)	Commercial
South	R-2000 (Medium-Density Residential)	Residential
East	R-3000 (Two-Family Residential)	Residential
West	R-2000 (Medium Density Residential)	Residential

**ENVIRONMENTAL IMPACT:**

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

**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:**

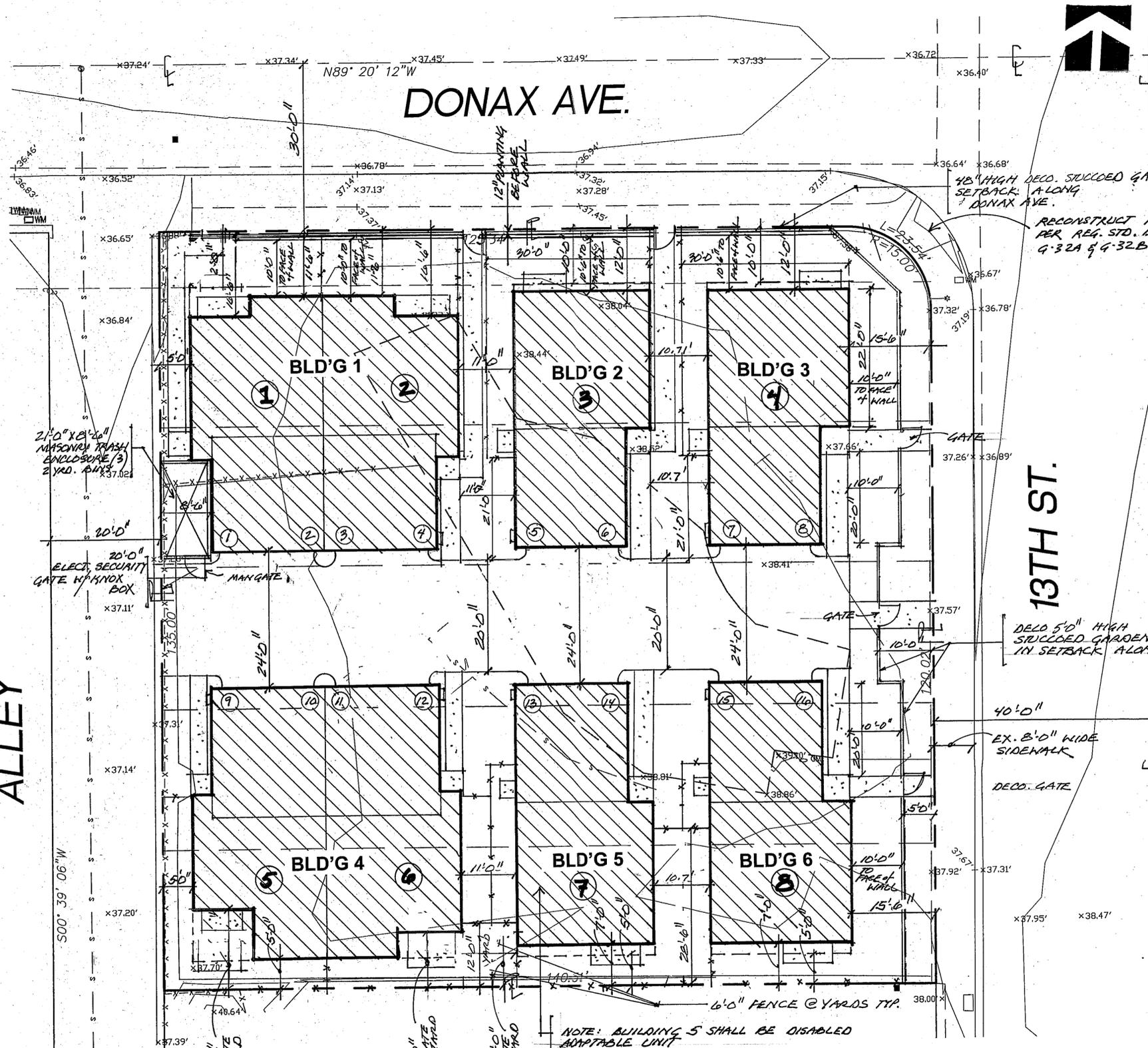
The Applicant has deposited \$11,000.00 to fund processing of the application.

Attachments:

1. Plans
  2. Renderings – Design Option 1
  3. Renderings – Design Option 2
  4. Renderings – Original Submittal
  5. Design Review Board Minutes June 30, 2015
- c: file MF 1178







- BUILDING 1:**
- 2 STORY DUPLEX WITH 2 CAR GARAGES, TYPE VB CONSTRUCTION, R-3 AND U OCCUPANCIES, FULLY SPRINKLERED.
- BUILDING 2:**
- 2 STORY SINGLE FAMILY RESIDENCE WITH 2 CAR GARAGE, TYPE VB CONSTRUCTION, R-3 AND U OCCUPANCIES, FULLY SPRINKLERED.
- BUILDING 3:**
- 2 STORY SINGLE FAMILY RESIDENCE WITH 2 CAR GARAGE, TYPE VB CONSTRUCTION, R-3 AND U OCCUPANCIES, FULLY SPRINKLERED.
- BUILDING 4:**
- 2 STORY DUPLEX WITH 2 CAR GARAGES, TYPE VB CONSTRUCTION, R-3 AND U OCCUPANCIES, FULLY SPRINKLERED.
- BUILDING 5: (DISABLED ADAPTABLE UNIT)**
- 2 STORY SINGLE FAMILY RESIDENCE WITH 2 CAR GARAGE, TYPE VB CONSTRUCTION, R-3 AND U OCCUPANCIES, FULLY SPRINKLERED.
- BUILDING 6:**
- 2 STORY SINGLE FAMILY RESIDENCE WITH 2 CAR GARAGE, TYPE VB CONSTRUCTION, R-3 AND U OCCUPANCIES, FULLY SPRINKLERED.

NOTE: INSTALL DECORATIVE UPLIGHTING IN YARDS ONTO BUILDINGS ALONG BOTH 13TH STREET & DONAX AVE. (BUILDINGS 1, 2, 3, & 6)

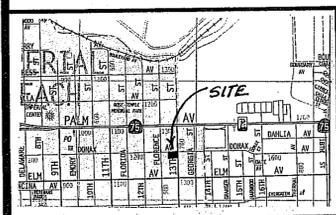
**PARKING PROVIDED:**

- 16 STANDARD SPACES LOCATED IN PRIVATE GARAGES

### PLOT PLAN

#### LEGAL DESCRIPTION

Parcel # (APN): 626-342-15-00  
 Parcel Status: ACTIVE  
 Mailing Address:  
 Situs Address: 808 13TH ST IMPERIAL BEACH CA 91932-2330 C014  
 Legal Description: 001022 BLK 36\*LOTS 36 THRU 40\*(EX ST)ST



**VICINITY**

REVISIONS	BY
1/23/15	R
5/10/15	R
6/16/15	R
8/2/15	R
10/5/15	R
10/28/15	R

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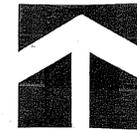
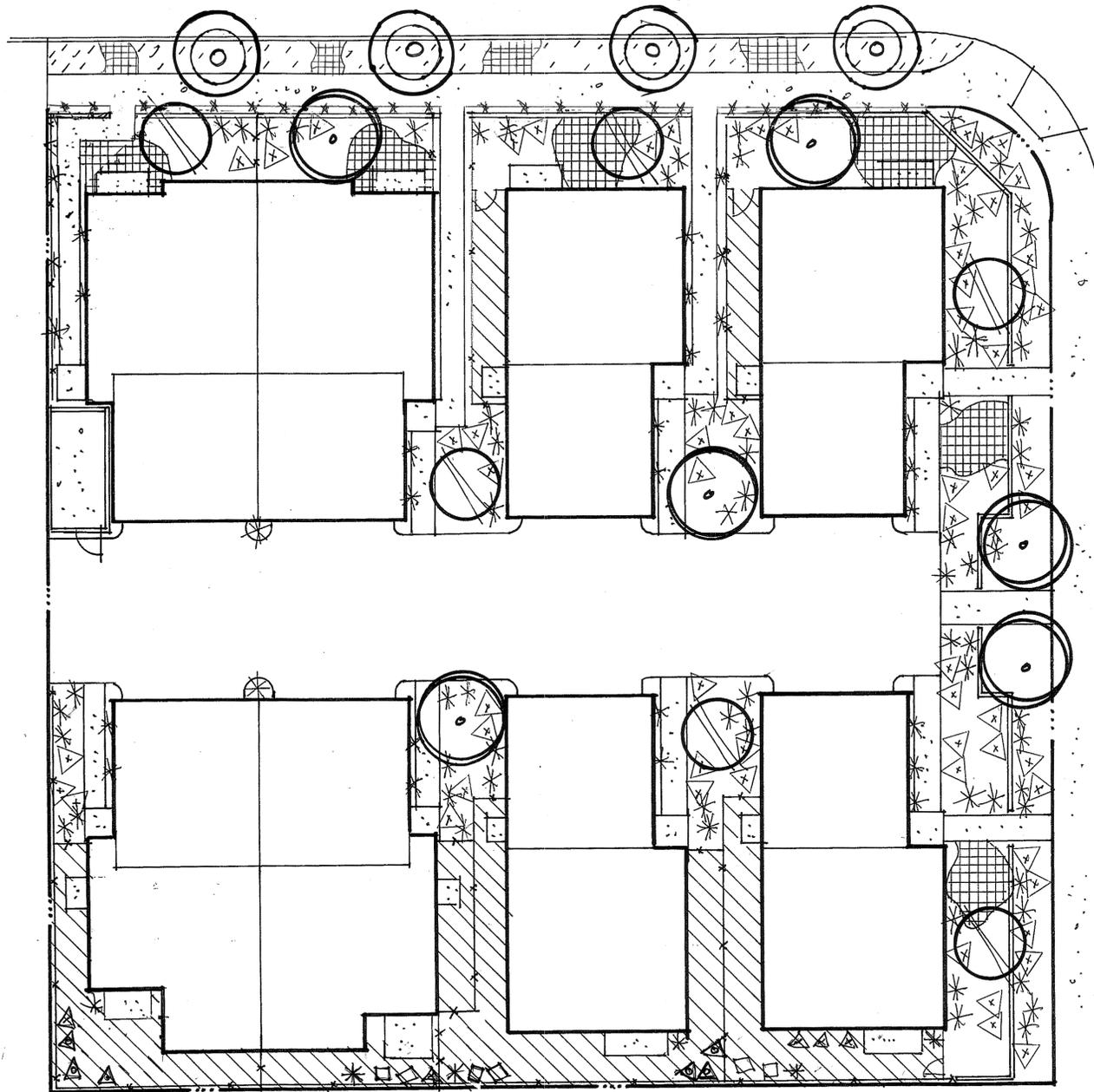
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 200 S. MONROE ROAD • FT. COCKER, CA 92025

**DONAX GARDEN CORNER, LLC**  
 PROJECT SITE:  
 808 13TH STREET, IMPERIAL BEACH, CA.

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS

ROBIN J. FRANKLIN, BUILDING DESIGNER, HAS NOT BEEN RETAINED FOR ON-SITE SUPERVISION AND THEREFORE HAS NO CONTROL OVER QUALITY OF WORKMANSHIP AND ACTUAL MATERIALS USED ON THIS PROJECT AND ASSUMES NO RESPONSIBILITY FOR DEFECTIVE WORKMANSHIP OR MATERIALS.

DONAX AVE.



