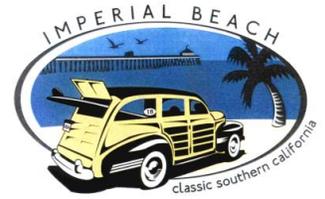




SPECIAL AGENDA



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD SPECIAL MEETING

MONDAY, JUNE 1, 2015 – 3:00 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, Schaaf, Bowman, Lopez

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 MOTION TO APPROVE THE MINUTES OF APRIL 16, 2015.

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: UNIFIED PORT OF SAN DIEGO – SOUTH SEACOAST COMFORT STATION.

4.2 REPORT: DEMOLITION OF AN EXISTING LIBRARY AND COMMUNITY ROOM AND CONSTRUCTION OF A NEW LIBRARY AND COMMUNITY ROOM AT 810 IMPERIAL BEACH BOULEVARD (THE COMMUNITY ROOM IS CURRENTLY LOCATED AT 1075 8TH STREET) (APN 626-400-54-00 & 626-400-71-00). MF 1067.

**5.0 INFORMATIONAL ITEMS/REPORTS
NONE.**

6.0 ADJOURNMENT

/s/
LARISSA RICHARDS
ADMINISTRATIVE ASSISTANT

DRAFT

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 APRIL 16, 2015

4:00 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 meeting to order at 4:04 P.M.

ROLL CALL

PRESENT: BOWMAN, SCHAAF, NAKAWATASE

ABSENT: LOPEZ

STAFF PRESENT: SENIOR PLANNER FOLTZ, RECORDING SECRETARY LOPEZ

2.0 PUBLIC COMMENTS

NONE.

3.0 CONSENT CALENDAR

3.1 MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE THE MINUTES AS PRESENTED FOR THE MARCH 19, 2015 MEETING AND APPROVAL OF THE MARCH 26, 2015 MEETING WITH THE FOLLOWING CORRECTION: REMOVAL OF THE WORD "TO" FROM THE LAST SENTENCE UNDER THE "EAST ELEVATION" PARAGRAPH ON PAGE 2.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOWMAN, SCHAAF, NAKAWATASE

NOES: NONE

ABSENT: LOPEZ

ABSTAIN: NONE

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: T-MOBILE (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140046), CONDITIONAL USE PERMIT (CUP 140047), DESIGN REVIEW CASE (DRC 140048), SITE PLAN REVIEW (SPR 140049), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 800 SEACOAST DRIVE (APN 625-262-02-00). MF 1168.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. The project is to construct a new T-Mobile wireless facility at the Pier South Hotel. The project would include nine antennas and two pieces of separate equipment in total.

ADAM STONE, representing T-Mobile, answered questions from the board regarding why Mobile companies cannot share wireless cell towers.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE AND ACCEPT THE PROJECT AS PRESENTED.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, SCHAAF, BOWMAN

NOES: NONE

ABSENT: LOPEZ

ABSTAIN: NONE

4.2 REPORT: MIKE ALLEN (APPLICANT/OWNER); ADMINISTRATIVE COASTAL PERMIT (ACP 140019), DESIGN REVIEW CASE (DRC 140020), AND SITE PLAN REVIEW (SPR 140021) FOR THE CONSTRUCTION OF FOURTEEN NEW RESIDENTIAL RENTAL UNITS AT 640 FLORIDA STREET (APNs 626-170-09 & 626-170-23-00). MF 1147.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He stated that the project being proposed by applicant Mike Allen for 14 new residential rental units on Florida Street and combining two parcels into one.

BOARD MEMBERS deliberated over the colors 3A. La Habra X-475 Viejo and 3B. La Habra X-97 Pacific Sand.

CHAIR NAKAWATASE OPENED DISCUSSION TO PUBLIC

APPLICANT MIKE ALLEN presented his reasons for selecting the colors and materials that is proposed for the project.

BOARD MEMBER BOWMAN inquired about the consideration of solar panels.

APPLICANT MIKE ALLEN stated that it would not be feasible for the number of units to put in solar panels and it would be difficult to distinguish usage of power between units.

VICE CHAIR SCHAAF clarified with Mike Allen that the trash enclosure would be in the back of the building and that the decks would include drainage.

CHAIR NAKAWATASE recommended signage on the East Elevation state the name of the building.

VICE CHAIR SCHAAF AND BOARD MEMBER BOWMAN agreed with Nakawatase's recommendation.

CHAIR NAKAWATASE recommended that on the South Elevation the stone element be taken from location number six on the plans and be extended to location number three adjacent to the door. On the North Elevation she recommended that the stone element be taken from location number twenty-four on the plans and be extended to match the South Elevation. She also recommended that two different colors of stucco be used on the outside elevations.

BOARD MEMBERS all agreed that they recommend the darker stucco color for the pop outs on the building.

SENIOR PLANNER FOLTZ indicated that the applicant is proposing grass and six queen palms. He stated that staff recommends draught tolerant plants and vertical trees; stating grass may not be possible with the new rules being put in place by the state of California.

APPLICANT MIKE ALLEN spoke about the possibility of using artificial turf.

BOARD MEMBERS stated that if the applicant proposed artificial turf, they will allow it as long as it is allowable by the code.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE THE DESIGN AS PRESENTED WITH THE FOLLOWING CONDITIONS:

- **NORTH ELEVATION & SOUTH ELEVATIONS:**
 - The stone for both the North Elevation and the South Elevation continues to extended toward the East Elevation.
 - The darker stucco to be used for the pop-outs on both the North and South Elevations.
- **EAST ELEVATION:**
 - The upper right blank area to be used for signage.
- **WEST ELEVATION:**
 - Three areas are of different colors/elements. Stone element on the first level and the second and third levels to have stucco of different colors from one another.
- **PERGULA** will be left to the applicants discretion to match the design of the project as he completes it
- **LANDSCAPING** can include artificial turf if the applicant chooses it as long as the code allows artificial turf as being landscaping.

MOTION CARRIED BY THE FOLLOWING VOTE:

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

4.3* REQUEST TO CITY COUNCIL TO PREPARE/UPDATE CITYWIDE DESIGN GUIDELINES.

***NO STAFF REPORT.**

MOTION BY SCHAAF, SECOND BY NAKAWATASE, TO FURTHER PURSUE MAKING A PLAN FOR CITY WIDE GUIDELINES FOR THE CITY OF IMPERIAL BEACH.

Upon clarification the motion was modified.

MOTION BY SCHAAF, SECOND BY NAKAWATASE, TO REQUEST CITY COUNCIL PREPARE AND UPDATE CITY WIDE DESIGN REVIEW GUIDELINES.

MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.0 INFORMATIONAL ITEMS/REPORTS

VICE CHAIR SCHAAF stated McDonalds needs to update the acrylic on their pole sign which was agreed upon during the Design Review Board meeting when the project was first presented.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 5:02 P.M.

Approved:

Shirley Nakawatase, DRB
Chairperson

Attest:

Larissa Lopez, Recording Secretary



AGENDA ITEM NO. 4.1

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: JUNE 1, 2015
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT *ow*
SUBJECT: UNIFIED PORT OF SAN DIEGO – SOUTH SEACOAST COMFORT STATION

EXECUTIVE SUMMARY:

Recently, the Unified Port of San Diego (the "Port") began working on the "South Seacoast Restroom and Shower Facility" project. As a component of the Port Master Plan, this project was approved as part of the Port's Fiscal Years 2014-2018 Capital Improvement Program ("CIP"). Specifically, the Port's approved CIP allocated \$75,000 to conduct a feasibility study and to prepare preliminary design renderings for this project during Fiscal Year 2015. The Port has retained Psomas to conduct the feasibility study and Sillman Wright Architects to prepare design renderings based upon the feasibility analysis. The Draft Feasibility Study has been completed and the design renderings are currently being prepared. The findings of the Feasibility Study and the design renderings were presented to the Tidelands Advisory Committee on May 22, 2015, and will be presented to the Design Review Board on June 1, 2015, for comment and input.

BACKGROUND:

In November 2011, staff was officially advised that the Unified Port of San Diego (the "Port") was initiating its Capital Improvement Program (CIP) planning process for fiscal years (FY) 2014-2018. Staff was also advised of changes to the Port CIP development, specifically as related to adoption of Board of Port Commissioners (BPC) Policy 120 in which the Port provided an opportunity for Member Cities, Port tenants, and the public to propose potential projects for consideration during the Port's CIP review process. BPC Policy 120 also addressed and allowed for the consideration of both On- and Off-Tidelands projects.

During the City Council meeting on November 11, 2011, the City Council provided staff with general direction regarding specific projects for which applications should to be prepared and submitted to the Port for consideration and/or inclusion in the Port's Fiscal Year (FY) 2014-2018 CIP. The City's Port CIP applications were submitted to the Port on February 28, 2012.

On June 7, 2012, the Unified Port of San Diego (the "Port") adopted Resolution No. 2012-69 approving the projects for their FY 2014-2018 CIP. Of the projects for which Imperial Beach submitted applications, two were approved for funding in FY 2014 and one was approved for funding in FY 2015. The project approved for funding for FY 2015 was South Seacoast

Restroom and Shower facility. This project, now called the South Seacoast Comfort Station (the "Project") was allocated \$75,000 to conduct a feasibility study to locate a new restroom and shower facility for the City of Imperial Beach.

ANALYSIS:

Throughout the years, some local residents along Seacoast Drive south of Imperial Beach Boulevard have expressed a desire for additional restrooms south of Pier Plaza to serve beachgoers and surfers. The City of Imperial beach has recognized an increase in beachgoers and surfers over the past few years. Currently there are no public restrooms or showers south of Pier Plaza causing beachgoers and surfers to change at their cars and/or urinate in public. The possibility of providing a restroom and shower facility in the southern portion of Seacoast Drive was a topic of discussion and consideration, therefore, to address this apparent need with the understanding that siting such a facility would present challenges given the significant number of residences in this area. As part of the Port's FY 2014-2018 CIP, therefore, the Port retained Psomas to conduct a feasibility study to analyze the possibility of locating a new restroom and shower facility for the community in the southern portion of Seacoast Drive.

The purpose of the Feasibility Study is to review and evaluate the potential locations for a new restroom and shower facility south of Pier Plaza and, more specifically, in the South Seacoast Drive area. The goals of the Study are as follows:

- Identify three possible sites for the new restroom facility
- Evaluate site conditions and constraints
- Work with Sillman Wright Architects to recommend facility size and type
- Review public outreach comment/feedback on the type and location of the restroom.
- Develop a site ranking matrix
- Provide recommendations/conclusions to the Port

After several meetings with the Port and the City of Imperial Beach staff, the following three (3) potential locations for the Project have been identified:

- Beach Avenue
- Descanso Avenue
- Encanto Avenue

Psomas also identified three (3) types of facilities for this restroom and shower facility; utilitarian, intermediate, and architectural.

The Draft Feasibility Study prepared by Psomas will is included with this staff report. A presentation by Psomas on the selection of the 3 proposed locations for the South Seacoast Comfort Station and a discussion of the types of facilities will be provided at the meeting on June 1, 2015.

ENVIRONMENTAL IMPACT:

Pursuant to California Environmental Quality Act (CEQA) Section 15262, projects involving only feasibility studies for possible future actions are statutorily exempt from preparing an Environmental Impact Report (EIR) or a Negative Declaration. Additionally, any future Project

as a result of the Feasibility Study may also be categorically exempt from environmental review under CEQA Section 15303 (New Construction or Conversion of Small Structures).

COASTAL JURISDICTION:

All proposed Project sites are located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, upon approval of any Coastal Development Permit by the City Council, would be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code and IBMC Section 19.87.160.

FISCAL ANALYSIS:

The Port has allocated \$75,000 towards this Project in their FY 2014-2018 Capital Improvement Project for Fiscal Year 2015.

TIDELANDS ADVISORY COMMITTEE:

This project presented to the Tidelands Advisory Committee (TAC) at on May 22, 2015. Of the three TAC members available to consider the item (two members recused themselves due to potential conflicts of interest), the following comments were made:

- Two of the three TAC members supported the proposed location at Encanto Avenue but one strongly opposed that location.
- Two members felt that signage at the beach identifying Public Restrooms should be provided at whatever street end such a facility would be located.
- One member who preferred Encanto supported a smaller footprint and preferred the Intermediate Design due to safety concerns and proximity to the beach while the other member who preferred Encanto liked all three design concepts.
- The member who objected to the Encanto location preferred a low-cost and uni-sex option.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Design Review Board:

1. Receive report;
2. Consider the proposed locations and design of the Project;
3. Provide recommendations to the City Council.

Attachments:

1. Draft Feasibility Study – April 10, 2015
2. Design Concepts

April 10, 2015

Mr. Armando Mora
Unified Port District of San Diego
3165 Pacific Coast Highway
San Diego, CA 92101

**Subject: South Seacoast Restroom & Shower Facility
Draft Feasibility Study April 10, 2015**

Dear Mr. Mora:

Psomas is very pleased to submit the Draft Feasibility Study for the South Seacoast Restroom & Shower Facility.

