



A G E N D A



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD SPECIAL MEETING

THURSDAY, MARCH 26, 2015– 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 Lopez at (619) 628-1356, as far in advance of the meeting as possible.

1.0 CALL TO ORDER

Roll call of members: Nakawatase, Bowman, Lopez, Schaaf

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.

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.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) 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.

5.0 INFORMATIONAL ITEMS/REPORTS

6.0 ADJOURNMENT

/s/
LARISSA LOPEZ,
ADMINISTRATIVE ASSISTANT (TEMP)



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD

FROM: TYLER FOLTZ, SENIOR PLANNER *TF*

MEETING DATE: MARCH 19, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) 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.

BACKGROUND:

An application has been submitted to the City of Imperial Beach for a Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the proposed demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above 2,279 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because it will require site plan review by the Planning Commission (City Council) pursuant to Imperial Beach Municipal Code (IBMC) 19.83.020.





ANALYSIS:

The project site includes one lot measuring 4,763 square feet fronting Seacoast Drive at the northeast corner of Seacoast Drive and Elder Avenue in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The property to the north of the site is mixed-use, the property to the west is Pier Plaza, and the properties to the south and east are comprised of residential uses on commercially zoned land.

The three-story project proposes 2,279 square feet of commercial space on the ground floor and three residential dwelling units located above the first floor. The building would provide pedestrian access to the commercial space from Seacoast Drive. Pedestrian access to the residential units would also be provided from Seacoast Drive and also from the enclosed parking areas off the alley on the ground floor. Two parking spaces, one of which would meet Americans with Disability Act (ADA) standards, would be provided for the commercial space and four parking spaces would be provided for the residential units. One commercial parking space and the four residential parking spaces would be accessed off of the alley to the north of the site and access to the at-grade. The ADA parking space would be accessed off of a proposed curb cut on Elder Avenue to the south of the site. The new curb cut is proposed due to the limited available space to provide a van accessible ADA parking space.

The maximum allowable building height in the C/MU-2 Zone is typically 30 feet; however, IBMC Section 19.27.070 provides that properties east of Seacoast Drive may have a height limit not to exceed three stories and 35 feet with approval of a conditional use permit that demonstrates compliance with side yard setbacks and/or setbacks that protect street-end public views towards the ocean, and provided that two or more of the development incentives listed in IBMC Section 19.27.020(A)(5) are provided. As such, the project applicant is requesting a conditional use permit for a building height of 35 feet. The project would not impact street-end public views toward the ocean by incorporating the required setbacks and setbacks, and the applicant is

proposing to meet the following two development incentives listed in IBMC Section 19.27.020(A)(5):

- 1) At least 25% of the proposed residential units would be three-bedroom units (100% proposed); and
- 2) The project would provide a minimum of seventy-five percent “active commercial uses” on the ground floor.

It should be noted that portions of the project are proposing to extend above the height limit. A roof structure proposed for the northwest corner of the roof measures approximately 46 feet in height and would house mechanical equipment. In addition, elevator and stairwell enclosures providing access to the upper stories and roof deck measure approximately 44 feet in height. Also, parapet walls extend 42-48” above the roof deck for safety purposes. Though the height limit is 30 feet in the C/MU-2 Zone, or 35 feet on the east side of Seacoast Drive with approval of a Conditional Use Permit, the Imperial Beach Municipal Code Section 19.40.020 allows for exceptions to the height limit as follows:

- Roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to maintain and operate the building;
- Fire or parapet walls required by law;
- Skylights chimneys, smokestacks or utility towers;
- Flagpoles, antennas, radio masts, risers and similar structures.

Due to these height exceptions, the proposed parapet walls and mechanical, elevator, and stairwell enclosures may extend above the height limit. However, the design for each element should be considered. Staff would recommend that all portions of the parapet walls be lowered to the minimum 42” safety height requirement for parapets that also perform the function of a railing.

Portions of the roof overhang for the proposed mechanical equipment enclosure on the northwest corner of the roof would extend approximately 1.5 feet over the public right-of-way at an elevation of approximately 37 feet. Buildings are typically required to remain within the confines of private property; however, this design proposal may be considered because the City would be requiring dedication of portions of the property for pedestrian access (accessible sidewalk on Elder Avenue and pedestrian ramp at Elder Avenue and Seacoast Drive).

In addition, the applicant is requesting approval of an administrative adjustment of 10% to reduce the commercial vertical floor-to-ceiling dimension from 15 feet to 13.5 feet, as provided for in IBMC Section 19.84.150, which allows for an adjustment of up to 10% for certain development standards listed in the Municipal Code. The applicant is requesting the administrative adjustment to allow for more desirable/livable vertical floor-to-ceiling dimensions above the first floor. A vertical floor-to-ceiling dimension of 13.5 feet at the first level allows for a vertical floor-to-ceiling dimension of approximately nine feet on the second floor and third floors.