GOLDEN MEDALLION TREE  
15 GAL(4)



MULCH GROUND COVER



FLAGSTONE GROUND COVER



CHINESE ELM  
15 GAL. (6)



WESTERN HACKBERRY  
15 GAL. (6)

IN MULCH GROUND COVER:

★ COYOTE BRUSH  
1 GAL. (50)

▲ HEMEROCALLIS (DAY LILY)  
1 GAL. (60)

◇ HUMMINGBIRD SAGE  
1 GAL(20)

▲ PHORMIUM TENAX  
SUNDOWNER 1GAL(20)

✕ LOMANDRA BREEZE GRASS 1GAL(15)

✕ EURYOPS PECTINATUS 1 GAL(10)

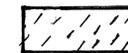
◇ GREVILLEA JUNIPERINA

✕ SPIDER FLOWER 1GAL(20)

★ DIANELLA TASMANICA

YELLOW STRIPE 1GAL(15)

13TH ST



DONAX PLANTER PARKWAY  
CREEPING THYME (TYMUS SERPYLLUM)

**LANDSCAPE PLAN** 1"=10'

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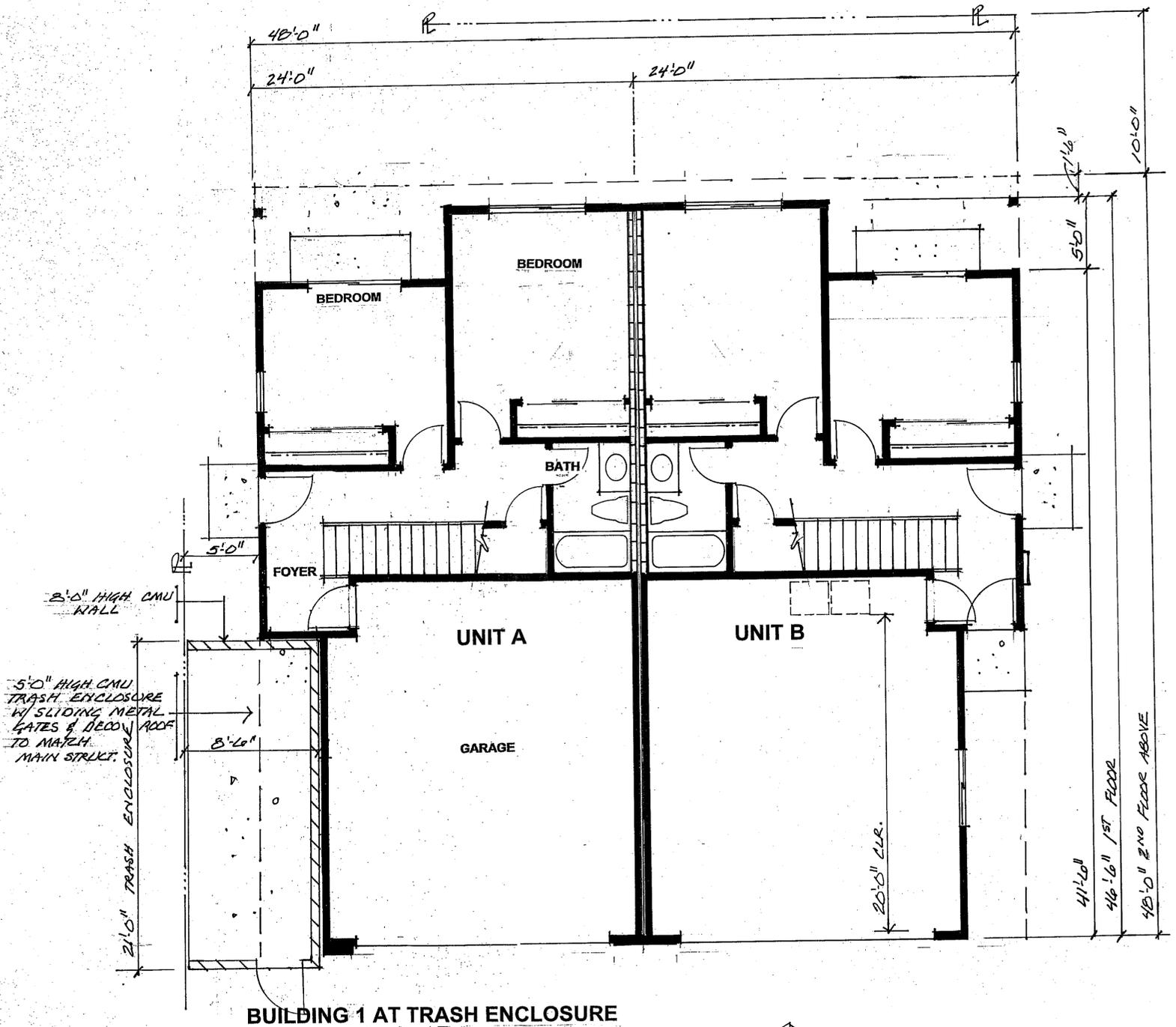
REVISIONS	BY
8/2/15	R
10/5/15	R
10/22/15	R

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808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

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**1<sup>ST</sup> FLOOR PLAN**

1/4" = 1'-0"

**BUILDING 1**

REVISIONS	BY
8/2/15	R
10/5/15	R

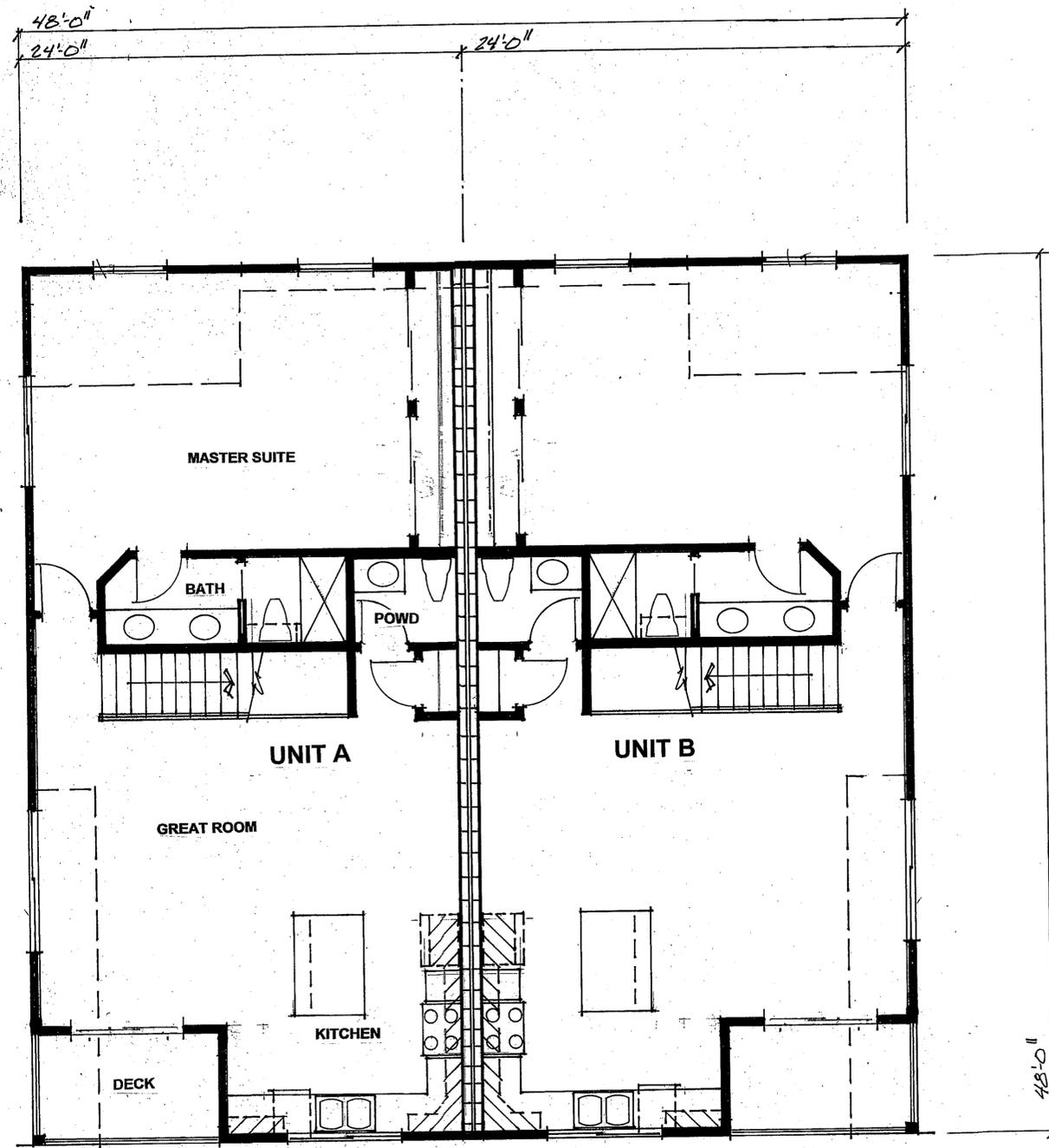
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UNIT B IS EXACT REVERSE OF UNIT A

**2<sup>ND</sup> FLOOR PLAN**

1/4" = 1'-0"

**BUILDING 1**

REVISIONS	BY
8/2/15	R
10/5/15	R

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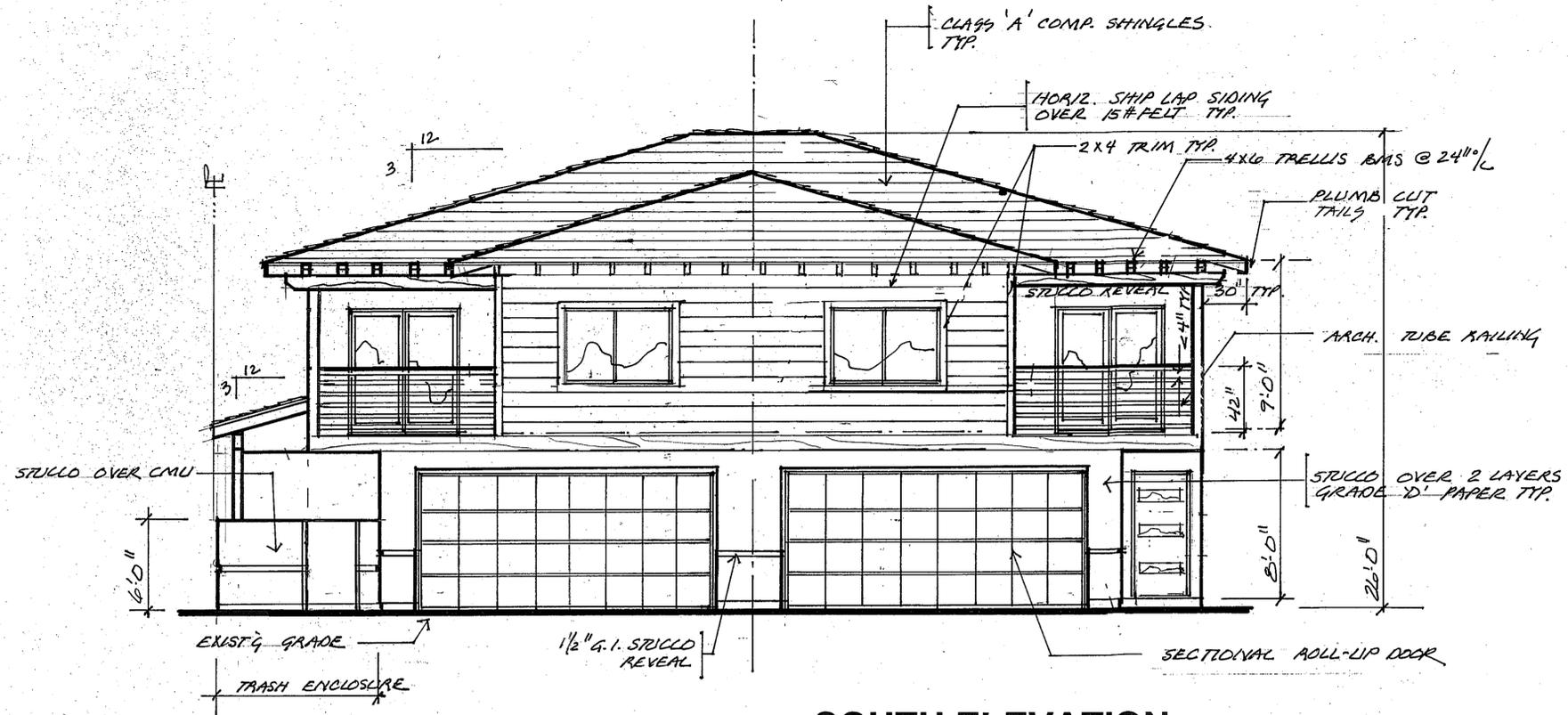