The Draft Feasibility Study identifies (3) three potential sites for the location of a new restroom and shower facility. Continued coordination is required with Sillman Wright Architects to develop estimates for the sites. Research to determine required environmental studies and permits will be addressed during the next submittal.

Should you have any questions about submittal, please do not hesitate to contact me at (619) 961-2835.

Respectfully submitted,

P S O M A S



Kimberly Wender

South Seacoast Restroom & Shower Facility Imperial Beach, California Feasibility Study

DRAFT

April 10, 2015



Prepared for:

Unified Port District of San Diego

Prepared by:

PSOMAS

Study Background

Local residents along Seacoast Drive in Imperial Beach have expressed a desire for additional restrooms south of Pier Plaza to serve beachgoers and surfers. The City of Imperial beach has recognized an increase in beachgoers and surfers over the past few years. Currently there are no public restrooms or showers south of Pier Plaza causing beachgoers and surfers to change at their cars and/or urinate in public. The Unified Port of San Diego (the Port) retained Psomas to conduct a feasibility study to locate a new restroom and shower facility for the community.

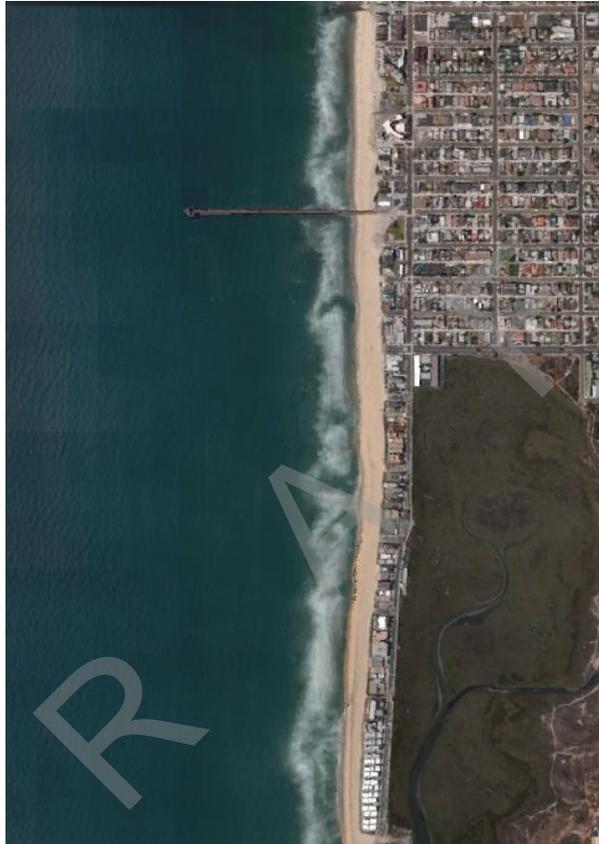


Figure 1.1: Project Location - Seacoast Drive, Imperial Beach, CA

Psomas has attended the following meeting to further understand the background of the project and options moving forward;

November 11, 2014 – Meeting with the Unified Port of San Diego

December 9, 2014 – Meeting with the Unified Port of San Diego and various members of the City of Imperial Beach.

January 14, 2015 – Meeting with the Unified Port of San Diego and the City of Imperial Beach

Purpose of the Study

The purpose of this study is to review and evaluate the feasibility of constructing a new restroom and shower facility south of Pier Plaza for use by beachgoers and the surfing community. The goals of this study are, as follow:

- Identify three possible sites for the new restroom facility
- Evaluate site conditions and constraints
- Work with Sillman Wright Architects to recommend facility size and type
- Review public outreach comment/feedback on the type and location of the restroom.
- Develop a site ranking matrix
- Provide recommendations/conclusions to the Port

Location Considerations

Psomas identified the location of existing restrooms available to the public. The figure below shows the location of the two existing public restrooms along the beach corridor, one at Dunes Park, and the other located at Pier Plaza. After meeting with the City of Imperial Beach, a future public restroom located at the end of Imperial Beach Boulevard may be in discussion with future hotel developers.



Figure 3.1: Existing public restrooms at Dunes Park and Pier Plaza, Imperial Beach, CA.

Psomas obtained Lifeguard Statistics for year 2013. These statistics provide an approximate number of beachgoers daily, monthly, and yearly. The Imperial Beach Lifeguard Service 2013 Monthly Statistical Comparison shows that July 2013 had the largest number of beach attendance, 394,000 people, in July with attendance reaching 20,000 people per day.

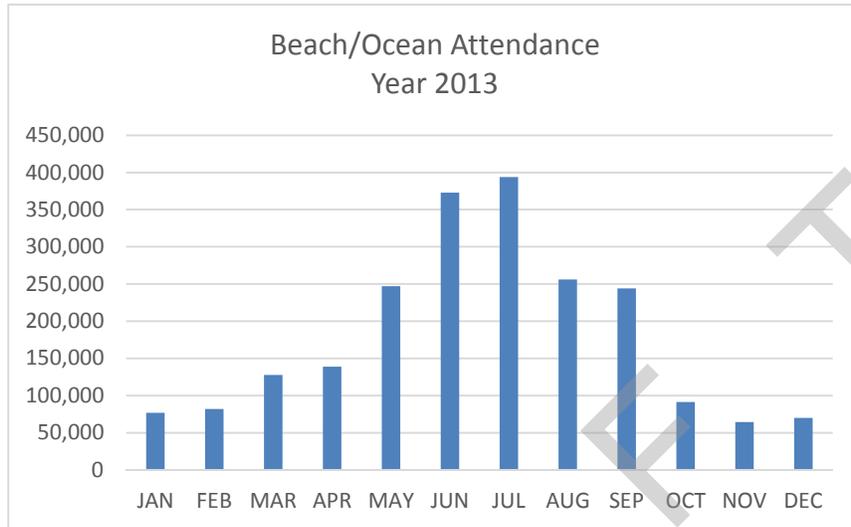


Figure 3.2: Approximate Beach/Ocean Attendance for 2013

The lifeguard statistics, however, do not provide counts at each lifeguard tower per day. We have utilized a bell curve distribution of attendance to approximate the number of users for the new facility. With a bell curve distribution it is assumed that approximately 70% of attendance will be located near Pier Plaza and Dunes Park and 15% of attendance is located south of the pier. Assuming an attendance of 20,000 people and assuming a third deviation on the bell curve, approximately 600 people may need to use this restroom facility on a peak usage day.



Figure 3.3: Assumed bell curve distribution of beach attendance.

Given the location of the existing restrooms and the statistics from the lifeguard reports, the Port, the City of Imperial Beach, and Psomas developed a location envelope to narrow down potential locations and proximity to existing facilities. This envelope starts south of Imperial Beach Blvd. extending to the Seacoast Drive cul-de-sac.



Figure 3.4: Seacoast Drive location envelope

A number of features were then considered for the proposed location of the new restroom and shower facility within the location envelope. These included; environmental impacts, safety, ADA accessibility, displacement of and proximity to existing parking, areas prone to seasonal high water, the potential for crime/ vandalism, and proximity to connect to existing utilities. All streets within this location envelope are adjacent to residences. Impacts to these residence’s viewers were taken into consideration.

Psomas considered, but ultimately found the following locations less desirable and therefore were not considered as a candidate site;

East side of Seacoast Drive:

Locating a restroom east of Seacoast Drive would encourage beachgoers to cross Seacoast Drive to access the restroom resulting in safety concerns. Additionally, there was a limited space to place this restroom without impacting environmentally sensitive lands.

Seacoast Ave Cul-de-sac:

The cul-de-sac has been identified as a location prone to coastal flooding and seasonable high water. This cul-de-sac is used as an emergency vehicle turn-around limiting space a new restroom site.

Admiralty Ave.:

This location in one block south of Imperial Beach Blvd. and within proximity to existing public restroom facilities. Access to residential parking garages exist along this street, having the potential for more traffic on this street than others and a higher potential for traffic conflicts for residences going to/from the parking garage.

Cortez Ave.:

Cortez Avenue has been identified as a location prone to coastal flooding. Residential driveways exist on both the north and south side of this street limiting the potential location for a new restroom facility.

Location Options

After review of all sites within the study envelope, we have narrowed the options down to our recommended potential sites for the new restroom and shower facility; Beach Avenue, Descanso Avenue, and Encanto Avenue.

Beach Avenue:

Beach Ave., has been identified by Psomas as a potential location for the new restroom and shower facility. This location has an existing ADA accessible space, close to public parking, and close proximity to a lifeguard tower and existing street light that may help reduce crime/ vandalism at this location.



Figure 4.1: Beach Avenue

The location of the restroom would be placed on the east side of Beach Ave. toward Seacoast Drive. A proposed layout of the restroom is shown in Attachment A. While it satisfies many of the previously identified features, the restroom would have an impact to the existing number of parking stalls, loss of 2 standard stalls, and would have an impact of some residence views to the estuary to the east.

Descanso Avenue:

Descanso Ave., has also been identified by Psomas as a potential location for the new restroom and shower facility. This location has also has an existing ADA accessible space, close to public parking, and serves as the lifeguard vehicle access point, that may help reduce potential crime/vandalism if the restroom is located here.



Figure 4.2: Descanso Avenue

The location of the restroom would be placed on the east side of Descanso Ave. toward Seacoast Drive. A proposed layout of the restroom is shown in Attachment A. While it satisfies many of the previously identified features, the restroom would have an impact to the existing number of parking stalls, loss of 2 standard stalls, and would have an impact of some residence views to the estuary and to residence going to/from the underground parking located on the south side of the street. This site has potential traffic conflicts between residents, lifeguards, and pedestrians using the new restroom facility.

Encanto Avenue:

Encanto Ave., has been identified by Psomas as a potential location for the new restroom and shower facility. This location is close to public parking, is pedestrian access only to the beach, and would not result in any loss of existing parking stalls. No vehicular traffic increases safety for potential users of the new restroom facility.

The location of the restroom would be placed on the east side of Encanto Ave. toward Seacoast Drive. A proposed layout of the restroom is shown in Attachment A. Encanto Ave. has a high point when looking from Seacoast Drive toward the ocean, limiting the views to the ocean. A new restroom facility at this

location would have minimal impact to the existing reduced views to the ocean compared with the other two site locations.

While it satisfies many of the previously identified features, the restroom would have a limited impact of some residence views to the estuary to the east.



Figure 4.3: Encanto Avenue

Restroom and Shower Facility Options

There are a number of amenities and sizes available for the new restroom facility. Three restroom options were explored for aesthetics, size, and cost.

Utilitarian:

At a minimum the restroom should have a relatively small footprint with two uni-sex stalls, be ADA compliant, have a maintenance closet, and an outdoor foot rinse and shower. It will have internal lighting and low level lighting 24 hours a day. Anti-graffiti coating should be inside and outside of the building. Fixtures and finishes for the restroom will meet the City of Imperial Beach's specification. The restrooms will be locked during off hours and only open when the Public Works Director's team is working. This option of restroom will have a minimum design and construction cost. A sample restroom floor plan is attached and used as a guide.

Intermediate:

In addition to the minimum requirements above, the men's restroom will be one stall and one urinal and two stalls for the women. This option will have a larger footprint than the utilitarian option with a slightly higher construction cost.

Architectural:

In addition to the utilitarian and intermediate amenities, the architectural configuration should continue the motif from the existing facility at the Imperial Beach Plaza or Dunes Park. This option requires the largest footprint, the highest level of design, and highest construction costs.



Figure 5.1: Existing Dunes Park Restroom Facility

The Port retained Sillman Wright Architects to create illustrations of the above mentioned facilities at each of the three identified potential locations.

Required Permits and Environmental Studies

Psomas began coordination with the Coastal Commission during the month of November 2014. Coordination will continue with recommended site locations.

(To be completed after first draft submittal.)

Public Outreach

Public outreach will be scheduled for spring 2015 and led by the Port of San Diego along with the City of Imperial Beach.

Preliminary Estimates

(To be completed after first draft submittal with input from Sillman Wright Architects)

Analysis

Psomas developed a site ranking matrix of the three locations. The site ranking matrix scores the location options by assigning a point to the desired items. For example, if a site does not require the loss of parking, this site will receive a point. The points are added to develop a site score. The score is used to rank the potential sites. The site with the highest score is the preferred site for the new restroom facility.

<i>Site Ranking Matrix</i>	<i>Beach Avenue</i>	<i>Descanso Avenue</i>	<i>Encanto Avenue</i>
<i>Reduced Impact to Views</i>			①
<i>ADA Space Available</i>	①	①	
<i>No impact to Residential Parking</i>	①		①
<i>No Loss of Existing Parking Spaces</i>			①
<i>Proximity to Public Parking</i>	①	①	①
<i>High Pedestrian/lifeguard Traffic (May Reduce Potential Crime/Vandalism)</i>	①	①	
<i>Not Prone to Seasonable High Water</i>	①	①	①
<i>Pedestrian Safety (No Vehicle Access)</i>			①
<i>Sub-Total Score</i>	5	4	6
<i>Positive Public Opinion</i>			
<i>Opinion Probable Cost (Utilitarian Facility)</i>			
<i>Req'd Permitting/ Environment Studies</i>			
<i>Total Site Score</i>			

Conclusions/ Recommendations

As part of this study, Psomas reviewed and evaluated the feasibility of constructing a new restroom and shower facility south of Pier Plaza for use by beachgoers and the surfing community. The study identified three potential locations for the new restroom facility, evaluated site conditions and constraints for the locations, conducted public outreach, and developed a site ranking matrix.