The proposed project design would contribute positively in making an architectural statement along this commercial corridor, which incorporates both natural stone and modern elements along with a “lighthouse” element. It is staff’s opinion that the proposed design conforms with the intent and purpose of the design standards outlined in IBMC Section 19.83.010 and the City’s Design Guidelines for Commercial/Mixed-Use Zones (Attachment 3). The applicant’s design provides varied rooflines and architectural relief through the incorporation of building

pop-outs, vertical articulation, and façade variation. In addition, the project would provide architectural interest on all elevations with varied building materials such as glass, copper, board siding, roll-up glass doors, and stone elements.

Due to the narrow lot size and required parking and pedestrian accessibility requirements, there are limited areas to provide for landscaping. In order to comply with the landscaping and drainage requirements, the applicant is proposing a ground floor landscape basin near the eastern property line and landscaped roof decks. Street trees are proposed on the Seacoast Drive and Elder Avenue public rights-of-way, though the final design would depend on the eventual Seacoast Drive Aesthetic Improvement plan that is currently being prepared and would be considered at a future date.

General Plan Consistency:

C/MU-2 (Seacoast Commercial and Mixed-use) Zone: The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). The proposed mixed-use project meets the purpose and intent of the C/MU-2 land use designation because mixed-use buildings are permitted in the C/MU-2 Zone and the project would encourage pedestrian activity through the design, location, and use of the building frontage and would provide commercial goods and services required by the tourist population and local residents.

C/MU-2 STANDARDS	PROVIDED/PROPOSED
Maximum density of one dwelling unit for every one thousand five square feet of lot area, or if located on the east side of Seacoast Drive or Palm Avenue, east of Seacoast Drive, one dwelling unit for each one thousand two hundred and ten gross square feet of lot area with approval of a conditional use permit by the City Council that demonstrates compliance with two or more development incentives (Section 19.27.020(A)(5)).	The property measures 4,763 square feet and proposes three units at a density of one unit for each 1,500 sq. ft. of lot area. A density bonus is not being requested for the project.
Yard requirements for the C/MU-2 zone are as follows (Section 19.27.040): A. On property fronting on Seacoast Drive, the front of each building shall be set on the front property line. For purposes of this requirement an arcade is considered a part of the building.	A. The project fronts Seacoast Drive with the building and arcade/patio.
Stepback requirements for the C/MU-2 Zone are as follows (Section 19.27.041): A. On property with a side or rear yard abutting a residential zone, the second-floor stepback shall be a minimum of five feet from the abutting residential property line and the third-floor stepback shall be a minimum of ten feet from the abutting residential	A. The property abuts commercially zoned properties. As such, stepbacks are not required. Most of the building is located on the property lines with various stepbacks on the east and

<p>property line.</p> <p>B. Stepbacks are not required where the ten-foot setback is required or observed for at least fifty percent of the property line abutting residential property.</p> <p>C. On properties fronting Seacoast Drive, an upper-story setback of five to ten feet is required for a minimum of fifty percent of street-facing facades along Seacoast Drive.</p>	<p>west elevations.</p> <p>B. The property abuts commercially zoned properties. As such, stepbacks are not required. Most of the building is located on the property lines with various stepbacks on the east and west elevations.</p> <p>C. The property fronts Seacoast Drive and provides an upper-story setback of five to ten feet for at least fifty percent of street-facing facades.</p>
<p>Minimum lot size of 3,000 square-feet (Section 19.27.050).</p>	<p>The lot size measures 4,763 square feet.</p>
<p>Minimum street frontage of 30 feet (Section 19.27.060).</p>	<p>The Seacoast Drive frontage is approximately 95 feet and the Elder Avenue frontage is approximately 50 feet.</p>
<p>Maximum height of three stories or thirty feet, whichever is less, except as follows (Section 19.27.070(A)):</p> <p>Properties east of Seacoast Drive shall have a height limit not to exceed three stories and thirty-five feet with approval of a conditional use permit that demonstrates compliance with the following:</p> <p style="padding-left: 40px;">a. Side yard setbacks and/or stepbacks have been incorporated into the project to protect street-end public views towards the ocean;</p> <p style="padding-left: 40px;">b. Two or more of the development incentives listed in Section 19.27.020(A)(5).</p> <p>Exceptions to the height limit as follows (Section 19.40.020):</p> <p>A. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to maintain and operate the building;</p> <p>B. Fire or parapet walls required by law;</p> <p>C. Skylights chimneys, smokestacks or utility</p>	<p>The project proposes a building height of 35 feet and is requesting a conditional use permit.</p> <p>a. The project incorporates the required setbacks and stepbacks and would not impact street-end public views.</p> <p>b. The project is proposing the following development incentives: 1) At least 25% of the proposed residential units will be three-bedroom units (100% proposed); 2) The project would provide a minimum of seventy-five percent “active commercial uses” on the ground floor.</p> <p>The project is proposing a roof structure that would house mechanical equipment that would measure approximately 46 feet in height. In addition, elevator and stairwell enclosures measure approximately 44 feet in height. Also, parapet walls extend 42-48” above the</p>