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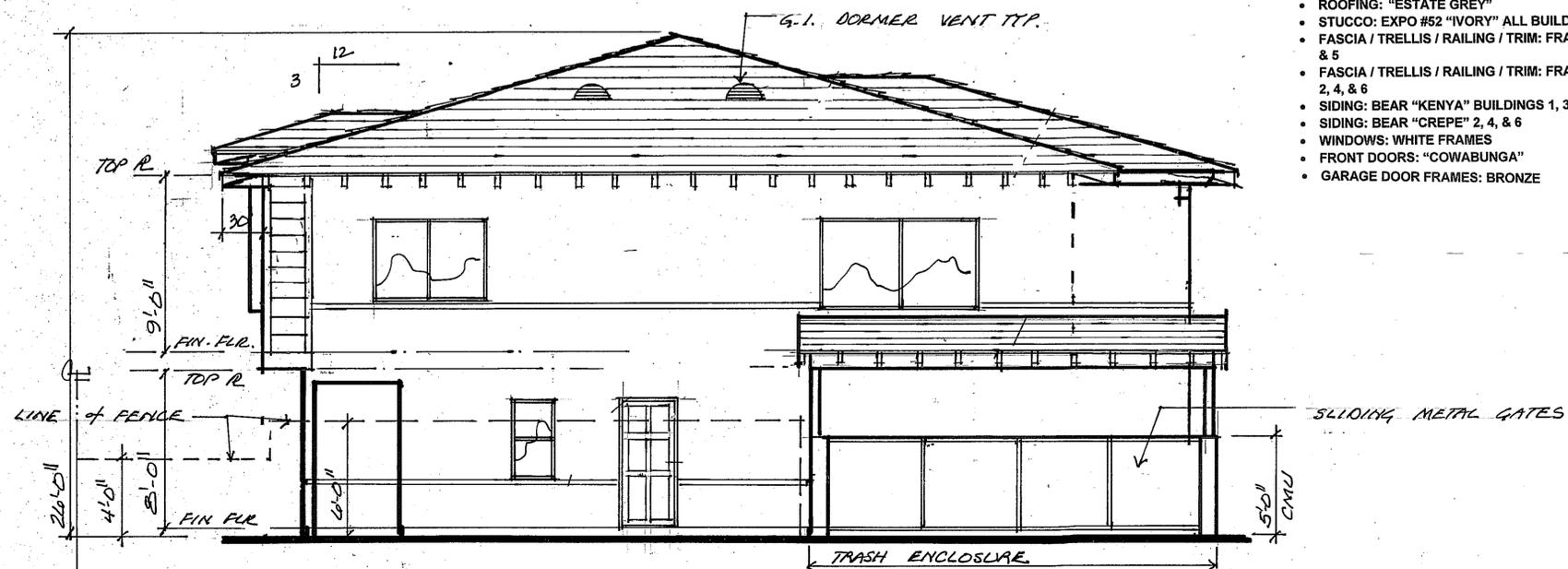
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1/23/15	R
5/12/15	R
8/2/15	R
10/5/15	R



**SOUTH ELEVATION**

1/4"=1'-0"



**WEST ELEVATION**

1/4"=1'-0"

**COLORS**

- ROOFING: "ESTATE GREY"
- STUCCO: EXPO #52 "IVORY" ALL BUILDINGS
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BARREN" BUILDINGS 1, 3, & 5
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BONAPARTE" BUILDINGS 2, 4, & 6
- SIDING: BEAR "KENYA" BUILDINGS 1, 3, & 5
- SIDING: BEAR "CREPE" 2, 4, & 6
- WINDOWS: WHITE FRAMES
- FRONT DOORS: "COWABUNGA"
- GARAGE DOOR FRAMES: BRONZE

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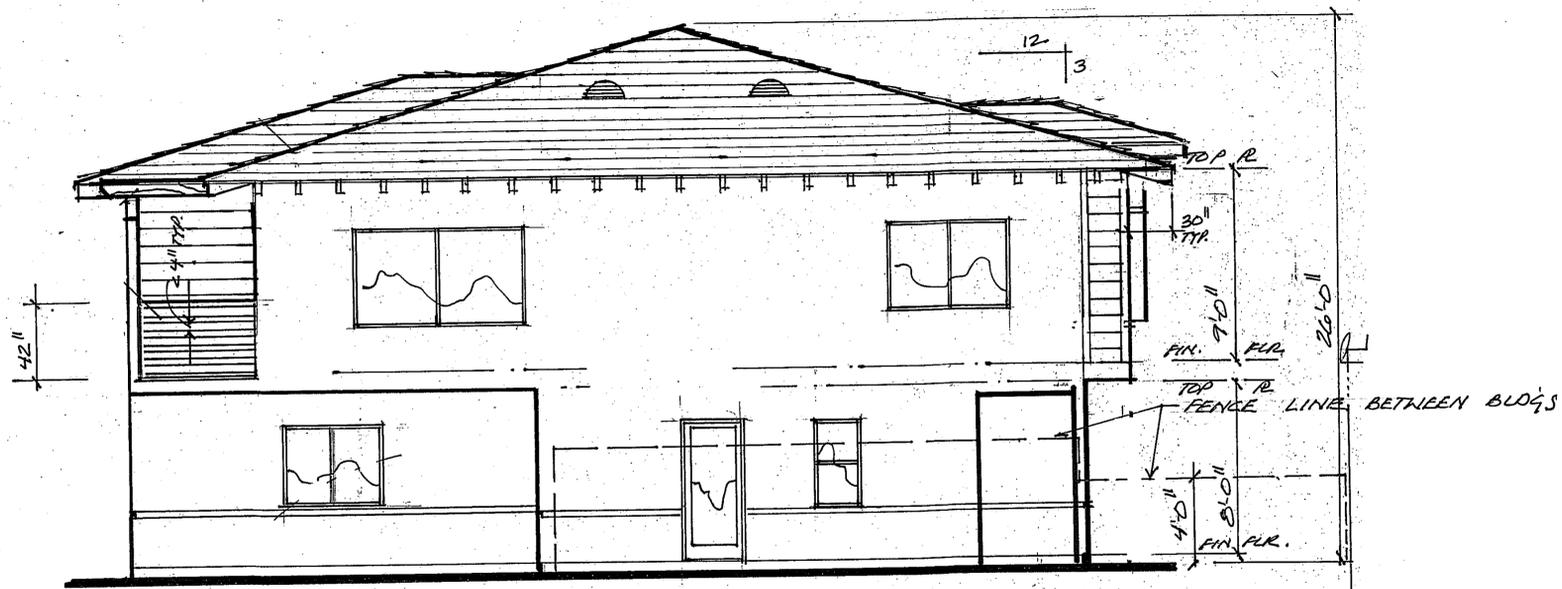
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**BUILDING 1**



**NORTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

**BUILDING 1**

REVISIONS	BY
1/23/15	R
5/13/15	R
8/2/15	R
10/5/15	R



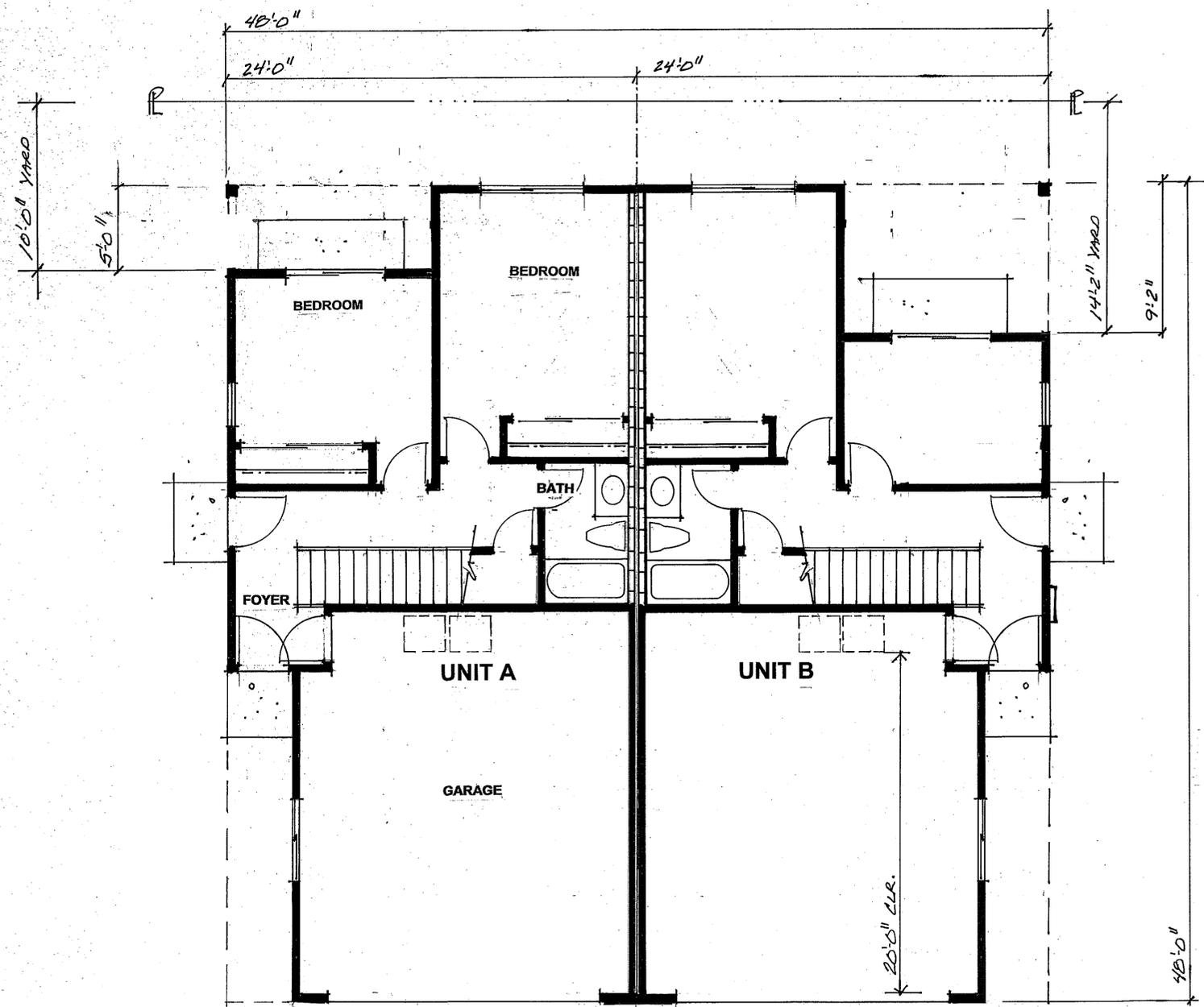
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UNIT B IS REVERSE OF UNIT A

**1<sup>ST</sup> FLOOR PLAN**

1/4" = 1'-0"