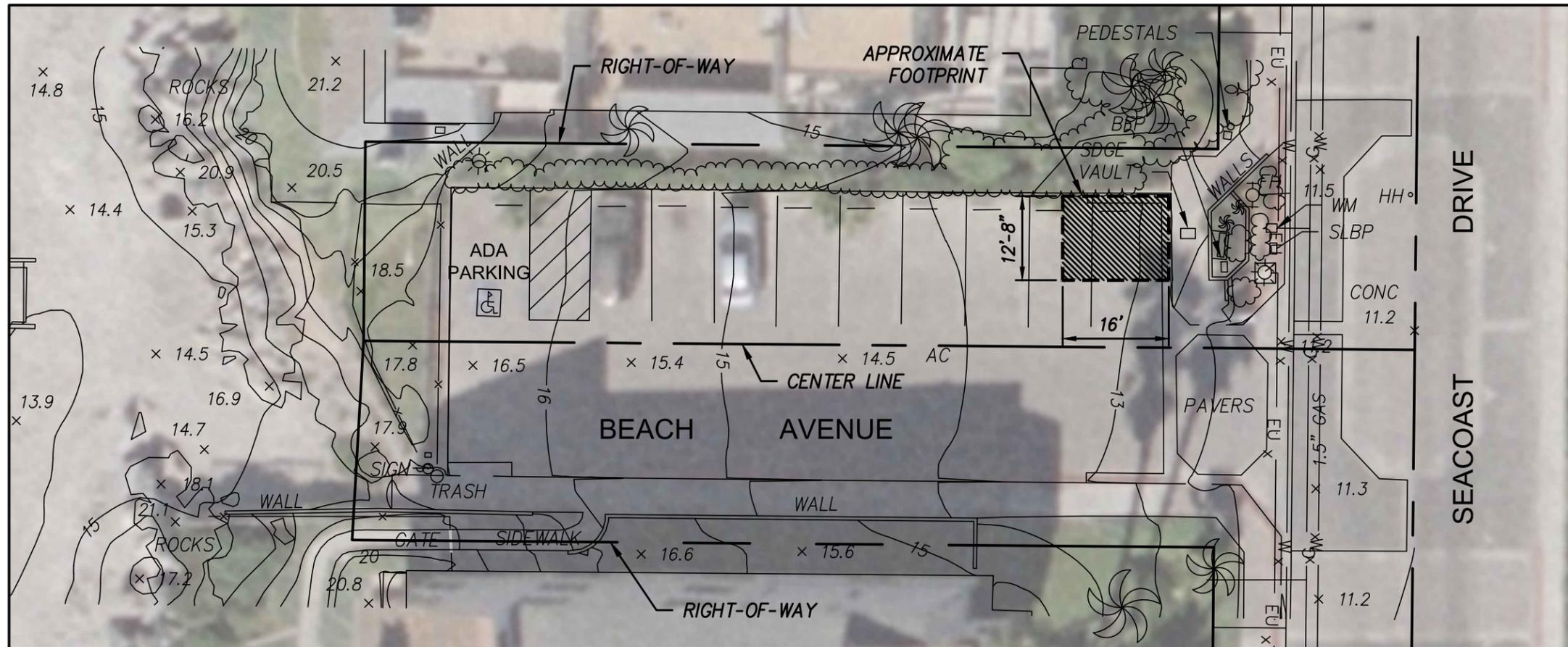
(A final recommendation will be provided upon completion of estimates and public outreach)

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ATTACHMENT A

- Beach Avenue Proposed Layout
- Descanso Avenue Proposed Layout
- Encanto Avenue Proposed Layout
- Example utilitarian pre-fabricated restroom drawings

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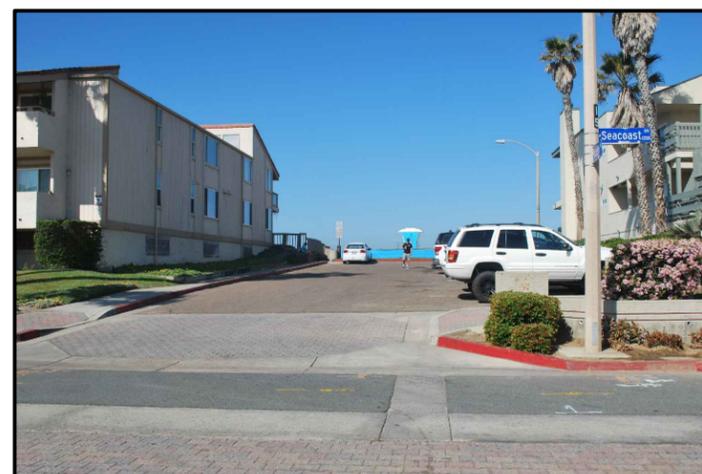
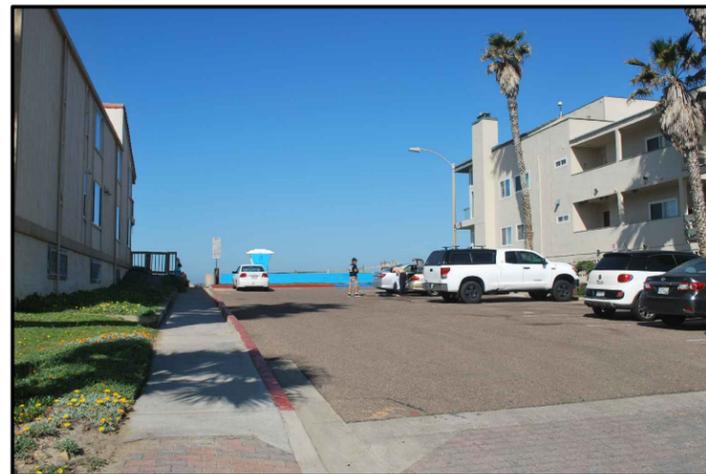


LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
— — —	CENTERLINE
CONC	CONCRETE PAVING
DI	DRAIN INLET
DO	DRAIN OUTLET
— x —	FENCE
FH ⊕	FIRE HYDRANT
HH °	HAND HOLE
☀	LIGHT STANDARD- COBRA
MH ●	MANHOLE
PP ●	POWER POLE
— — —	RIGHT OF WAY LINE
⌚	SIGN
WM	WATER METER
○	GUARD POST

BENCHMARK:
 PORT OF SAN DIEGO GPS CONTROL MONUMENT. 3" BRASS DISC STAMPED
 SPUFD-24 PER ROS 16668. BRASS PLUG IN SET CONCRETE SIDEWALK,
 SOUTH SIDE OF RAISED PLANTER. ELEVATION = 12.435 FEET MLLW.

SITE PLAN



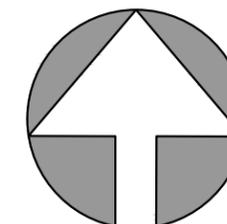
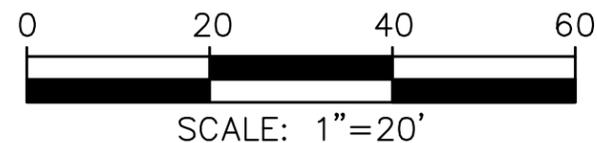
SITE PHOTOS

LOCATION ASSESSMENT	PROS	CONS
LIMITED IMPACT ON RESIDENTIAL VIEWS		X
ADA ACCESSIBLE SPACE NEARBY	X	
NO IMPACT TO RESIDENTIAL PARKING	X	
LOSS OF (2) TWO PUBLIC PARKING STALLS		X
PROXIMITY TO PUBLIC PARKING	X	
VEHICULAR/ LIFEGUARD TRAFFIC (MAY REDUCE CRIME/VANDALISM)	X	
NOT PRONE TO SEASONABLE HIGH WATER	X	
PEDESTRIAN SAFETY (FROM VEHICLES)		X

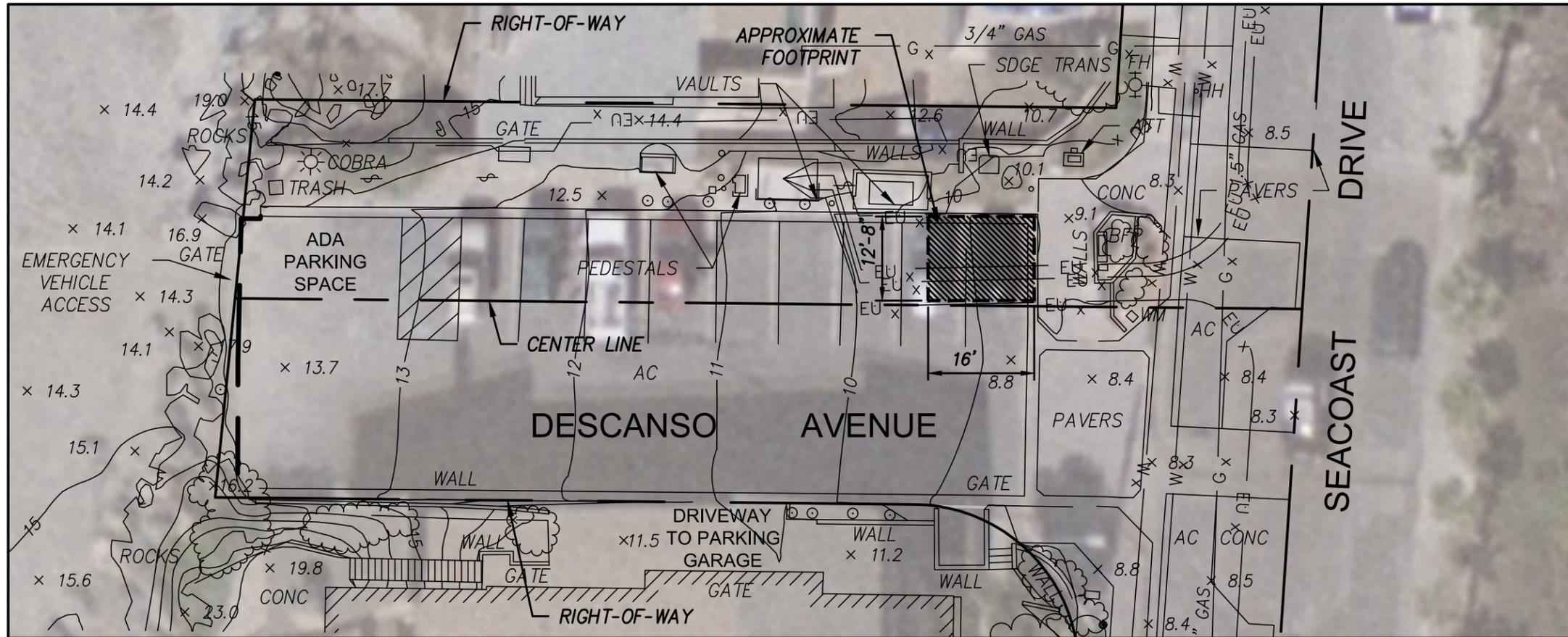
RESTROOM FACILITY NOTE:
 1. APPROXIMATE FOOTPRINT DIMENSIONS FROM PRE-FABRICATED MANUFACTURER ASSUMING TWO STALLS AND MAINTENANCE CLOSET SEE ROMTEC PRE-FABRICATED RESTROOM FACILITY DRAWINGS.

PSOMAS

3111 Camino Del Rio North, Suite 702
 San Diego, CA 92108
 (619) 961-2800 (619) 961-2392 fax
 www.psomas.com



UNIFIED PORT OF SAN DIEGO
SOUTH SEACOAST RESTROOM
& SHOWER FACILITY
 BEACH AVENUE
 IMPERIAL BEACH, CALIFORNIA



LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
— — —	CENTERLINE
CONC	CONCRETE PAVING
DI	DRAIN INLET
DO	DRAIN OUTLET
— x —	FENCE
FH	FIRE HYDRANT
HH	HAND HOLE
☀	LIGHT STANDARD— COBRA
MH	MANHOLE
PP	POWER POLE
— — —	RIGHT OF WAY LINE
Ⓢ	SIGN
WM	WATER METER
⊙	GUARD POST

BENCHMARK:
 PORT OF SAN DIEGO GPS CONTROL MONUMENT. 3" BRASS DISC STAMPED
 SPUFD-24 PER ROS 16668. BRASS PLUG IN SET CONCRETE SIDEWALK,
 SOUTH SIDE OF RAISED PLANTER. ELEVATION = 12.435 FEET MLLW.