<p>towers; D. Flagpoles, antennas, radio masts, risers and similar structures.</p>	<p>roof deck Due to the height exceptions, the proposed parapet walls and mechanical, elevator, and stairwell enclosures may extend above the height limit. Staff recommends that all portions of the parapet walls be lowered to the minimum 42" safety height requirement.</p>
<p>All commercial spaces on the ground floor shall have a minimum fifteen-foot vertical floor-to-ceiling dimension; and single-story commercial buildings shall have a minimum building height of twenty feet (Section 19.27.070(B)).</p>	<p>The project is requesting an administrative adjustment of 10% to deviate from the typical 15 foot ground floor vertical floor-to-ceiling dimension (Section 19.84.150). As such, the project is proposing a vertical floor-to-ceiling dimension of 13.5 feet for the ground floor commercial space.</p>
<p>No buildings shall be located less than five feet from any other building on the same lot. (Section 19.27.080)</p>	<p>Only one building is located on the lot.</p>
<p>Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030(A)).</p>	<p>The 4,763 square foot lot requires a minimum of 714.45 square feet of landscaping (4,763 x .15 = 714.45). Approximately 1311 square feet of landscaping is proposed.</p>
<p>Required parking spaces for multiple-family residential in the C/MU-2 Zone: 1.5 spaces per dwelling unit. A 25% reduction may be allowed for vertical mixed-use (Section 19.48.035).</p> <p>The C/MU-2 Zone requires 1 space per 1,000 gross square feet of commercial space. A 25% reduction may be allowed for vertical mixed-use (Section 19.48.035).</p>	<p>Three residential units are proposed for the project in total, which would require 4.5 parking spaces. A 25% reduction would allow for a minimum of three parking spaces (4.5 x .25 = 1.125; 4.5 - 1.125 = 3.375 required spaces). However, four parking spaces are proposed for the residential units.</p> <p>The project proposes 2,279 square feet of commercial space, which would require two parking spaces. A 25% reduction would still require two commercial parking spaces (2 x .25 = .50; 2 - .50 = 1.5 required spaces; the Municipal code requires parking fractions of .5 or greater to be rounded up to one space). As such, two commercial parking spaces are proposed.</p>

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Mixed-Use
South	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
West	PF (Public Facility)	Pier Plaza

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.

DEPARTMENT RECOMMENDATION:

1. Receive report;
2. Consider public comment and the design of the project; and
3. Recommend approval of the project to the City Council with recommendations provided by the Design Review Board.

Attachments:

1. Plans
2. Colored Plans and Conceptual Renderings
3. Design Guidelines for Commercial/Mixed-Use Zones

c: file MF 1149



AGENDA ITEM NO. _____

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD

FROM: TYLER FOLTZ, SENIOR PLANNER *TF*

MEETING DATE: MARCH 26, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) 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.

BACKGROUND:

The project was reviewed by the Design Review Board at the March 19, 2015 Design Review Board Meeting. At the March 19 meeting the Board requested that consideration of the project be continued to a later date when buildings materials and façade modifications could be made available.

The application, originally submitted to the City on April 8, 2014, proposes a Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the proposed demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above 2,279 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because it will require site plan review by the Planning Commission (City Council) pursuant to Imperial Beach Municipal Code IBMC 19.83.020.



**ANALYSIS:**

At the March 19, 2015 Design Review Board meeting the Board recommended that the proposed building materials be provided to the Board for consideration, in addition to minor façade alterations on the south and east elevations. The applicant has provided the building materials, which will be made available at the special Design Review Board meeting scheduled for March 26, 2015 and are currently available at the Community Development Department. In addition, proposed façade alterations will be provided at the special Design Review Board meeting.

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.

DEPARTMENT RECOMMENDATION:

1. Receive report;
2. Consider public comment and the design and materials of the project; and
3. Recommend approval of the project to the City Council with recommendations provided by the Design Review Board.

Attachments:

1. March 19, 2015 Design Review Board Staff Report

c: file MF 1149