**BUILDING**

**4**

REVISIONS	BY
8/2/15	R
10/5/15	R

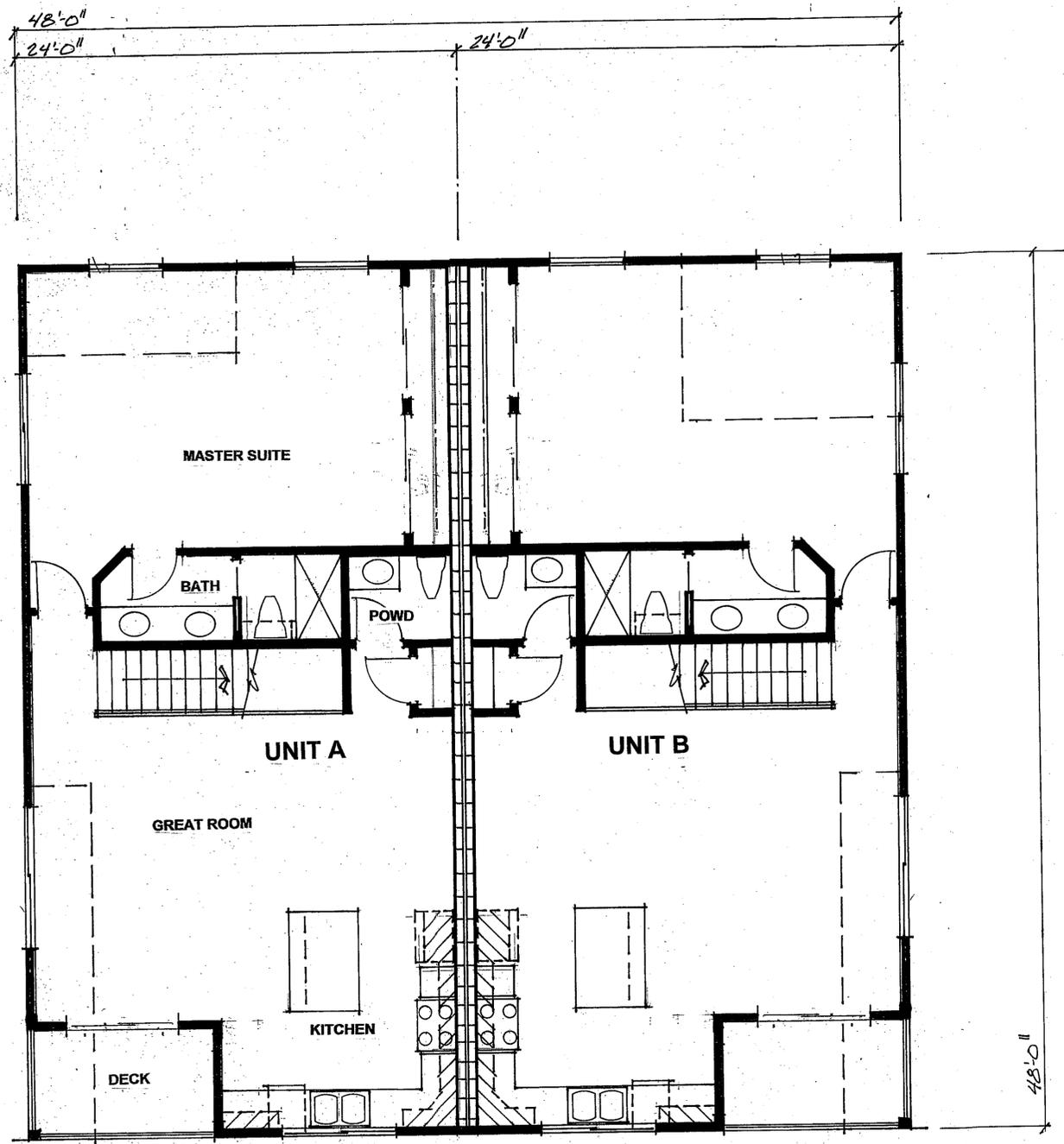
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**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

ROBIN J. FRANKLIN, BUILDING DESIGNER, HAS NOT BEEN RETAINED FOR ON-SITE SUPERVISION AND THEREFORE HAS NO CONTROL OVER QUALITY OF WORKMANSHIP AND ACTUAL MATERIALS USED ON THIS PROJECT AND ASSUMES NO RESPONSIBILITY FOR DEFECTIVE WORKMANSHIP OR MATERIALS.



UNIT B IS EXACT REVERSE OF UNIT A

**2<sup>ND</sup> FLOOR PLAN**

1/4" = 1'-0"

REVISIONS	BY
8/2/15	R
10/6/15	R

  
**Robin J. Franklin**  
 Professional Building Designer  
 6151 FAIRMOUNT AVE. SUITE 205  
 SAN DIEGO, CA. 92120  
 (619) 624-0769

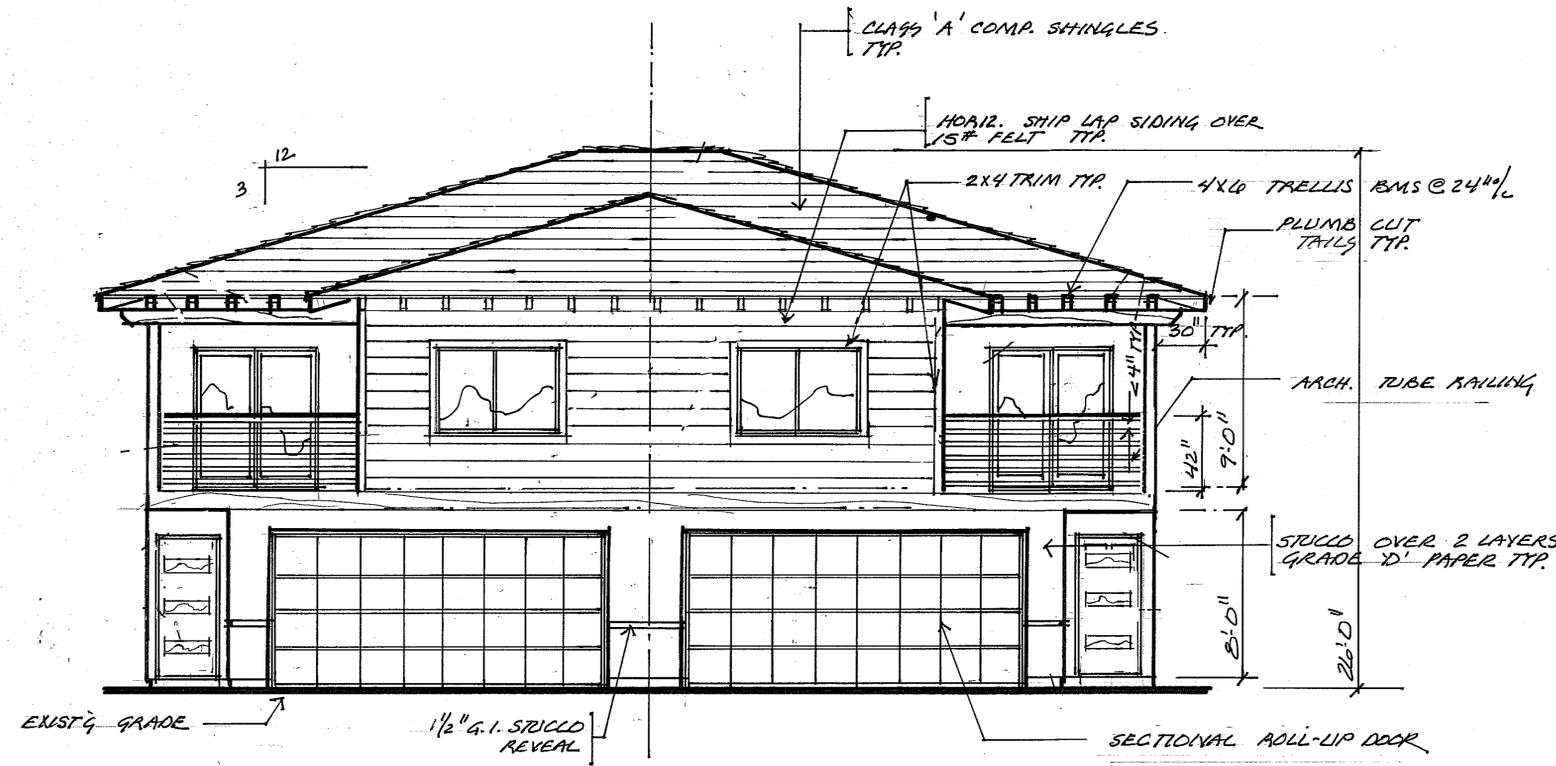
**HATRA**  
 Engineering • Design • Construction  
 NABIL KACHH P.E.  
 TEL/FAX (619) 440-6333  
 800 SHAWING RIDGE ROAD • EL CAJON, CA 92029

**DONAX GARDEN CORNER, LLC**  
 PROJECT SITE:  
 808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

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OF SHEETS

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REVISIONS	BY
1/23/15	R
8/2/15	R
10/5/15	R
1/1	

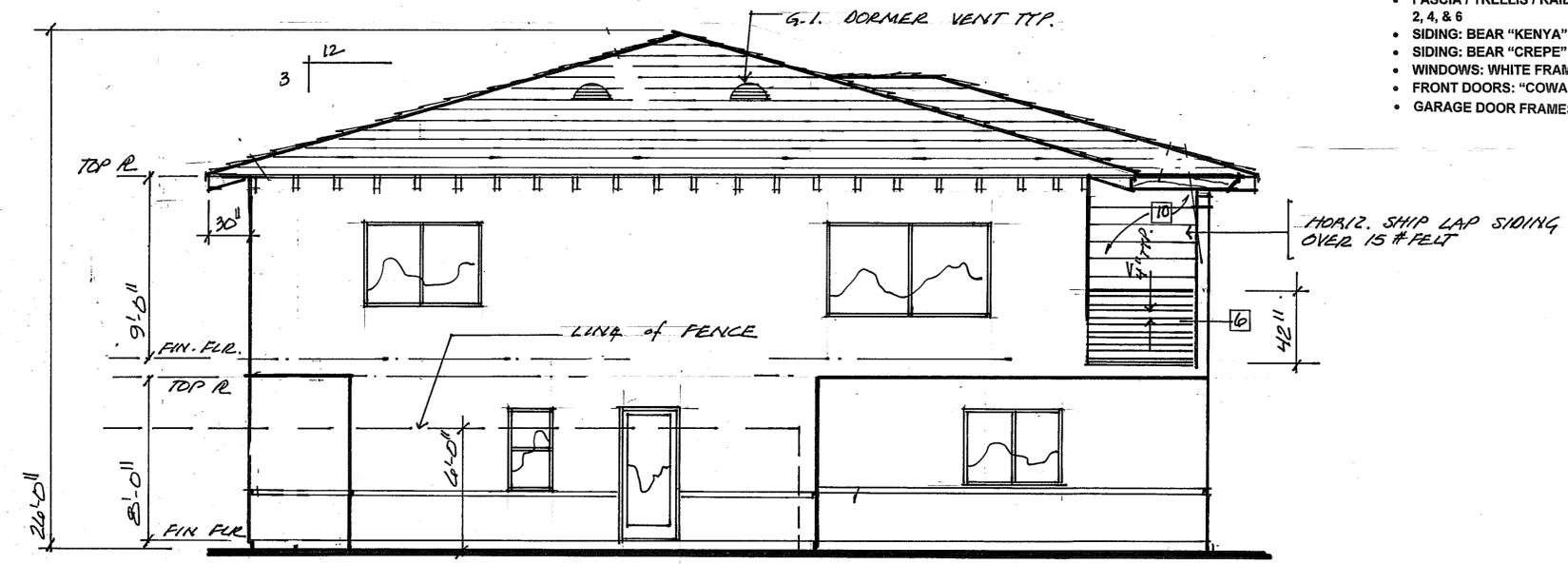


**NORTH ELEVATION**

1/4"=1'-0"

**COLORS**

- ROOFING: "ESTATE GREY"
- STUCCO: EXPO #52 "IVORY" ALL BUILDINGS
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BARREN" BUILDINGS 1, 3, & 5
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BONAPARTE" BUILDINGS 2, 4, & 6
- SIDING: BEAR "KENYA" BUILDINGS 1, 3, & 5
- SIDING: BEAR "CREPE" 2, 4, & 6
- WINDOWS: WHITE FRAMES
- FRONT DOORS: "COWABUNGA"
- GARAGE DOOR FRAMES: BRONZE



**EAST ELEVATION**

1/4"=1'-0"