SITE PLAN



SITE PHOTOS

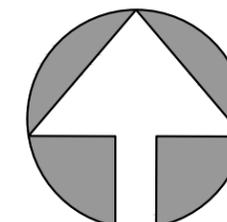
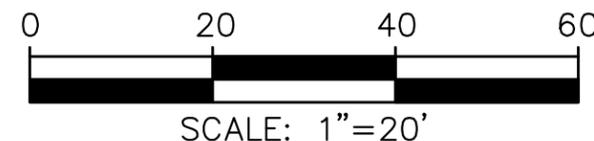
LOCATION ASSESSMENT	PROS	CONS
LIMITED IMPACT ON RESIDENTIAL VIEWS		X
ADA ACCESSIBLE SPACE NEARBY	X	
NO IMPACT TO RESIDENTIAL PARKING		X
LOSS OF (2) TWO PUBLIC PARKING STALLS		X
PROXIMITY TO PUBLIC PARKING	X	
VEHICULAR/ LIFEGUARD TRAFFIC (MAY REDUCE CRIME/VANDALISM)	X	
NOT PRONE TO SEASONABLE HIGH WATER	X	
PEDESTRIAN SAFETY (FROM VEHICLES)		X

RESTROOM FACILITY NOTE:

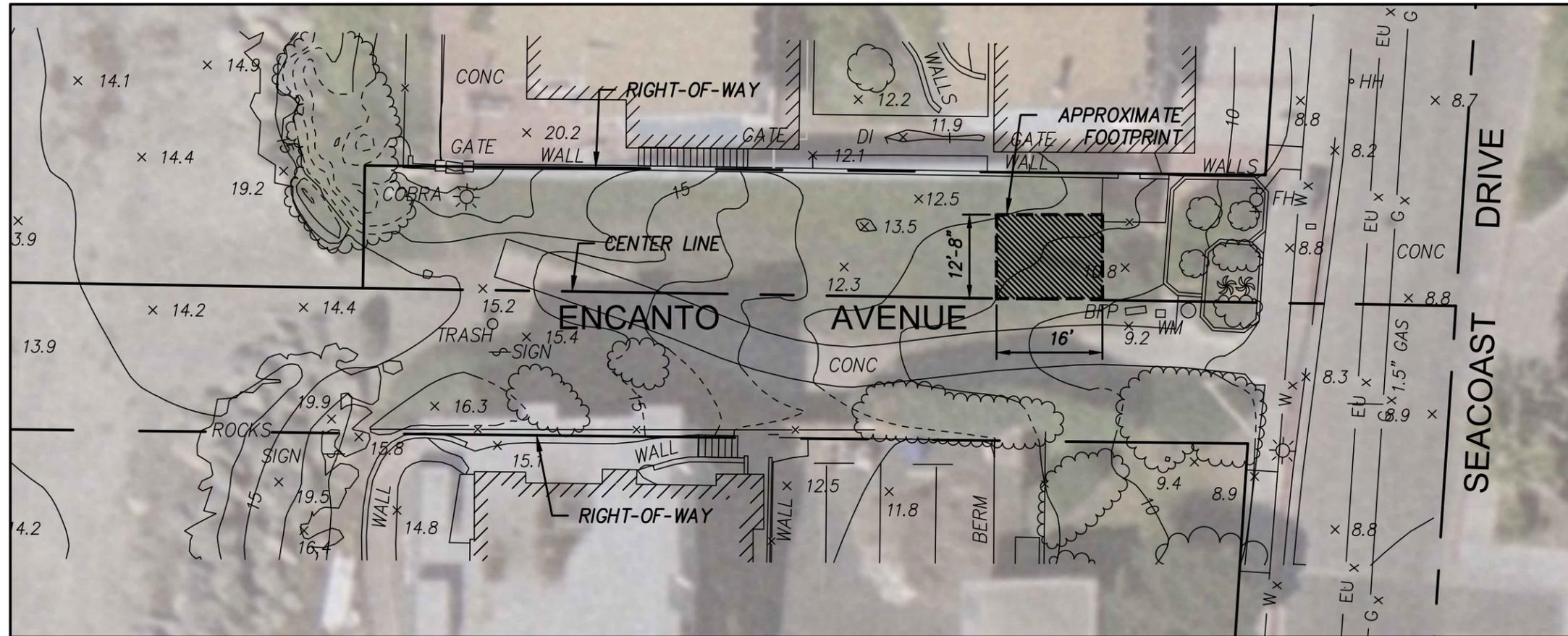
- APPROXIMATE FOOTPRINT DIMENSIONS FROM PRE-FABRICATED MANUFACTURER ASSUMING TWO STALLS AND MAINTENANCE CLOSET SEE ROMTEC PRE-FABRICATED RESTROOM FACILITY DRAWINGS.

PSOMAS

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 San Diego, CA 92108
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 www.psomas.com



**UNIFIED PORT OF SAN DIEGO
 SOUTH SEACOAST RESTROOM
 & SHOWER FACILITY
 DESCANSO AVENUE
 IMPERIAL BEACH, CALIFORNIA**



LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
— — —	CENTERLINE
CONC	CONCRETE PAVING
DI	DRAIN INLET
DO	DRAIN OUTLET
— x —	FENCE
FH	FIRE HYDRANT
HH	HAND HOLE
☀	LIGHT STANDARD— COBRA
MH	MANHOLE
PP	POWER POLE
— — —	RIGHT OF WAY LINE
Ⓕ	SIGN
WM	WATER METER
⊙	GUARD POST

BENCHMARK:
 PORT OF SAN DIEGO GPS CONTROL MONUMENT. 3" BRASS DISC STAMPED
 SPUPD-24 PER ROS 16668. BRASS PLUG IN SET CONCRETE SIDEWALK,
 SOUTH SIDE OF RAISED PLANTER. ELEVATION = 12.435 FEET MLLW.

SITE PLAN



SITE PHOTOS

LOCATION ASSESSMENT

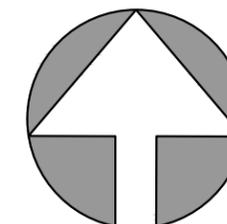
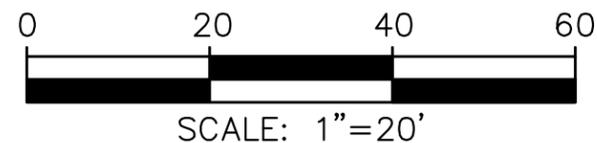
	PROS	CONS
LIMITED IMPACT ON RESIDENTIAL VIEWS	X	
ADA ACCESSIBLE SPACE NEARBY		X
NO IMPACT TO RESIDENTIAL PARKING	X	
NO LOSS OF PUBLIC PARKING STALLS	X	
PROXIMITY TO PUBLIC PARKING	X	
VEHICULAR/ LIFEGUARD TRAFFIC (MAY REDUCE CRIME/VANDALISM)		X
NOT PRONE TO SEASONABLE HIGH WATER	X	
PEDESTRIAN SAFETY (FROM VEHICLES)	X	

RESTROOM FACILITY NOTE:

1. APPROXIMATE FOOTPRINT DIMENSIONS FROM PRE-FABRICATED MANUFACTURER ASSUMING TWO STALLS AND MAINTENANCE CLOSET SEE ROMTEC PRE-FABRICATED RESTROOM FACILITY DRAWINGS.

PSOMAS

3111 Camino Del Rio North, Suite 702
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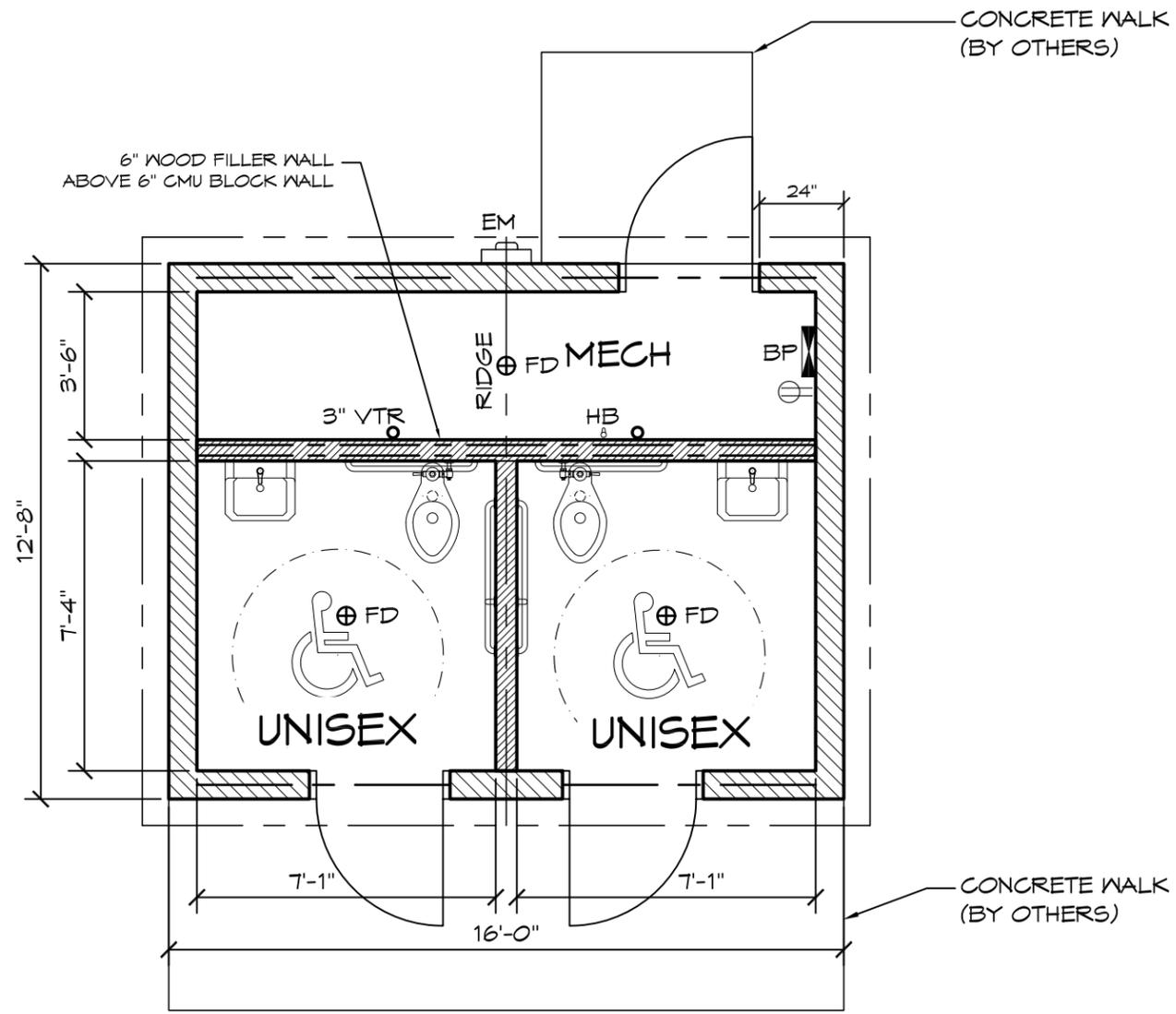


UNIFIED PORT OF SAN DIEGO
SOUTH SEACOAST RESTROOM
& SHOWER FACILITY
 ENCANTO AVENUE
 IMPERIAL BEACH, CALIFORNIA

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
---	GABLE VENT	4
	EXTERIOR WALL LIGHTS	3
	INTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
⊕	ELECTRICAL OUTLET	1
⊗	FLOOR DRAIN	3

