

**MINUTES**

**CITY OF IMPERIAL BEACH  
DESIGN REVIEW BOARD COMMITTEE**

**SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF  
THE CITY OF IMPERIAL BEACH  
City Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

**THURSDAY, MARCH 11, 2010**

**4:00 P.M.**

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*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 4:07p.m.

**ROLL CALL**

BOARD MEMBERS:

Shirley Nakawatase  
Janet Bowman  
Daniel Lopez  
Harold Phelps  
Tom Schaaf

**PRESENT:** Nakawatase, Bowman, Lopez, Phelps, Schaaf

**ABSENT:** None

**STAFF PRESENT:** Tyler Foltz, Associate Planner  
Elizabeth Cumming, Assistant Project Manager  
Tina Barclay, Recording Secretary

**2.0 CONSENT CALENDAR**

**VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.**

**AYES:** Nakawatase, Bowman, Phelps, Schaaf

**ABSTAIN:** Lopez

**NOES:** None

**ABSENT:** None

**3.0 BUSINESS FROM THE PUBLIC**

None.

**ITEM#3.0**

#### **4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

##### **4.1 T-MOBILE WEST CORPORATION (APPLICANT)/PREBYS CONRAD TRUST (OWNER); DESIGN REVIEW CASE (DRC 100004) TO INSTALL A TELECOMMUNICATIONS FACILITY AT 1471 GROVE AVENUE IN THE R-2000 (MEDIUM-DENSITY RESIDENTIAL) ZONE. MF 1033**

###### **Staff Report:**

Staff Foltz: This project design had been reviewed and approved by the Design Review Board on May 15, 2008, and approved by the City Council, acting as Planning Commission, on August 20, 2008; however, the permits expired prior to commencement of any construction. The applicant must obtain new approvals for the project. Coming before Design Review Board -this is in the R 2000 zone. Requires conditional use permit. Proposal for six panel antenna. One in underground garage. Site plan shown – antenna in center of building, one gable with two antenna and one dormer. No existing parking removed. Slide shown as if built. Shows existing gable which will be expanded with one antenna on each side. It will be a little wider. Match existing roof and colors as it is today. Side elevation of project – east and west elevation. Rendering shown existing and what it would look like afterward. Dormer, similar texture and color. Equipment in garage area shown.

Colors and materials to match the existing structure. Height is 26 feet but wireless facility can ask for deviations. Want to match up with exiting height – not exceed it.

Wireless facility usually recommended for commercial not residential but can be requested if not sufficient coverage. Map showing coverage area – significant gap.

Staff recommends that the Design Review Board consider conditional approval of design.

###### **Questions to Staff/Applicant:**

Bowman: When we looked at this in 2008, why isn't there a move for these companies to have shared antennas? Has anything come up with these?

Foltz: Every company has different technologies and standards and can't share. But we do try and get co-locations going. Another company could come in and maybe add more dormers, use garage, but not remove parking. Possible to co-locate at this location.

###### **Public Comments: Debra DePratti Gardner – T Mobile Representative**

Gardner: At this juncture companies utilize different technologies. Literally different technologies and need different equipment to transmit the signals. Don't share bandwidth, utilize separate radio frequencies – licensed to them by the FCC. Done significantly to promote competition. This is why they cannot utilize the same equipment.

**ITEM#4.1**

Nakawatase: Was your question about shared facility and not equipment?

Bowman: Shared equipment. Makes sense that in the future there would be a move, to have some standards, even with different band width and frequencies, it just makes sense. If you have ten different mobile companies and put up ten antennas in the same location, it doesn't make sense.

Gardner: That was generated by the FCC trying to promote competition. The technology does exist for dual band antennas, meaning that they transmit two different bands of the radio frequencies. Sprint/Nextel is literally two completely different companies, they have separate equipment, completely separate antennas and they have now developed a dual band antenna. They can utilize a dual band antenna and transmit the frequency off the antenna. However, those companies won't share that antenna. But if two companies merge, use somewhat different equipment, could go to a dual band.

Lopez: Last explanation, we did talk about co-existence – certain distance apart, certain height apart, so they don't block each other. Certain articulations would have to take place to make that happen. There are some restrictions on how to apply those antennas.

Gardner: Vertical and lateral separations.

Lopez: Could put the dormer up wider, separate it and get the same effect.

**Public comment closed**

**Discussion**

Lopez: Darn near exactly as to what was proposed before. No other comments.

Phelps: Looks good – as stealth as you can get. Somewhat improves the architecture.

Schaaf: Structurally going to stand up.

**Motion by Nakawatase to accept the project as presented by staff**

**Second by. Schaaf**

**Discussion: None**

**AYES:** Nakawatase, Bowman, Lopez, Phelps, Schaaf

**ABSTAIN:** None

**NOES:** None

**ABSENT:** None

**5.0 INFORMATIONAL ITEMS/REPORTS**

None

## 6.0 NEW BUSINESS

Other T Mobile cell site on Seacoast.

Staff Foltz: All discretionary permits have expired. Same on 13<sup>th</sup> Street. If they come back, it will come back to you.

505 Elm Ave – behind IB Blvd – next to bleachers, wireless communications box there.

Staff Foltz: New facility that wants to relocate there – still in the discretionary process – still in plan review. Requested more landscaping to their plan.

13<sup>th</sup> & IB Blvd:

Staff Cumming: This is only for discussion, no decision to be made today. This project will come back to DRB at a later date. Showed update of idea as to what can be done with the building to change colors. Showed a new material that could go over façade. Less expensive to put metal sheeting on (lightweight) than rebuilding the rotted façade. Cannot get away from the green sign letters because of cost. Looking to have something that works with the green signage. Metal siding comes in slate grey, silver smith, dove grey, clear anodized. This would go on the para-pit. Building would be repainted a light grey color to compliment new para-pit.

Discussion ensued with the following suggestions:

- Make sure that if the building colors are starkly different from surrounding buildings, that it is an attractive, stand alone building.
- If possible, talk with material vendor and see if larger sheets (4x6) of the metal samples could be brought out to the site and put on building to get true color, take “field trip” to site to see. Currently, smaller metal samples seem to change color when you move them.
- Suggest not only repainting the stucco portion of the building, but putting a fresh new stucco coat on it as well.
- Use same metal material that will be used on para-pit to be used on base portion of the building as well, but in a darker color.
- Darker color on bottom, lighter color on top and have the middle area re-stuccoed and painted. Color suggestions: Base - dove grey, para pit – clear anodized, stucco color light grey.

Bowman - Farmers Market – what is going on?

Staff Cumming: At Pier Plaza – trial run next Friday

Nakawatase: Sounds great,

Lopez: Makes sense – locals can ride bikes.

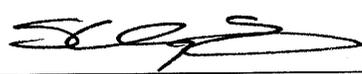
Nakawatase: Parking lot on Ebony was put in as a temporary parking lot – goal was a parking structure – that has been lost.

Cumming: Hopefully community will ride or walk there.

**7.0 ADJOURNMENT**

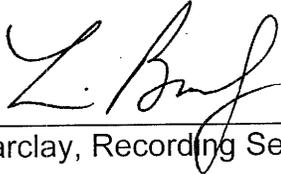
Chair Shirley Nakawatase adjourned the meeting at 4:56p.m.on, March 11, 2010.

Approved

 4/15/2010

Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary

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