**BUILDING 4**

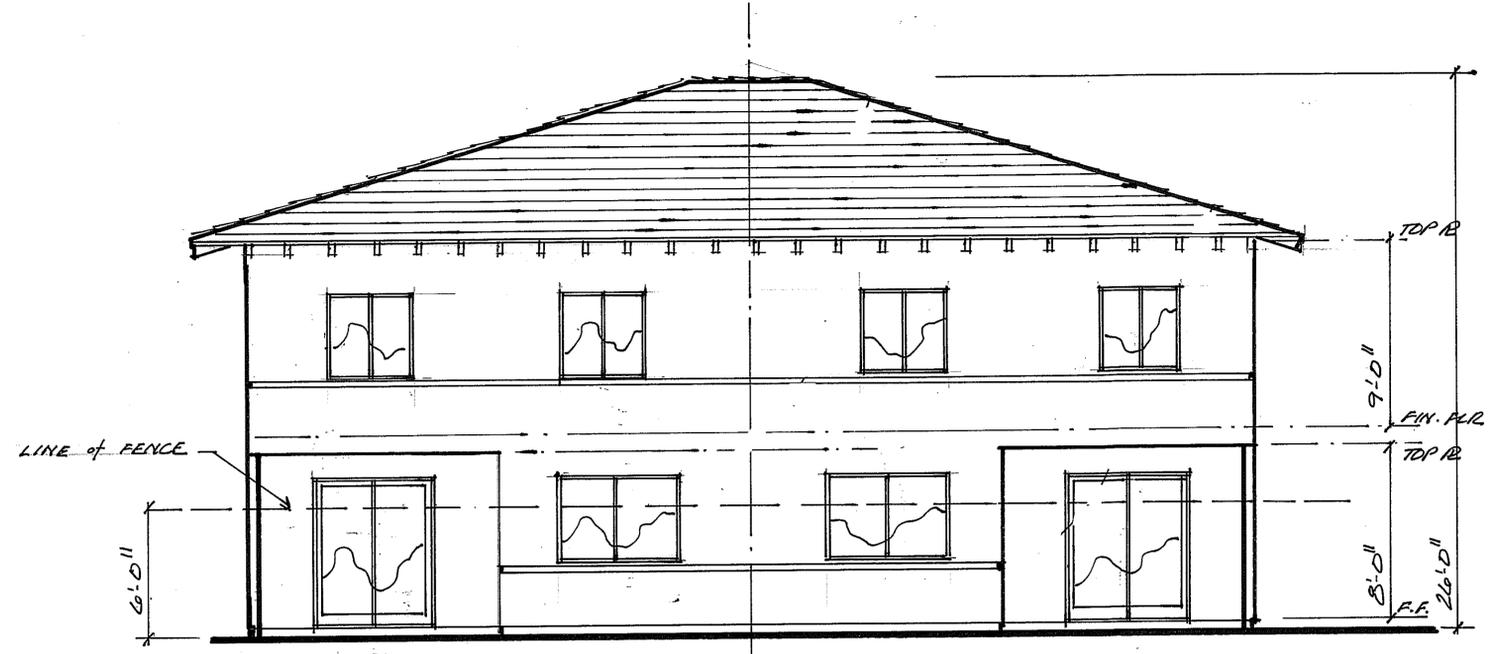
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SAN DIEGO, CA. 92120  
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NABIL KACHH P.E.  
Tel/Fax (619) 440-6533  
100 SANCING ALICE ROAD • EL CAJON, CA 92009

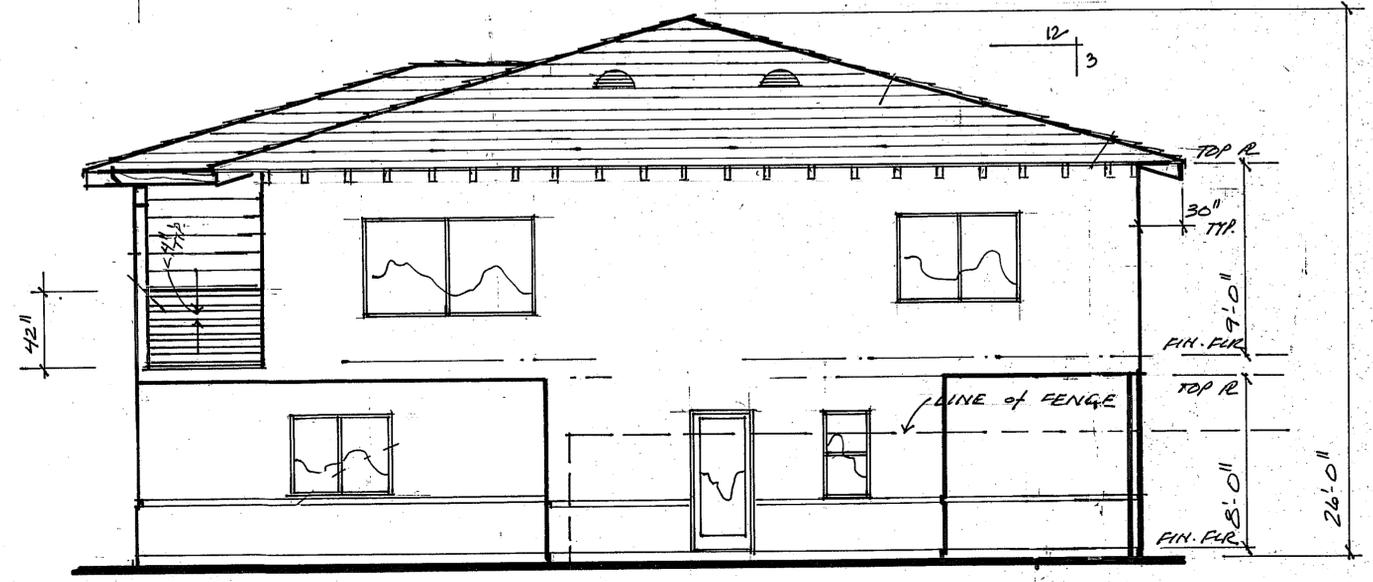
**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13TH STREET, IMPERIAL BEACH, CA.

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DATE
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SHEET



**SOUTH ELEVATION**

1/4" = 1'-0"



**WEST ELEVATION**

1/4" = 1'-0"

**BUILDING 4**

REVISIONS	BY
8/2/15	R
10/5/15	R

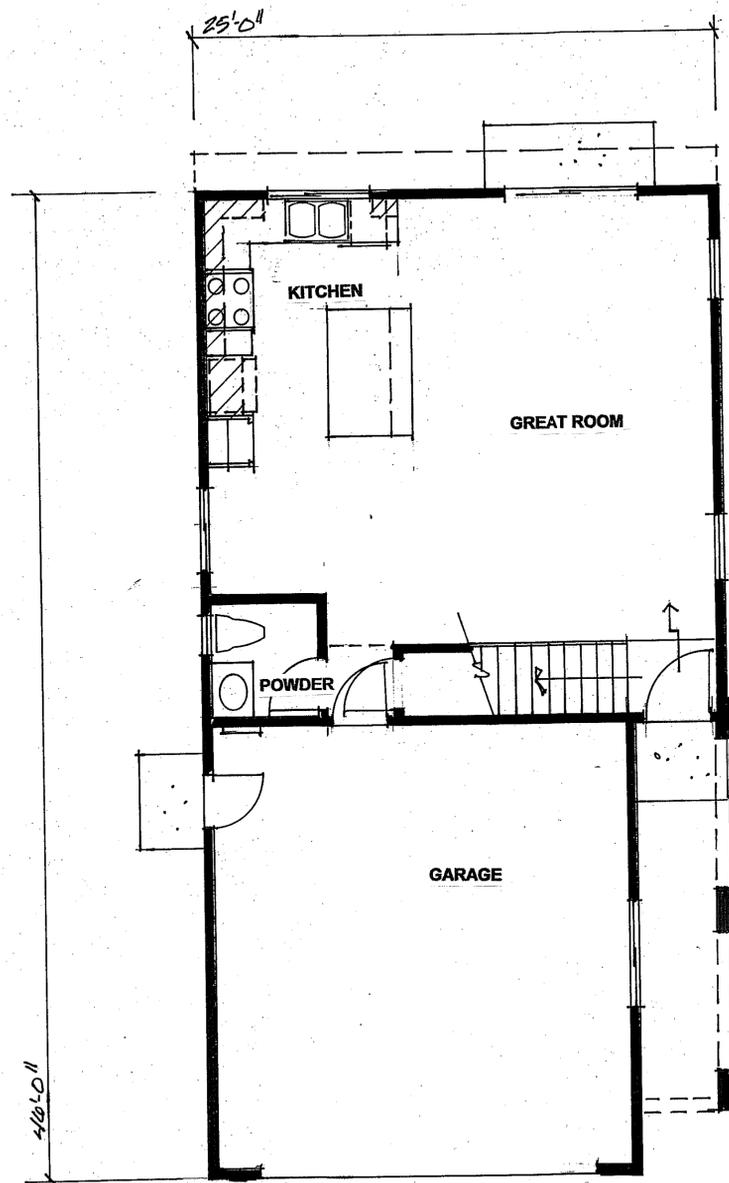
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(619) 624-0769

**HATRA**  
Engineering & Design • Construction  
NABIL KACHIT P.E.  
Tel: (619) 446-5533  
1005 SANGRE DE TORO ROAD • EL CAJON, CA 92020

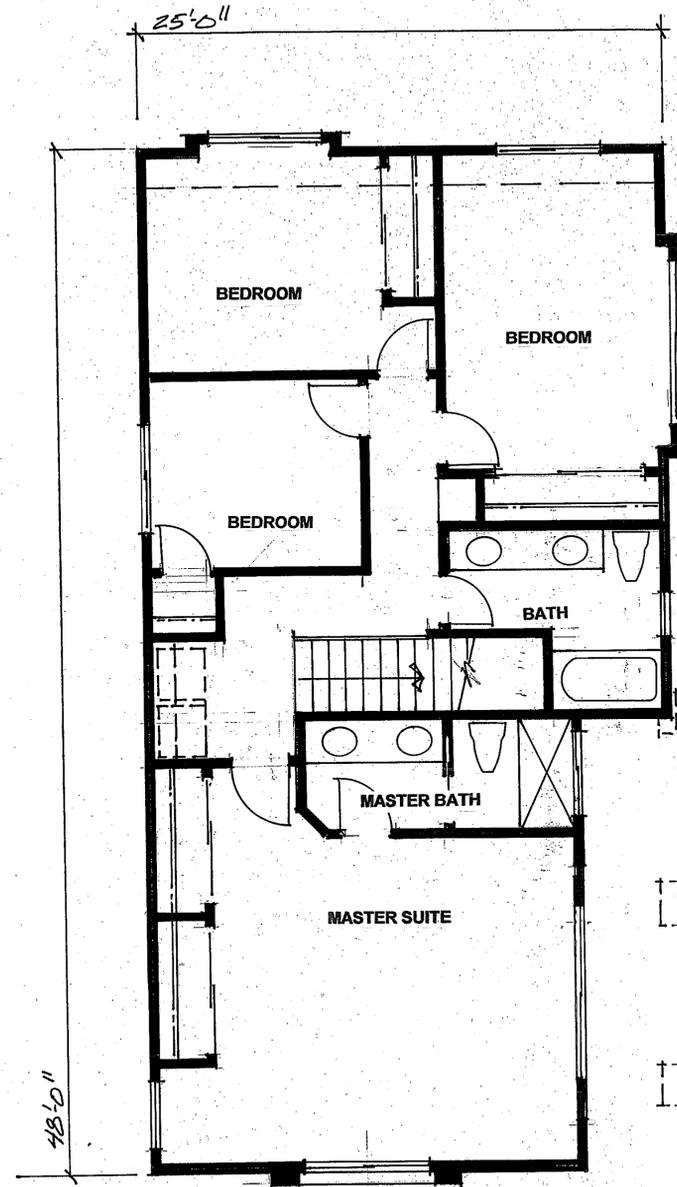
**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

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OF	SHEETS



**1<sup>ST</sup> FLOOR PLAN**

1/4" = 1'-0"



**2<sup>ND</sup> FLOOR PLAN**

1/4" = 1'-0"

ROBIN J. FRANKLIN, BUILDING DESIGNER, HAS NOT BEEN RETAINED FOR ON-SITE SUPERVISION AND THEREFORE HAS NO CONTROL OVER THE ACTUAL MATERIALS USED ON THIS PROJECT AND ASSUMES NO RESPONSIBILITY FOR DEFECTIVE WORKMANSHIP OR MATERIALS.