WALL TYPE SCHEDULE

-  8" MORTAR JOINT CMU WALL REINFORCED & GROUT FILLED
-  6" MORTAR JOINT CMU WALL REINFORCED & GROUT FILLED



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

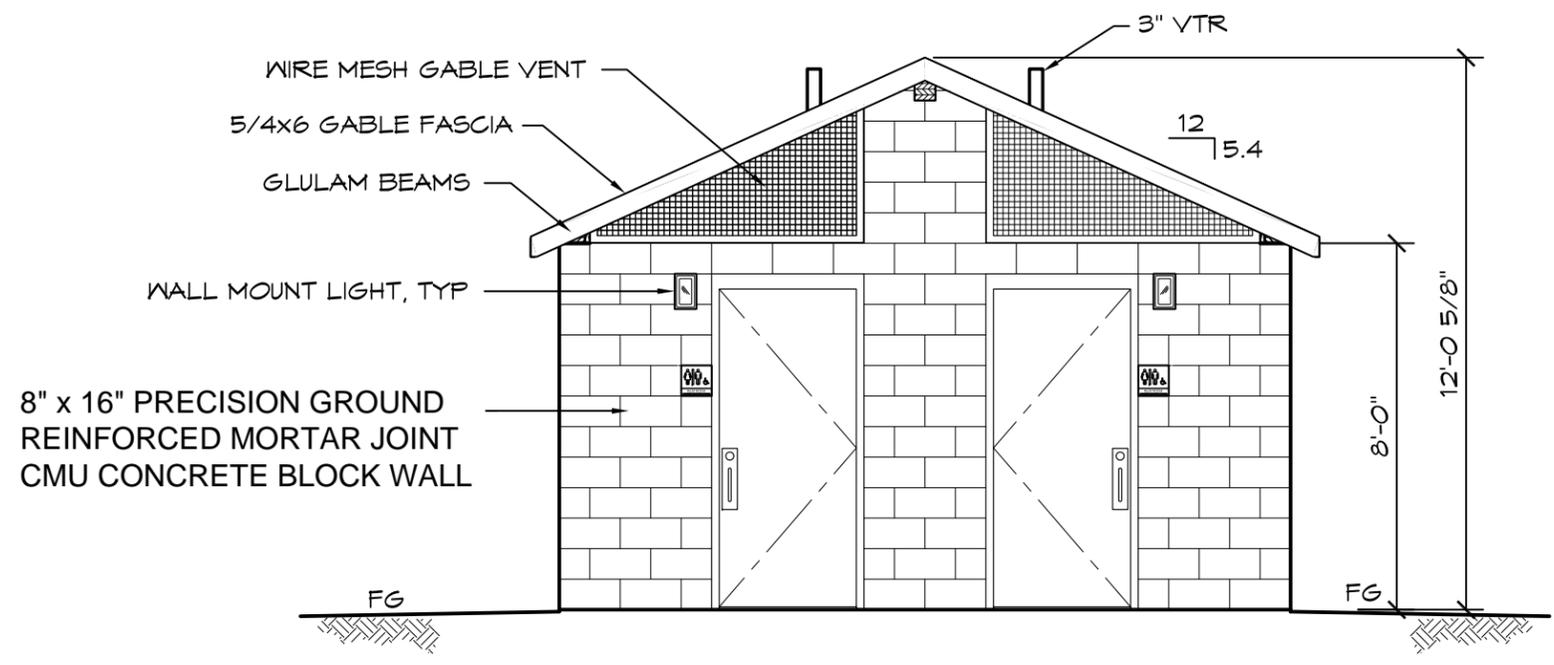


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 PROJECT: 2022 SIERRA II COMPACT W/ 3'-6" STORAGE/MECH RM

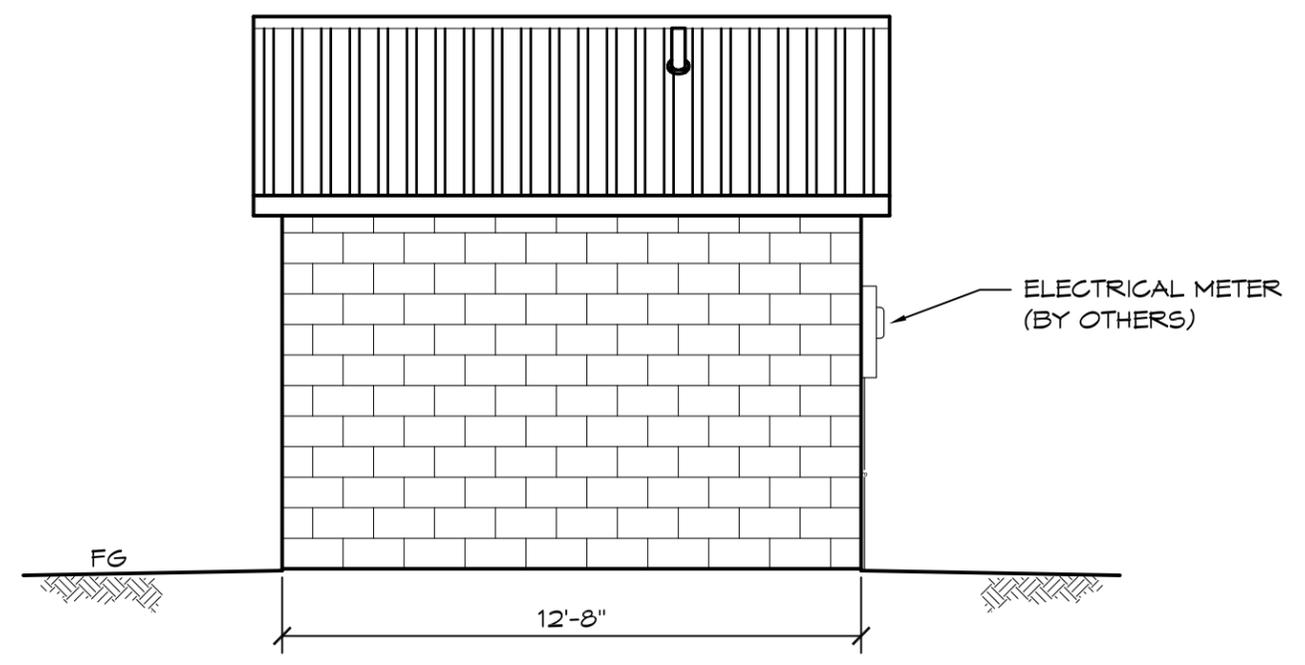
CUSTOMER PROJECT LOCATION
PROJECT#: XXXX
MODEL#: 2022
DATE: 00/00/12
REVISIONS
REV. DATE BY
DRAWN BY: CR
SHEET NO. 1

ROMTEC
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470
 (541) 496-3541 FAX (541) 496-0803

PRELIMINARY



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT: 2022 SIERRA II COMPACT W/ 3'-6" STORAGE/MECH RM

CUSTOMER PROJECT LOCATION		
PROJECT#:	XXXX	
MODEL#:	2022	
DATE:	00/00/12	
REVISIONS		
REV.	DATE:	BY:
DRAWN BY: CR		



Feasibility Study For Future Comfort Station

South Seacoast Drive, City of Imperial Beach



Design Review Board
June 1, 2015

Feasibility Study Overview

- Study Background
 - Part of the Unified Port of San Diego's CIP
 - Local residents have expressed desire for restrooms south of Imperial Beach Boulevard
- Key goals of the study
 - Develop project limits
 - Evaluate site conditions and constraints
 - Identify potential locations
 - Identify potential comfort station types



South Seacoast Drive

- Establish Project Limits
 - Existing Restroom Locations ★
 - Imperial Beach Blvd ●
 - Seacoast Drive cul-de-sac
 - Project Limits 



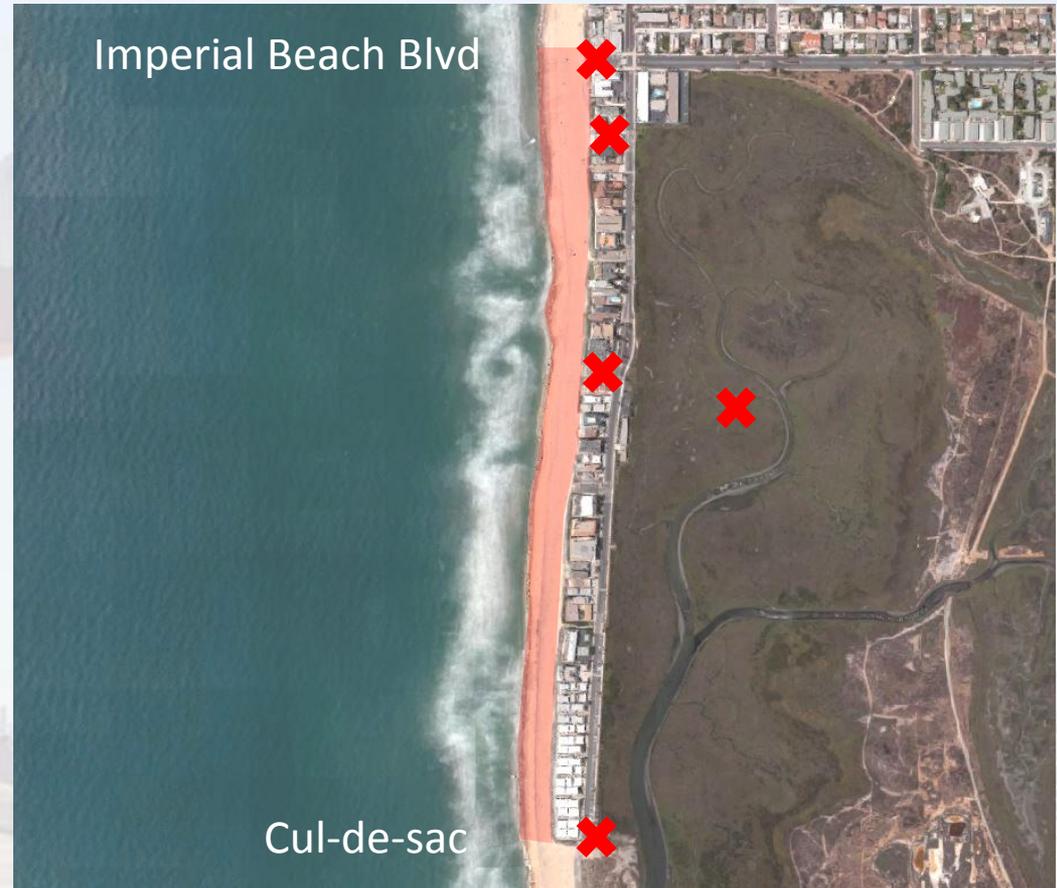
Considerations/ Concerns

- Proximity to existing comfort stations
- Views from residences
- Impact to private driveways
- ADA Compliance
- Displacement of existing parking spaces
- Proximity to public parking
- Crime / Vandalism
- Areas prone to seasonal high water

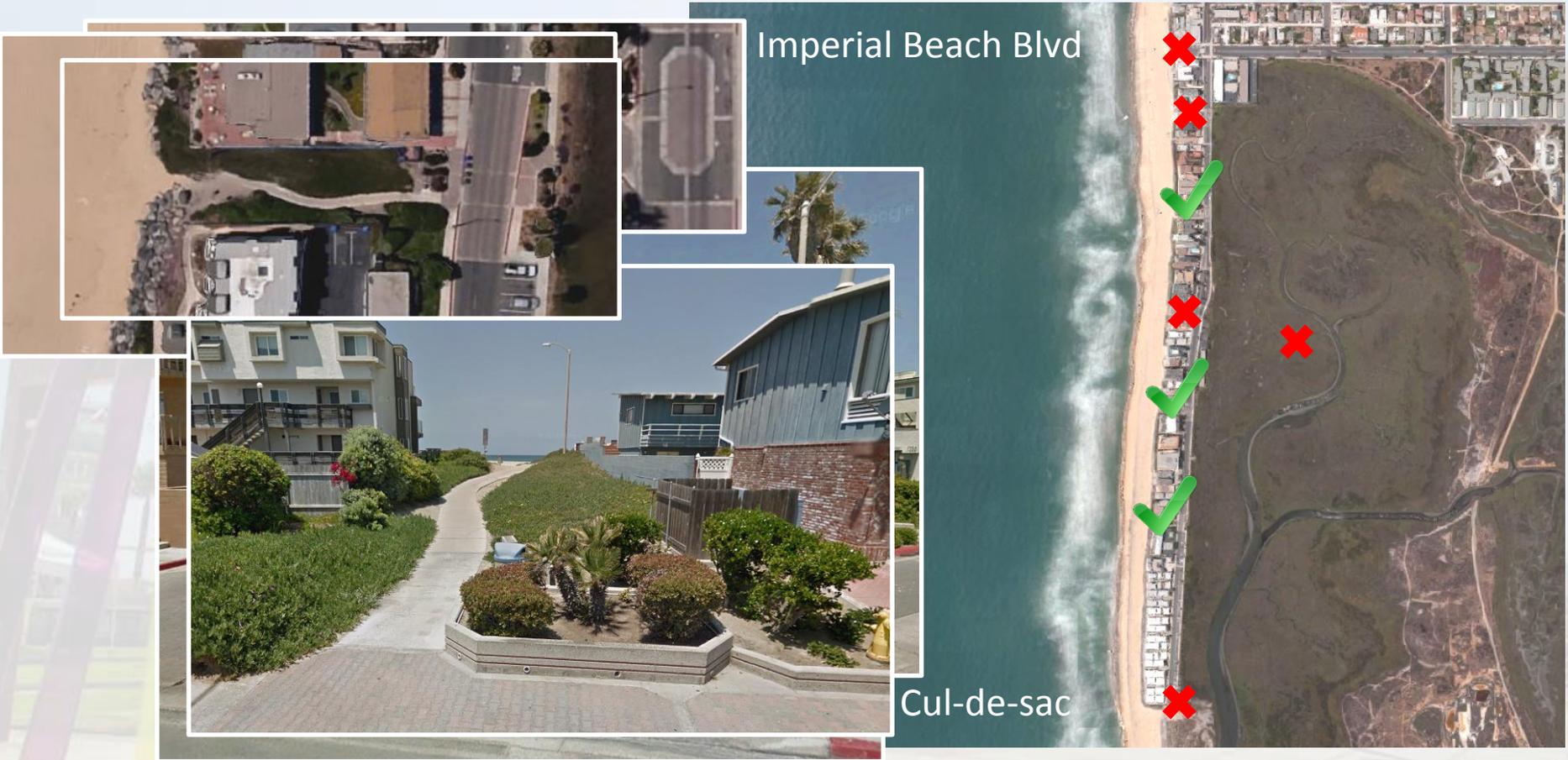


Locations considered but found less feasible

- Imperial Beach Blvd
- Estuary / East side of Seacoast Dr.
- Sand
- Admiralty Avenue
- Cortez Avenue
- Seacoast Cul-de-sac