REVISIONS	BY
8/2/15	R
10/5/15	R



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**HATRA**  
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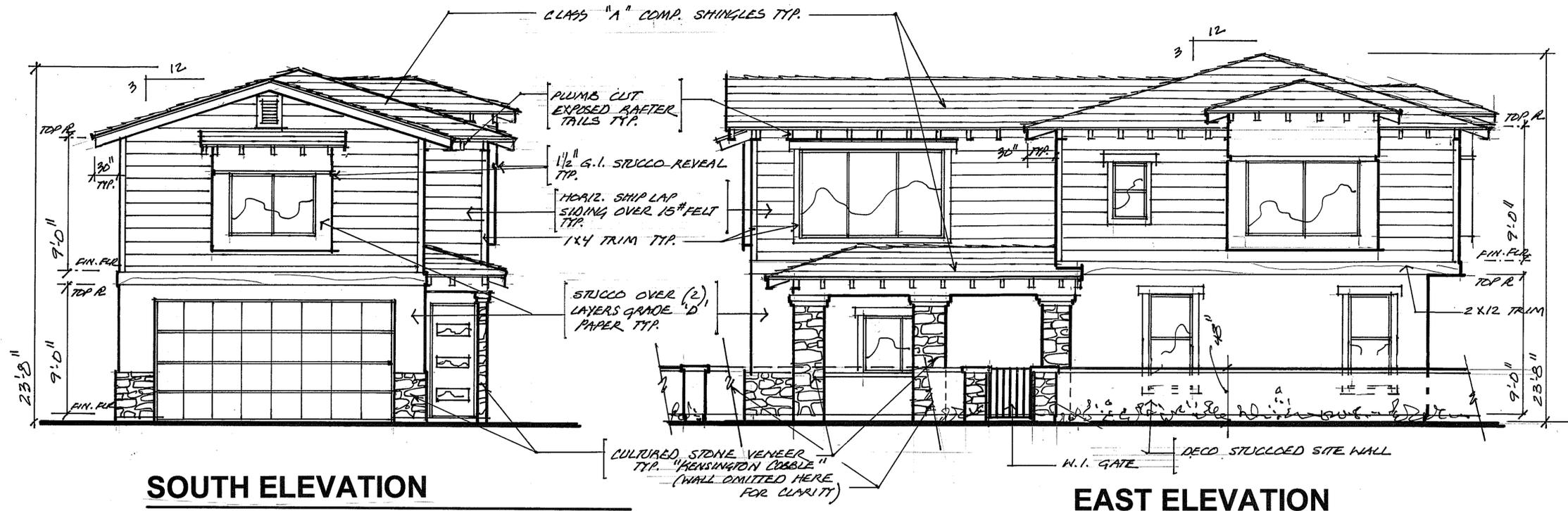
NABIL KAOHI P.E.  
Tel/Fax: (619) 446-5533  
300 STONING ROAD ROAD • ES CALON, CA 92029

**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

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OF SHEETS

**BUILDINGS 2 & 3**



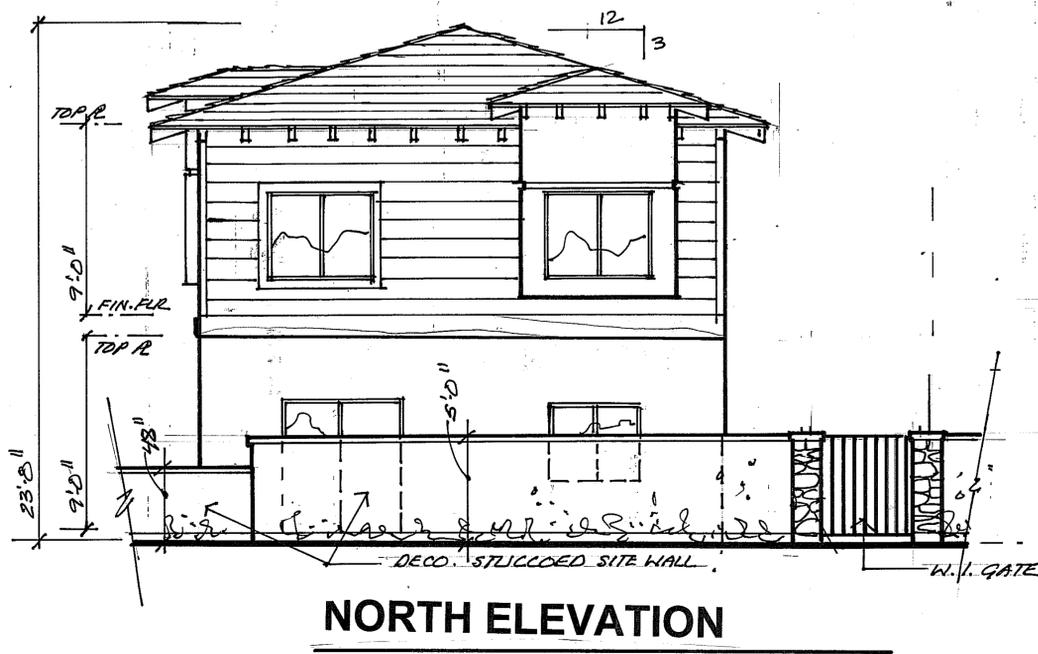


**SOUTH ELEVATION**

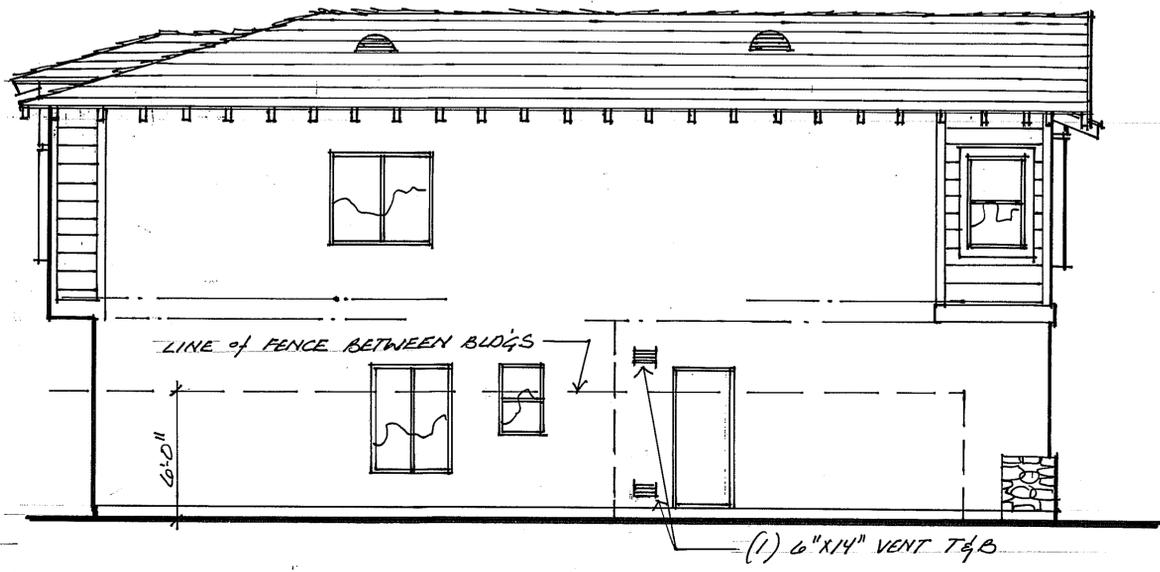
**EAST ELEVATION**

**COLORS**

- ROOFING: "ESTATE GREY"
- STUCCO: EXPO #52 "IVORY" ALL BUILDINGS
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BARREN" BUILDINGS 1, 3, & 5
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BONAPARTE" BUILDINGS 2, 4, & 6
- SIDING: BEAR "KENYA" BUILDINGS 1, 3, & 5
- SIDING: BEAR "CREPE" 2, 4, & 6
- WINDOWS: WHITE FRAMES
- FRONT DOORS: "COWABUNGA"
- GARAGE DOOR FRAMES: BRONZE



**NORTH ELEVATION**



**WEST ELEVATION**

DONAX AVE.

13<sup>TH</sup> STREET

**BUILDING 3**

REVISIONS	BY
8/2/15	R
10/5/15	R

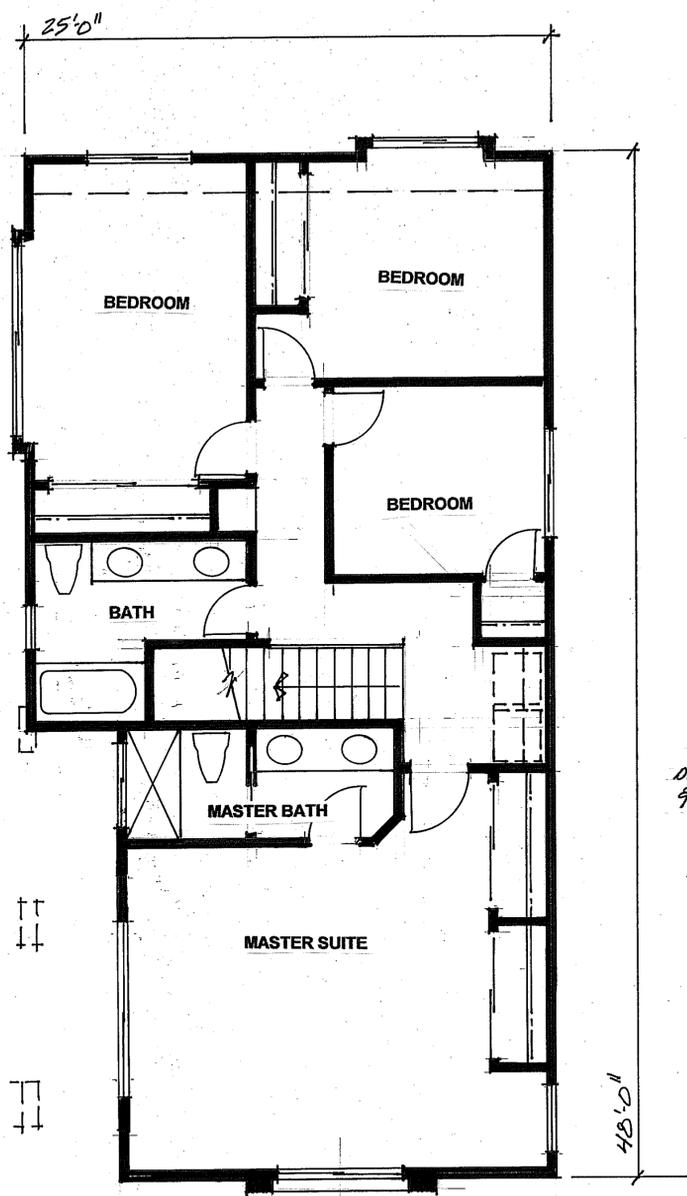
**Robin J. Franklin**  
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**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

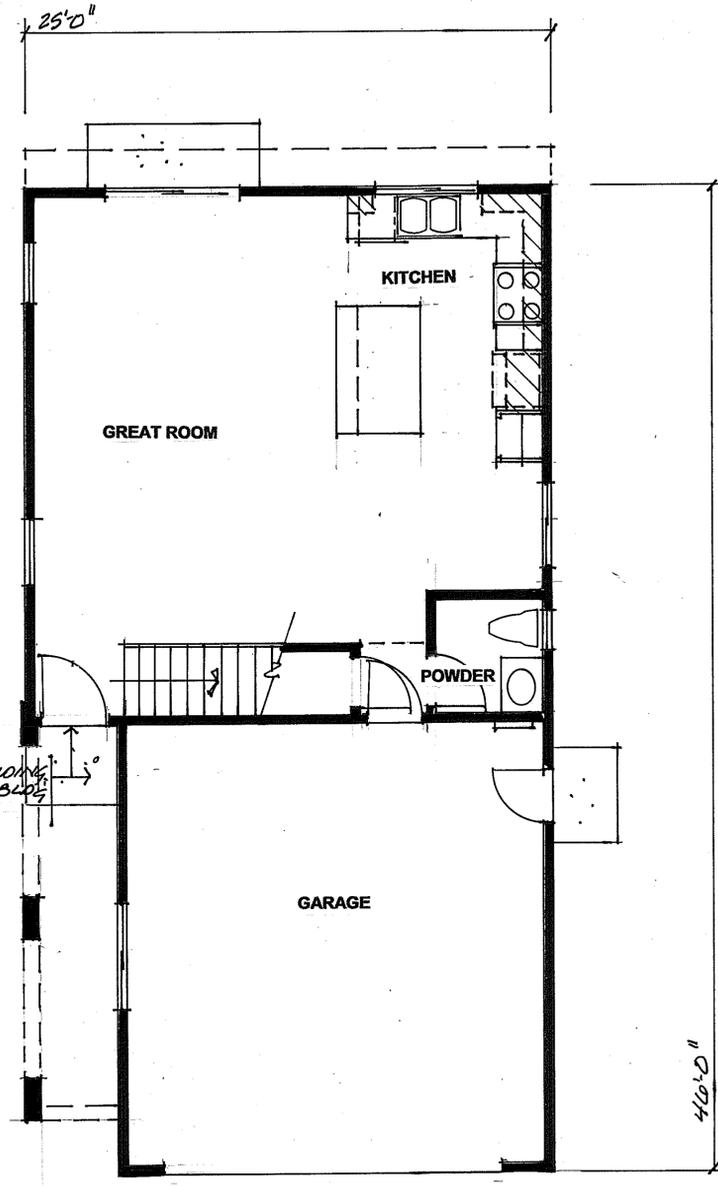
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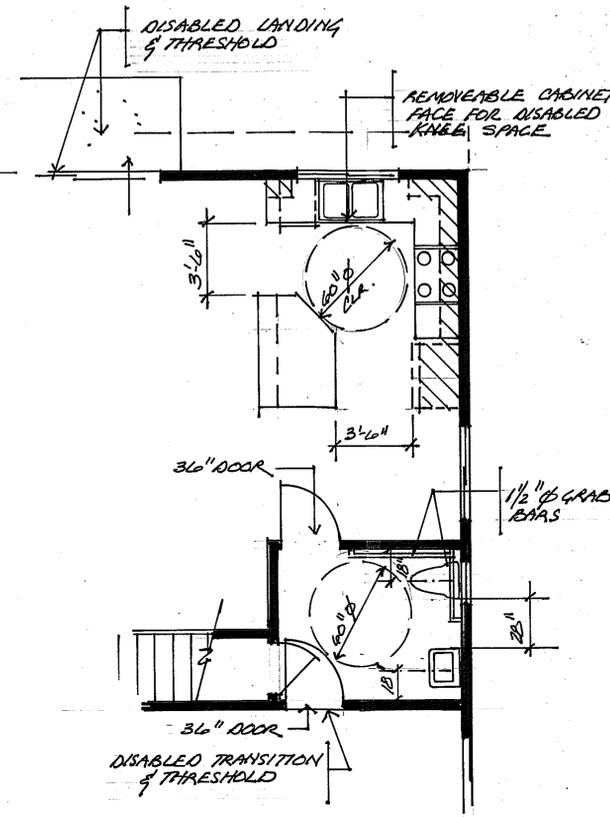
2<sup>ND</sup> FLOOR PLAN

1/4"=1'-0"



1<sup>ST</sup> FLOOR PLAN

1/4"=1'-0"



**BUILDING 5**  
DISABLED ACCESSIBILITY

REVISIONS	BY
1/23/15	R
5/12/15	R
8/2/15	R
10/5/15	R

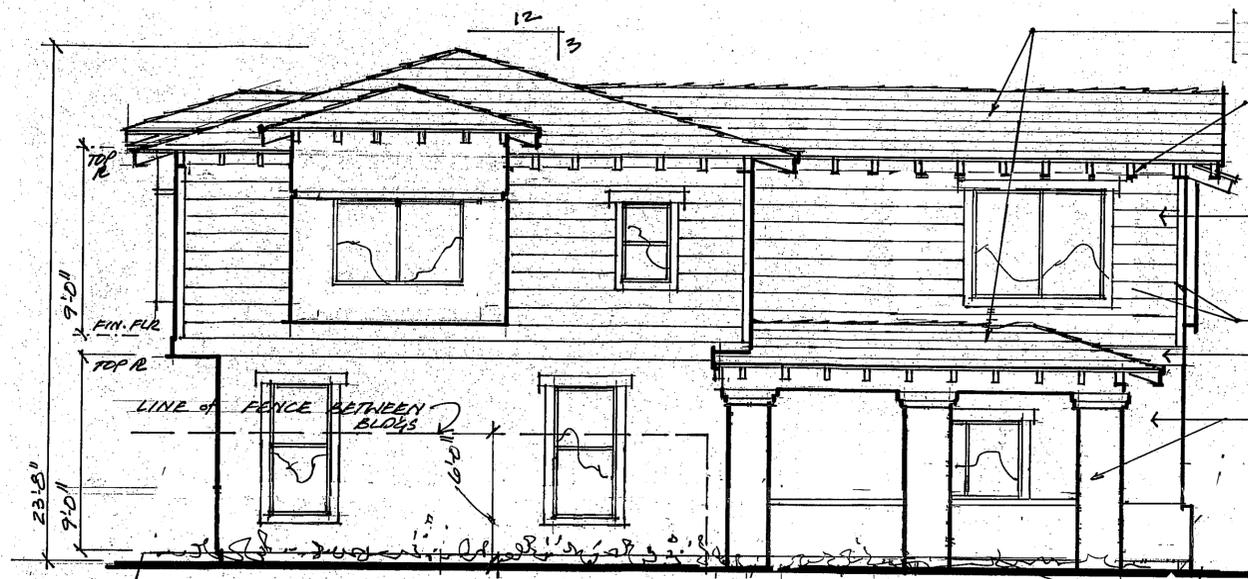
**Robin J. Franklin**  
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100 SHAWING RIDGE ROAD • EL CAJON, CA 92020

**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

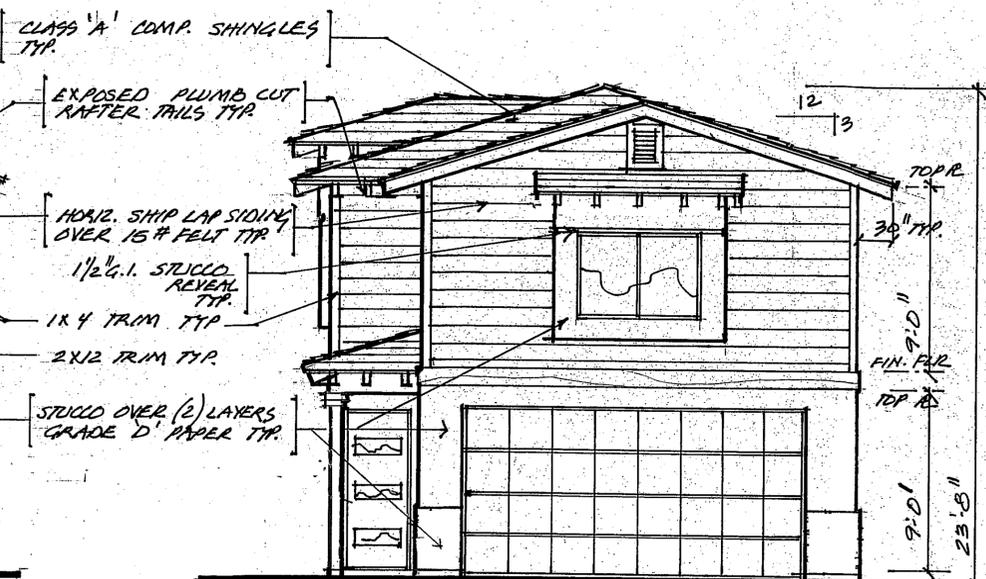
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**EAST ELEVATION**

1/4"=1'-0"

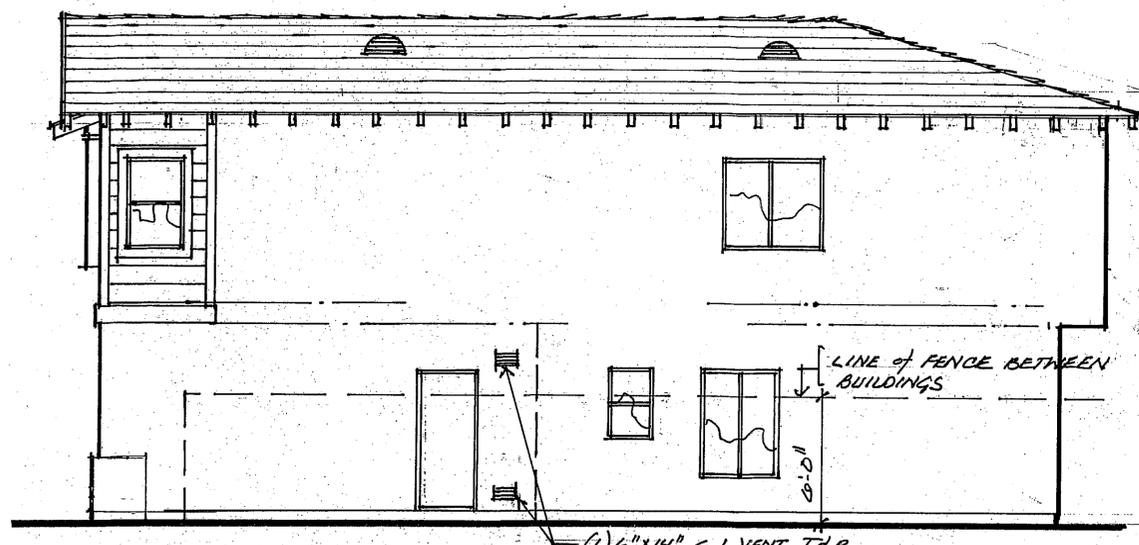


**NORTH ELEVATION**

1/4"=1'-0"

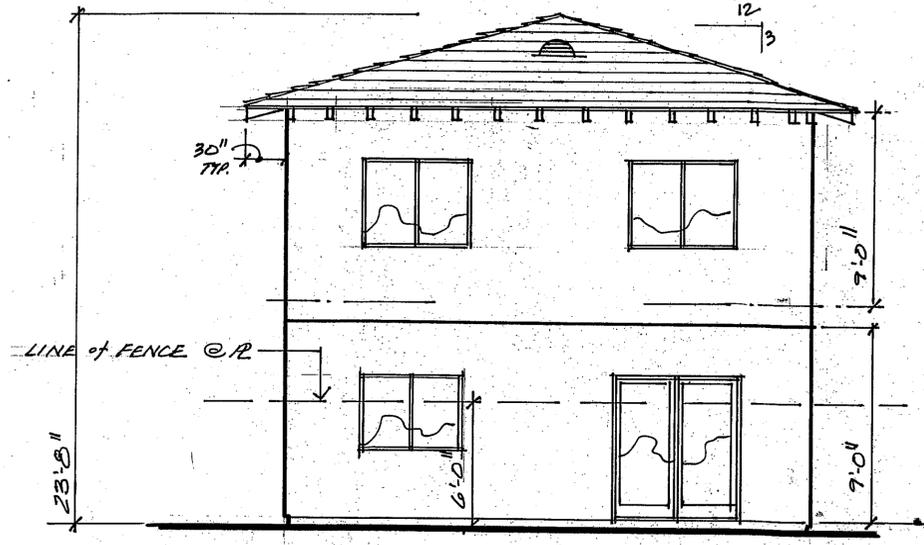
**COLORS**

- ROOFING: "ESTATE GREY"
- STUCCO: EXPO #52 "IVORY" ALL BUILDINGS
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BARREN" BUILDINGS 1, 3, & 5
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BONAPARTE" BUILDINGS 2, 4, & 6
- SIDING: BEAR "KENYA" BUILDINGS 1, 3, & 5
- SIDING: BEAR "CREPE" 2, 4, & 6
- WINDOWS: WHITE FRAMES
- FRONT DOORS: "COWABUNGA"
- GARAGE DOOR FRAMES: BRONZE



**WEST ELEVATION**

1/4"=1'-0"



**SOUTH ELEVATION**

1/4"=1'-0"

**BUILDING 5**

REVISIONS	BY
8/2/15	R
10/5/15	R

**Robin J. Franklin**  
Professional Building Designer  
frankindesign@aol.net  
25255 OAKANA ROAD  
RAMONA, CA. 92065 (619) 624-0769