Feasible Locations



Comfort Station Facility Types

- 3 Facility Types

Utilitarian, Intermediate, Architectural

SILLMAN
WRIGHT
ARCHITECTS

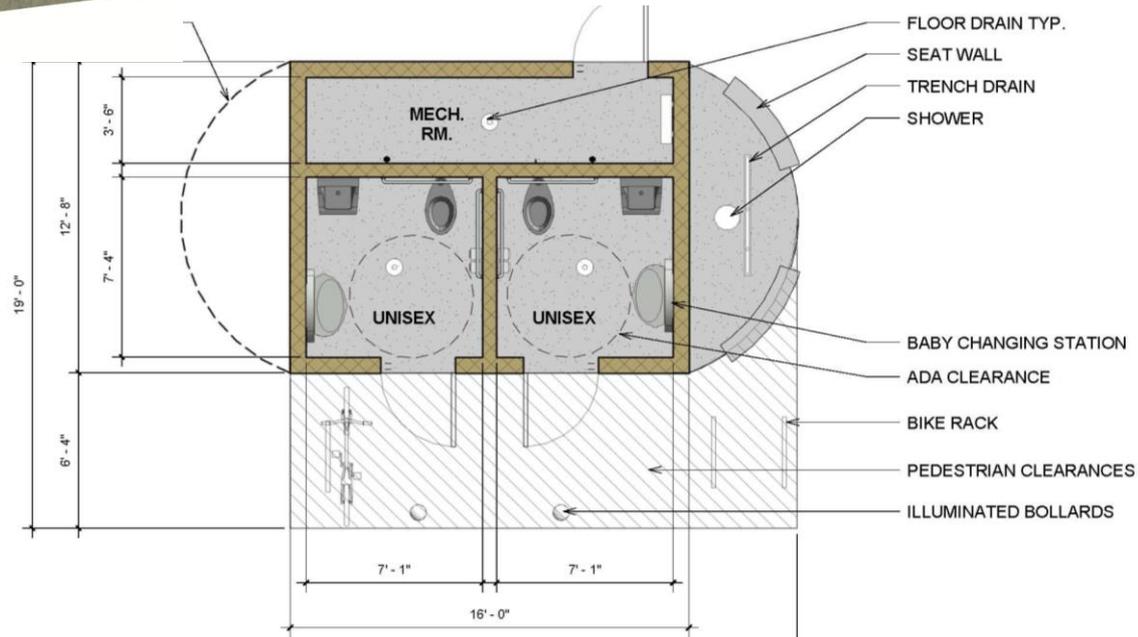
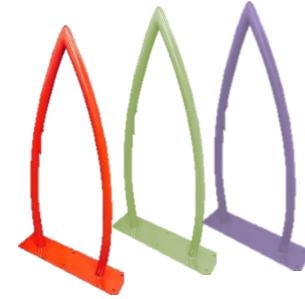
Larry Sillman, AIA

Joe Lucido, M .Arch LEED AP



3D Elevation

Ready to order bike racks vs.
Custom bike racks



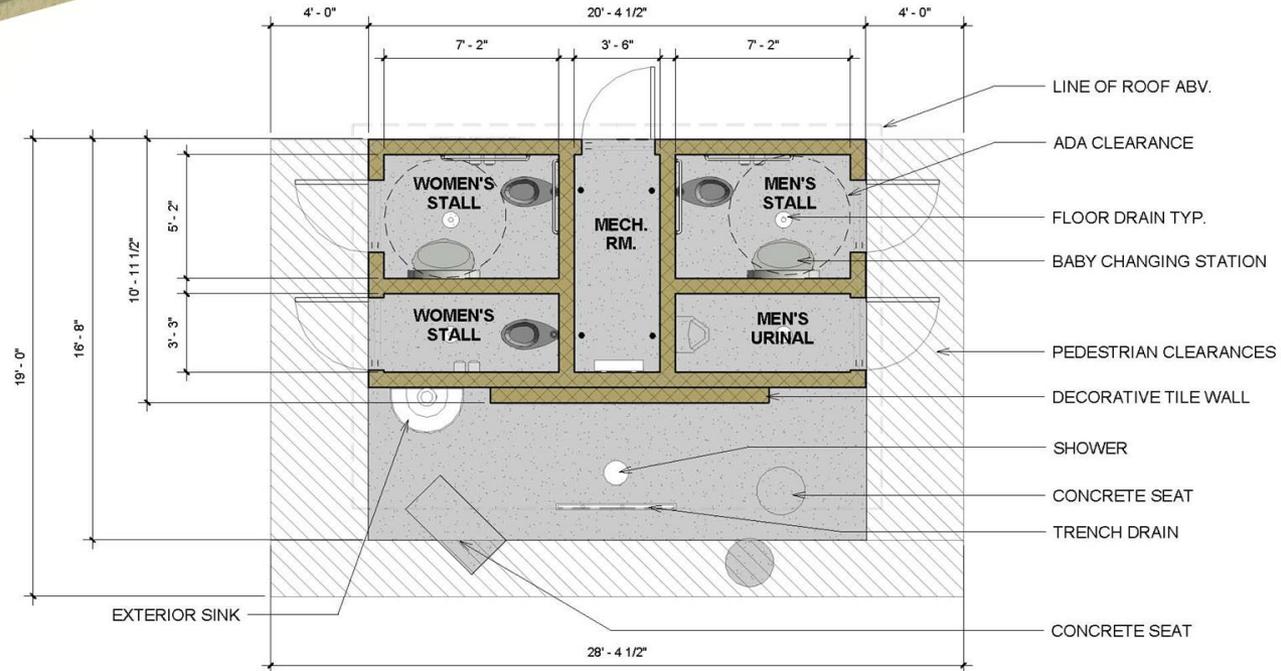
Floor Plan

Utilitarian Design – Option #1





3D Elevation



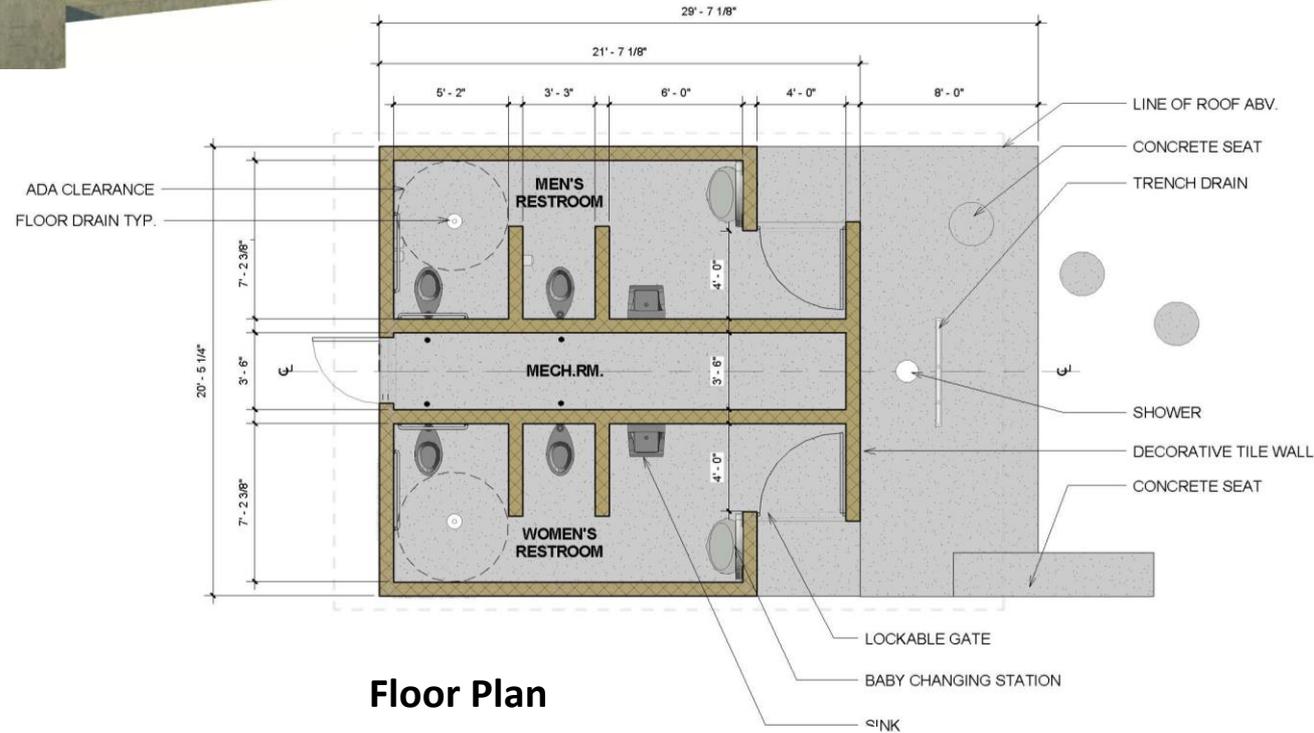
Floor Plan

Intermediate Design – Option #2





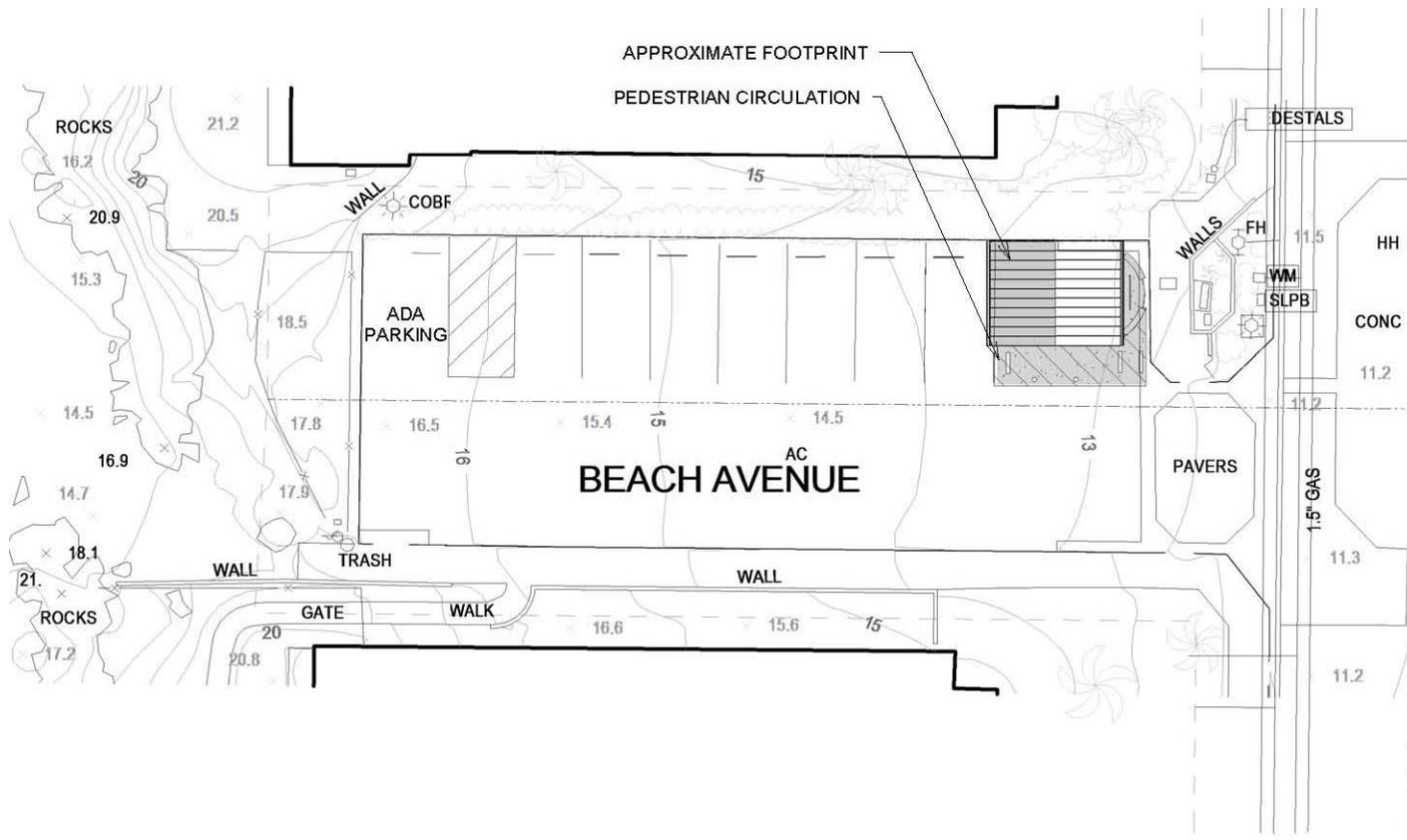
3D Elevation



Floor Plan

Architectural Design – Option #3





SEACOAST DRIVE

LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
---	CENTERLINE
CONC	CONCRETE
DI	DRAIN INLET
DO	DRAIN OUTLET
×	FENCE
FH	FIRE HYDRANT
HH	HAND HOLE
☀	LIGHT STANDARD- COBRA
MH	MANHOLE
PP	POWER POLE
---	RIGHT OF WAY LINE
⚡	SIGN
SLPB	STREET LIGHT PULL BOX
WM	WATER METER
○	GUARD POST