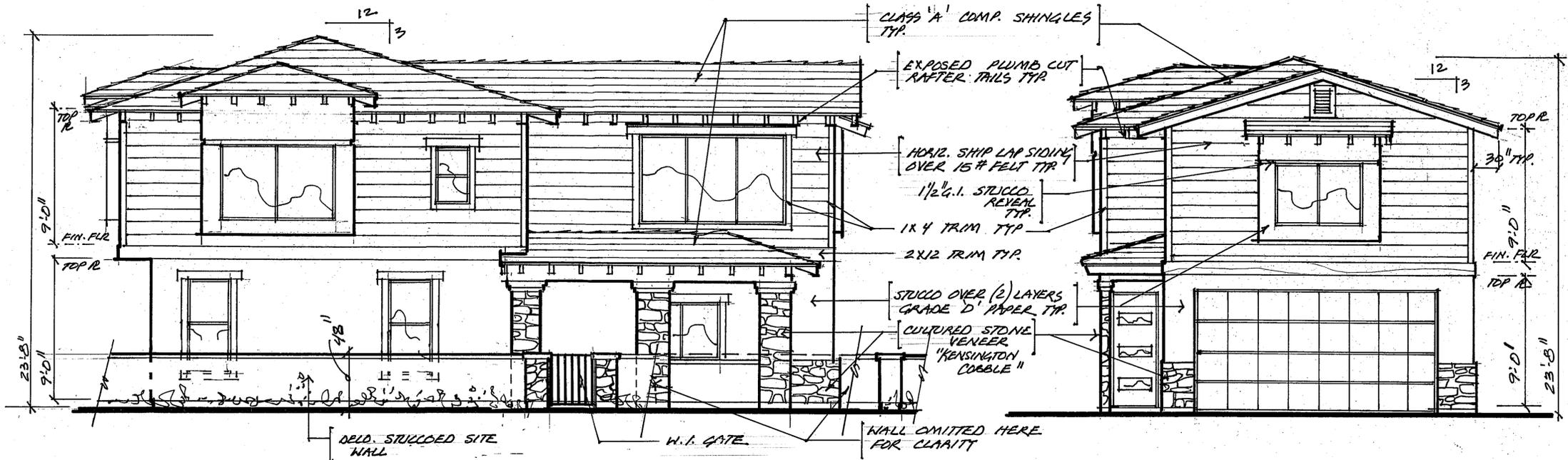
**HATRA**  
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NABIL KACHT P.E.  
Tel/Fax (619) 446-6333  
100 AIRWAY RD ALHAMBRA, CA 91801

**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 43<sup>RD</sup> STREET, IMPERIAL BEACH, CA.

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DATE
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REVISIONS	BY
8/2/15	R
10/5/15	R



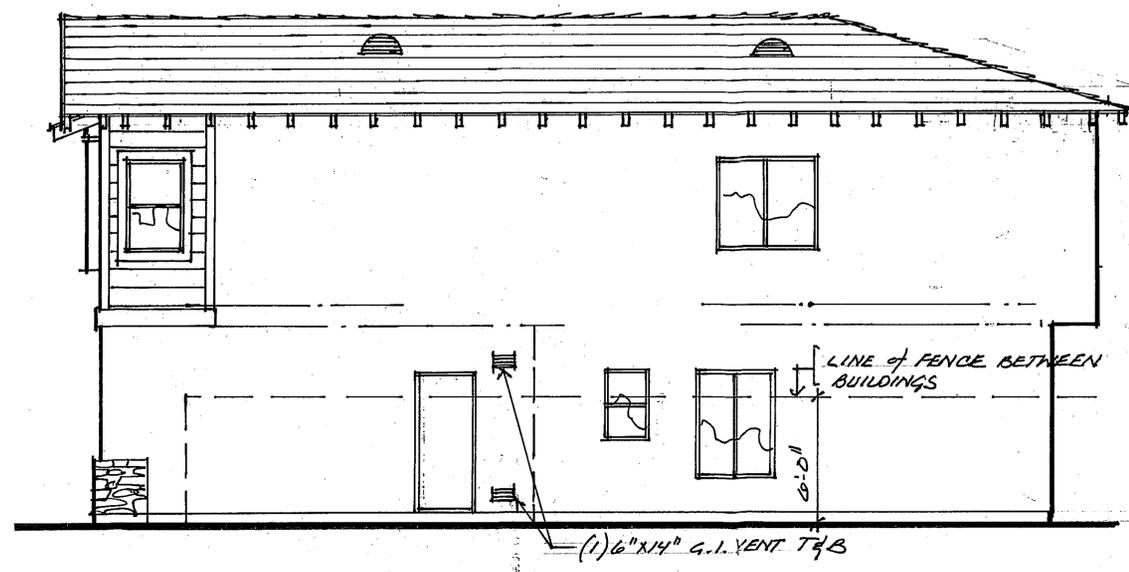
**EAST ELEVATION**

**NORTH ELEVATION**

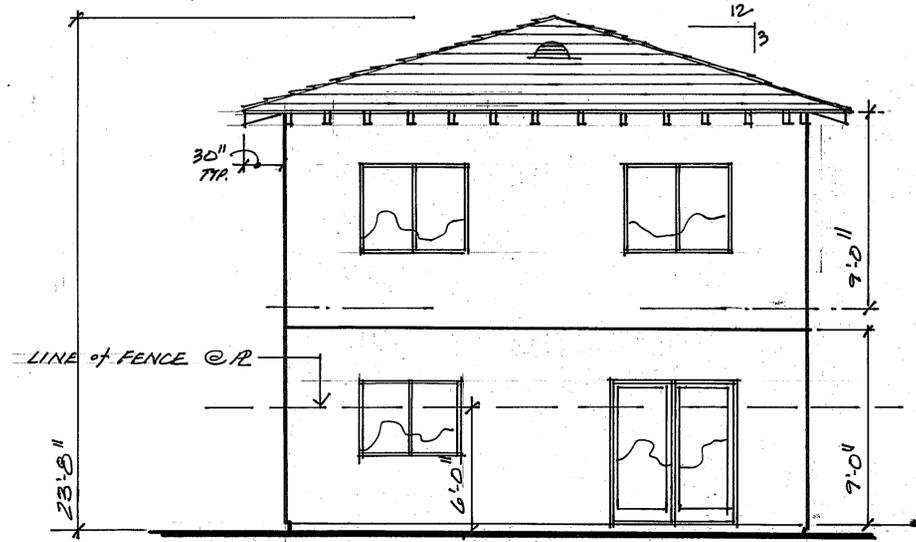
13<sup>TH</sup> STREET

**COLORS**

- ROOFING: "ESTATE GREY"
- STUCCO: EXPO #92 "IVORY" ALL BUILDINGS
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BARREN" BUILDINGS 1, 3, & 5
- FASCIA / TRELLIS / RAILING / TRIM: FRAZEE "BONAPARTE" BUILDINGS 2, 4, & 6
- SIDING: BEAR "KENYA" BUILDINGS 1, 3, & 5
- SIDING: BEAR "CREPE" 2, 4, & 6
- WINDOWS: WHITE FRAMES
- FRONT DOORS: "COWABUNGA"
- GARAGE DOOR FRAMES: BRONZE



**WEST ELEVATION**



**SOUTH ELEVATION**

**BUILDING 6**

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RAMONA, CA. 92065 (619) 624-0769

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Engineering & Design • Construction  
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Tel/Fax (619) 440-6333  
100 SHORELINE ALICE ROAD - EL CAJON, CA 92020

**DONAX GARDEN CORNER, LLC**  
PROJECT SITE:  
808 13<sup>TH</sup> STREET, IMPERIAL BEACH, CA.

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DATE
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JOB NO.
SHEET

**Attachment 2 - New Design Option 1**

















Donax AVE 1200





# Attachment 5 - June 30, 2015 DRB Minutes

## SPECIAL MEETING

### MINUTES

#### CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD

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

TUESDAY, JUNE 30, 2015

2:00 P.M.

---

*In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.*

#### 1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the Special meeting to order at 2:05 P.M.

#### ROLL CALL

BOARDMEMBERS PRESENT: Bowman, Lopez, Nakawatase

BOARDMEMBERS ABSENT: Schaaf

STAFF PRESENT: Senior Planner Foltz, Recording Secretary Richards

#### 2.0 PUBLIC COMMENTS

BOB MILLER, Co-Chair of the Seacoasters, spoke in support of the Lighthouse Point project.

PATRICIA DEHARD spoke in support of the Lighthouse Point project.

ANGI MARCUS spoke in support of the Lighthouse Point project.

JUDYTH SMITH spoke in support of the Lighthouse Point project.

RICHARD EMILSON spoke in opposition to the Lighthouse Point project. He was concerned many residents would lose their views and the new project would create a greater lack of parking.

TERRI JOHNSON spoke in opposition to the Lighthouse Point project..

DAREN JOHNSON spoke in opposition to the Lighthouse Point project.

RICHARD PILGRIM spoke in support of the Lighthouse Point project, stating that it will be an economic engine for the city.

SORAYA PIZZEY spoke in support of the Lighthouse Point project.

SUSAN KEGEL spoke in support of the Lighthouse Point project.

**3.0 CONSENT CALENDAR**

**3.1 APPROVAL OF THE MINUTES FOR THE JUNE 1, 2015 DRB MEETING.**

**CHAIRPERSON NAKAWATASE RECOMMENDED THAT THE JUNE 1, 2015, MINUTES BE BROUGHT BACK FOR CONSIDERATION AT A FUTURE DRB MEETING.**

**4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

**4.1 REPORT: KEGEL (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC 140025) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.**

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the Lighthouse Point project. He noted that the project is being reconsidered because some occupants in the area were not notified for the City Council public hearing for the Lighthouse Point project.

BOARD MEMBER BOWMAN inquired about emergency vehicle access.

SENIOR PLANNER FOLTZ stated that staff met with both the Fire Department and the Sherriff's Department. It was determined that the project height and width will not present an obstruction or prevent emergency vehicle access.

Chairperson Nakawatase opened up comments for the public at 2:41 P.M.

No public comments were given at this time.

**MOTION BY NAKWATASE, SECOND BY BOWMAN, TO APPROVE THE DESIGN AS PRESENTED.**

**MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: LOPEZ, BOWMAN, NAKAWATASE**  
**NOES: NONE**  
**ABSENT: SCHAAF**  
**ABSTAIN: NONE**

Chairperson Nakawatase suggested that interested parties join the soon to be formed Imperial Beach task force to specifically look at what the code compliance should be focusing on.

**4.2 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 13<sup>TH</sup> STREET (APN 626-342-15-00). MF 1178.**

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the proposal of eight new residential units. Staff is recommending that lighting be used for aesthetics throughout the project and trees be placed along the street. Staff also recommended that on the North Elevation the wall be pushed back a few feet to allow for landscaping between the street and the project.

Chairperson Nakawatase called for a recess from 2:48 P.M. to 2:52 P.M.

BOARD MEMBER BOWMAN stated that the project lacks new modern architectural features and the color scheme is very dull.

BOARD MEMBER LOPEZ stated the project is lacking a "wow factor" and a new color scheme would help the project stand out.

CHAIRPERSON NAKAWATASE agreed with the statements given by Board Members Bowman and Lopez.

BOARD MEMBER BOWMAN inquired about the necessity of the fence around the project stating that removing the fence may give the project a more open and inviting feel. She also stated that deeper colors would help bring out the variations in the pop outs of the building.

CHAIRPERSON NAKAWATASE stated that she is in support of the fence and agrees with Board Member Bowman that deeper colors for the pop outs would be beneficial to give more depth to the buildings.

APPLICANT ERIC WILSON presented color options and reviewed the possible materials that would be used for the project. He stated that he was open to the Board Members suggestions and he would work with their recommendations.

**MOTION BY NAKAWATASE SECOND BY LOPEZ, TO HAVE THE APPLICANT REDESIGN THE PROJECT AND COME BACK WITH MORE VERTICAL INTEREST, AN EXTENSION OF THE PORCH, AND MORE COMPLIMENTARY COLORS ON THE SECOND FLOOR POP OUTS**

**MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: LOPEZ, BOWMAN, NAKAWATASE**  
**NOES: NONE**  
**ABSENT: SCHAAF**  
**ABSTAIN: NONE**

#### 5.0 INFORMATIONAL ITEMS/REPORTS

BOARD MEMBER BOWMAN inquired as to whether or not the work that is currently being done at 995 Palm Avenue is for the approved design.

SENIOR PLANNER FOLTZ confirmed that it is and that it had just taken time to begin the work.

CHAIRPERSON NAKAWATASE stated that City Council is being asked to create a task force within the next 60 days. The task force will look at Design Review Guidelines and Code Compliance.

#### 6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 3:20 p.m.

Approved:

  
Shirley Nakawatase, DRB Chairperson

Attest:

  
Larissa Richards, Recording Secretary