Beach Avenue





**Beach Avenue
Utilitarian Design**





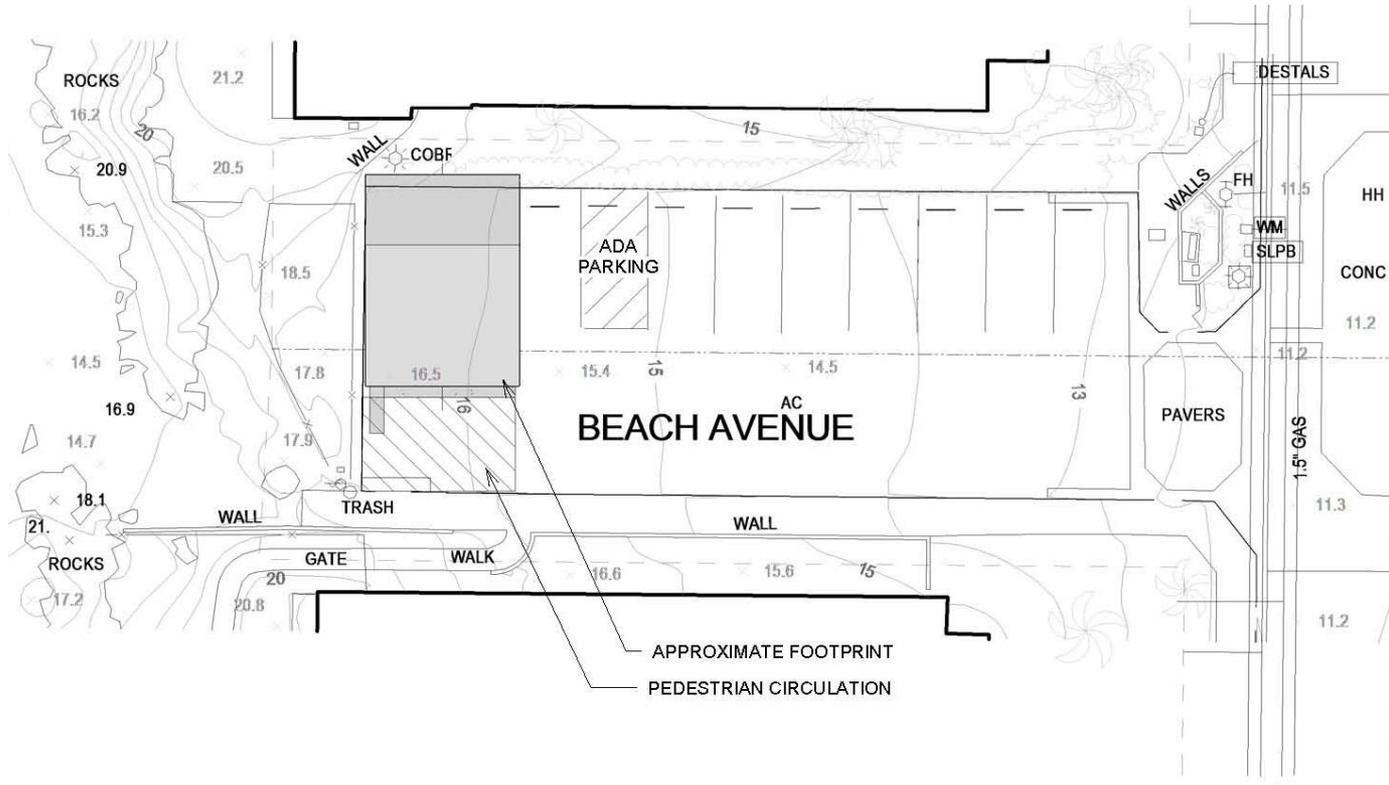
Beach Avenue
Intermediate Design





Beach Avenue
Architectural Design





SEACOAST DRIVE

LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
---	CENTERLINE
CONC	CONCRETE
DI	DRAIN INLET
DO	DRAIN OUTLET
---	FENCE
FH	FIRE HYDRANT
HH	HAND HOLE
☀	LIGHT STANDARD- COBRA
MH	MANHOLE
PP	POWER POLE
---	RIGHT OF WAY LINE
⚡	SIGN
SLPB	STREET LIGHT PULL BOX
WM	WATER METER
○	GUARD POST

Beach Avenue - Alternate





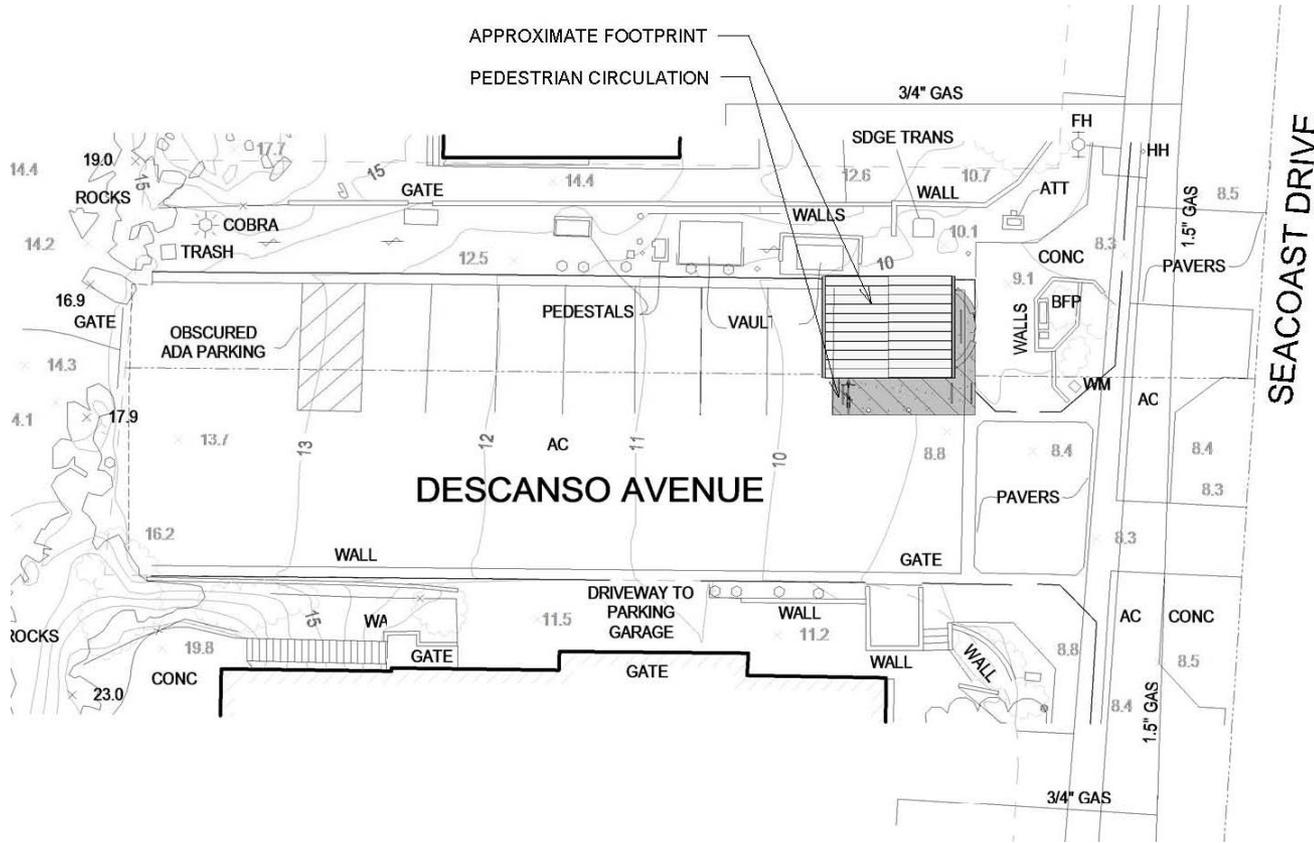
**Beach Avenue - Alternate
Architectural Design**





**Beach Avenue - Alternate
Architectural Design**





LEGEND

- AC ASPHALT PAVING
- BFP BACKFLOW PREVENTER
- CENTERLINE
- CONC CONCRETE PAVING
- DI DRAIN INLET
- DO DRAIN OUTLET
- x- FENCE
- FH FIRE HYDRANT
- HH HAND HOLE
- LIGHT STANDARD- COBRA
- MH MANHOLE
- PP POWER POLE
- - - RIGHT OF WAY LINE
- SIGN
- WM WATER METER
- GUARD POST

Descanso Avenue





**Descanso Avenue
Utilitarian Design**





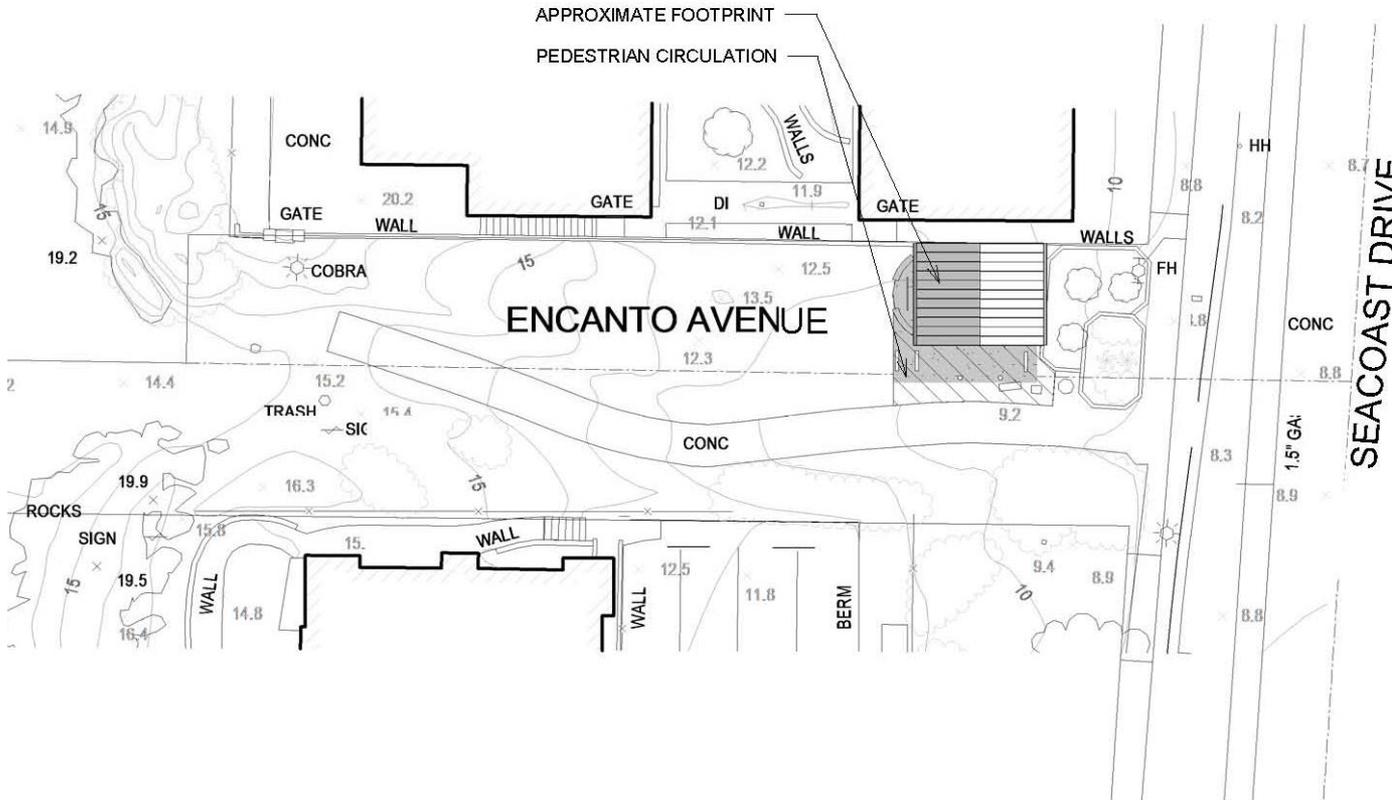
Descanso Avenue
Intermediate Design





**Descanso Avenue
Architectural Design**





LEGEND

- AC ASPHALT PAVING
- BFP BACKFLOW PREVENTER
- CENTERLINE
- CONC CONCRETE
- DI DRAIN INLET
- DO DRAIN OUTLET
- ×— FENCE
- FH FIRE HYDRANT
- HH HAND HOLE
- LIGHT STANDARD-COBRA
- MH MANHOLE
- PP POWER POLE
- RIGHT OF WAY LINE
- SIGN
- VM WATER METER

Encanto Avenue





Encanto Avenue
Utilitarian Design





Encanto Avenue
Intermediate Design





Encanto Avenue
Architectural Design





**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: JUNE 1, 2015
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT *TF*
SUBJECT: DEMOLITION OF AN EXISTING LIBRARY AND COMMUNITY ROOM AND CONSTRUCTION OF A NEW LIBRARY AND COMMUNITY ROOM AT 810 IMPERIAL BEACH BOULEVARD (THE COMMUNITY ROOM IS CURRENTLY LOCATED AT 1075 8TH STREET) (APN 626-400-54-00 & 626-400-71-00). MF 1067.

EXECUTIVE SUMMARY:

The County of San Diego has initiated the process to build a new branch library at the existing Imperial Beach branch library site located at 810 Imperial Beach Boulevard. The project would include the removal of the existing community room (Marina Vista Center) and constructing a new community room within the proposed library. Staff is recommending that the Design Review Board consider the proposed plans and design for the proposed new public library project and provide recommendations on the design to the City Council for consideration.

BACKGROUND:

The County of San Diego has initiated the process to build a new branch library at the existing Imperial Beach branch library site located at 810 Imperial Beach Boulevard (APN 626-400-54-00). The proposal consists of the demolition of the existing library and community room (Marina Vista Center) and construction of a new library that incorporates a new community room and new parking on 8th Street (see Attachments 1 and 2). Conceptual plans were initially reviewed by the Design Review Board on March 20, 2014 and the City Council on April 16, 2014 and July 16, 2014 (see Attachment 3).



The County of San Diego has since contracted with a Design Building Entity who has prepared plans for the library. Following the Design Review Board's review, the City Council would consider the Design Review Board's recommendations and consider approval of the design and discretionary permits for the project.



ANALYSIS:

The library project is located in the Public Facilities (PF) Zone, which allows for development standards to be determined by the City during the site plan review process. The project site measures approximately 24,000 square feet. The parcel the library is currently located on measures approximately 16,000 square feet and the remaining 8,000 square feet would include City-owned land to the north where the existing Marina Vista Center is located, which would be subject to a boundary adjustment. A boundary adjustment would be necessary to incorporate a new community room as part of the library project. The proposed library is one story and measures 30'-6" in height with 14,250 square feet of floor area. The applicant's design provides varied rooflines, building projections, diverse building materials and colors, and drought tolerant landscaping.

The proposed floor plan includes a community room with an outdoor patio on the eastern portion of the building and various indoor rooms inherent to and typical of a library. The main entrance for the library would be located on 8th Street and would also be accessible from the park. City staff and the Design Review Board initially recommended an additional entrance be provided on Imperial Beach Boulevard, particularly to accommodate pedestrian and transit users that frequently use Imperial Beach Boulevard. However, the County has stated that only one entrance is proposed due to staffing and safety concerns since increasing the amount of entrances can limit the ability for library staff to adequately monitor library patrons, particularly children.

Parking for the proposed library expansion was evaluated. The Municipal Code does not provide specific parking requirements for libraries, though it does state that parking requirements should be based upon professionally accepted standards. As such, the County has utilized the Institute of Transportation Engineers (ITE) parking demand rate for libraries to determine the number of recommended parking spaces for the Imperial Beach library, which would require 38 parking spaces.

The applicant is proposing to provide 16 new parking spaces on the east side of 8th Street within the public right-of-way, which would be accomplished by restriping the parking spaces along 8th Street. The project is also proposing 22 parking spaces that would be located within the existing parking lot located at St. James Church at 866 Imperial Beach Boulevard. In addition, multiple bike-racks are proposed that would park approximately 30 bikes.

It is staff's opinion that the proposed conceptual design conforms to the intent and purpose of the design standards outlined in IBMC Section 19.83.010. However, staff would recommend considering alternate colors that may replace the red and orange stucco facades.

General Plan Consistency:

PF (Public Facilities) Zone: The proposed development is subject to PF Zone requirements. The purpose of the PF Zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification. A public library would comply with the zoning designation and General Plan/Local Coastal Plan.

STANDARDS	PROPOSED
The PF Zone does not provide specific development standards. The site plan review process determines all applicable setbacks, lot coverage, building height, parking, siting, signs and other standards required to assure compatibility with the surrounding lands and uses. The project must conform to the applicable elements of the City of Imperial Beach General Plan and the Coastal Land Use Plan (Section 19.24.030).	The structure would locate near all property lines and a boundary adjustment will be required to accommodate portions the project (e.g. poet's patio and boardwalk). The building height measures 30'-6" with a lot coverage of approximately 60%. The use is consistent with the General/Coastal Plan, and the City Council would determine applicable development standards.
Parking requirements for libraries are not specifically provided in the Municipal Code. The parking requirements for this use shall be determined by the community development department, subject to approval by the City Council. The determination shall be based upon professionally accepted standards (Section 19.48.060).	The County has analyzed the parking impacts of a new library and is proposing new parking spaces on 8 th Street and shared parking at St. James Church to be consistent with professionally accepted standards.

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	PF (Public Facilities)	Park
South	PF (Public Facilities)	City Hall
East	R-1-6000 (Single-Family Residential)	Church
West	R-1-3800 (Single-Family Residential)	Residential

ENVIRONMENTAL IMPACT:

The applicant is required to comply with the requirements of the California Environmental Quality Act (CEQA). The County prepared and certified a Mitigated Negative Declaration that assessed potential environmental impacts and mitigation measures.

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:

There would be no fiscal impact to the City.

DEPARTMENT RECOMMENDATION:

1. Receive report;
2. Consider public comment and the design of the project; and
3. Provide recommendations to the City Council.

Attachments:

1. Plans
2. Colored Plans
3. DRB & City Council Minutes

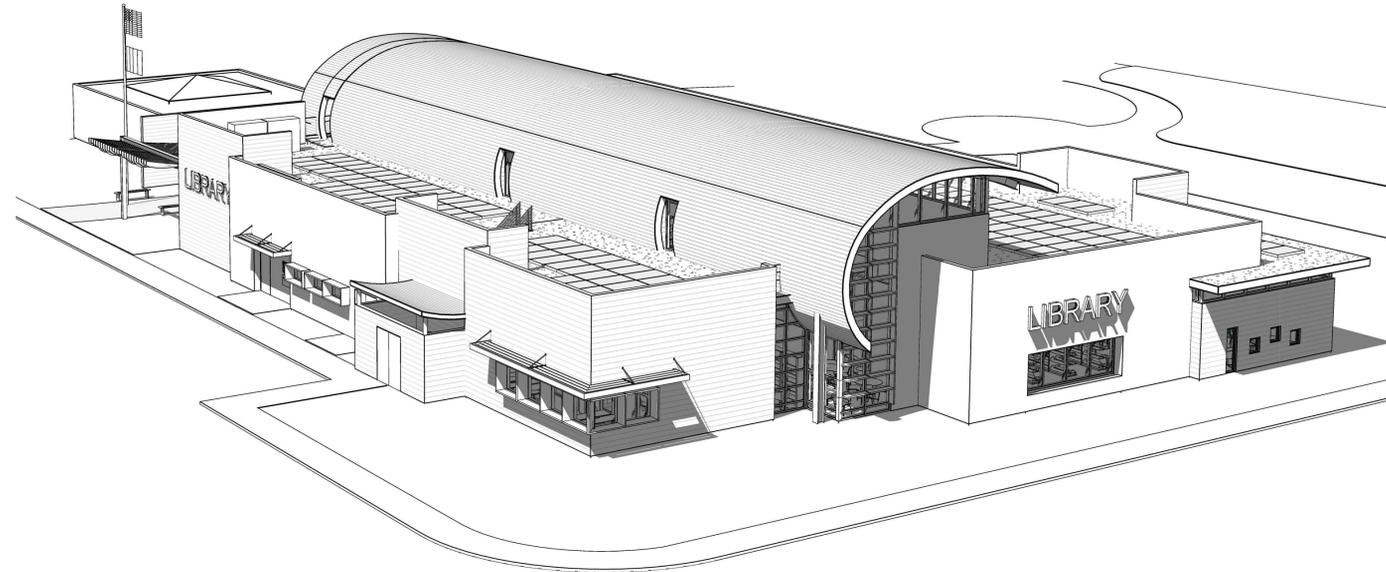
c: file MF 1067

IMPERIAL BEACH LIBRARY

Attachment 1

810 IMPERIAL BEACH BLVD
IMPERIAL BEACH, CA 91932

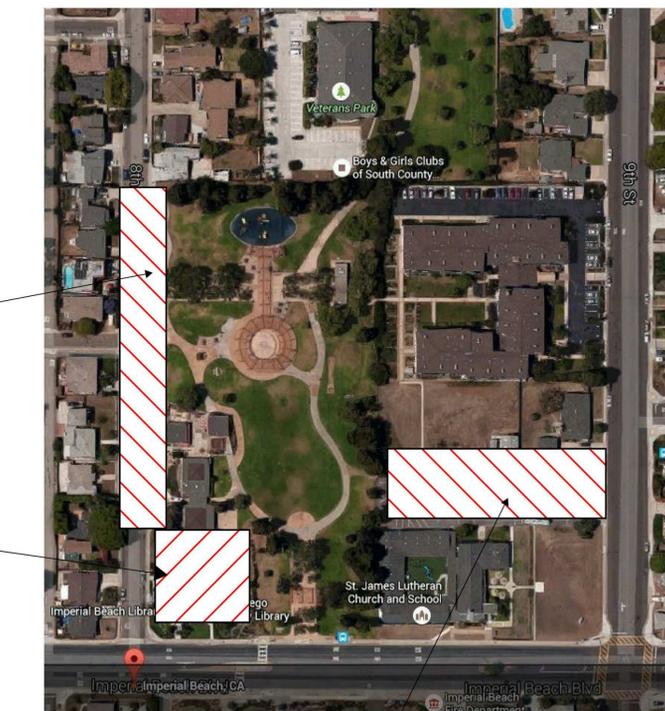
COASTAL DEVELOPMENT PERMIT / DESIGN REVIEW



VICINITY MAP WITH PARKING

8TH STREET PARKING

NEW IMPERIAL BEACH LIBRARY



(E) CHURCH PARKING

DIRECTORY

OWNER

COUNTY OF SAN DIEGO
5560 OVERLAND AVE, SUITE 410
SAN DIEGO, CA 92123
(858) 694-3381
Contact: Mark Zabornik
Mark.Zabornik@sdcounty.ca.gov

EXECUTIVE ARCHITECT

JEFF KATZ ARCHITECTURE
6355 DEL CERRO BLVD.
SAN DIEGO, CA 92120
(619) 698-9177 / (619) 698-9178 (FAX)
Contact: Jeff Katz, AIA
jeff@jeffkatzarchitecture.com

DESIGN ARCHITECT

domusstudio architecture
2150 WEST WASHINGTON, SUITE 303
SAN DIEGO, CA 92110
(619) 692-9393
Contact: David Pfeifer, AIA
david.pfeifer@domusstudio.com

DESIGN-BUILD CONTRACTOR

T.B. PENICK & SONS
15435 INNOVATION DRIVE, SUITE 100
SAN DIEGO, CA 92128
(858) 558-1800
Contact: Owen Bingham
owen@tbpennick.com

CIVIL

LATITUDE 33
9968 HIBERT STREET 2ND FLOOR
SAN DIEGO, CA 92131
(858) 751-0633
Contact: Matt Semic
matt.semic@latitude33.com

STRUCTURAL

ORIE2 ENGINEERING, INC
9750 MIRAMAR ROAD, SUITE 310
SAN DIEGO, CA 92126
(858) 335-7843
Contact: Don Orie
dorie@orie2.com

MECHANICAL

McPARLANE & ASSOCIATES
4830 VIEWRIDGE AVENUE
SAN DIEGO, CA 92123
(619) 277-9721
Contact: Ken McClendon
kmcclendon@mcparlane.com

PLUMBING

McPARLANE & ASSOCIATES
4830 VIEWRIDGE AVENUE
SAN DIEGO, CA 92123
(619) 277-9721
Contact: Ken McClendon
kmcclendon@mcparlane.com

ELECTRICAL

ELEN CONSULTING
9150 CHESEPEAKE DR, SUITE 220
SAN DIEGO, CA 92123
(619) 550-1085
Contact: Tim Locklear
tlocklear@elenconsulting.com

LANDSCAPE

PARTERRE
12212 HAYES AVENUE
SAN DIEGO, CA 92103
(619) 296-3713
Contact: Pat O'Connor
patparterre@cox.net

INTERIOR DESIGN

DELAWIE
2265 INDIA STREET
SAN DIEGO, CA 92101
Phone: (619) 295-0690
Contact: Adel Smith-Chapman
asmithchapman@delawie.com

PROJECT DESCRIPTION

APN: 626-400-54

Project Description: Replace existing Library with new 14,250 SF Library with off site street improvements.

Parking:

Existing Parking
Standard Spaces: 38
Accessible Spaces: 2

Proposed Parking
Standard Spaces: 48
Accessible Spaces: 8

Church Parking Lot
Standard Spaces: 22

TB PENICK & SONS, INC.
15435 INNOVATION DRIVE
SAN DIEGO, CA 92128
Tel: (800) 238-3048
tbpennick.com

JKA
JEFF KATZ ARCHITECTURE
6355 DEL CERRO BLVD.
SAN DIEGO, CA 92120
(619) 698-9177
jeffkatzarchitecture.com

domusstudio
2150 WEST WASHINGTON ST. #303
SAN DIEGO, CA 92110
(619) 692-9393
domusstudio.com



Project:

COUNTY OF SAN DIEGO
IMPERIAL BEACH
LIBRARY

810 IMPERIAL BEACH BLVD
IMPERIAL BEACH, CA 91932

Description: Date:
COASTAL DEVELOPMENT PERMIT 05/26/15

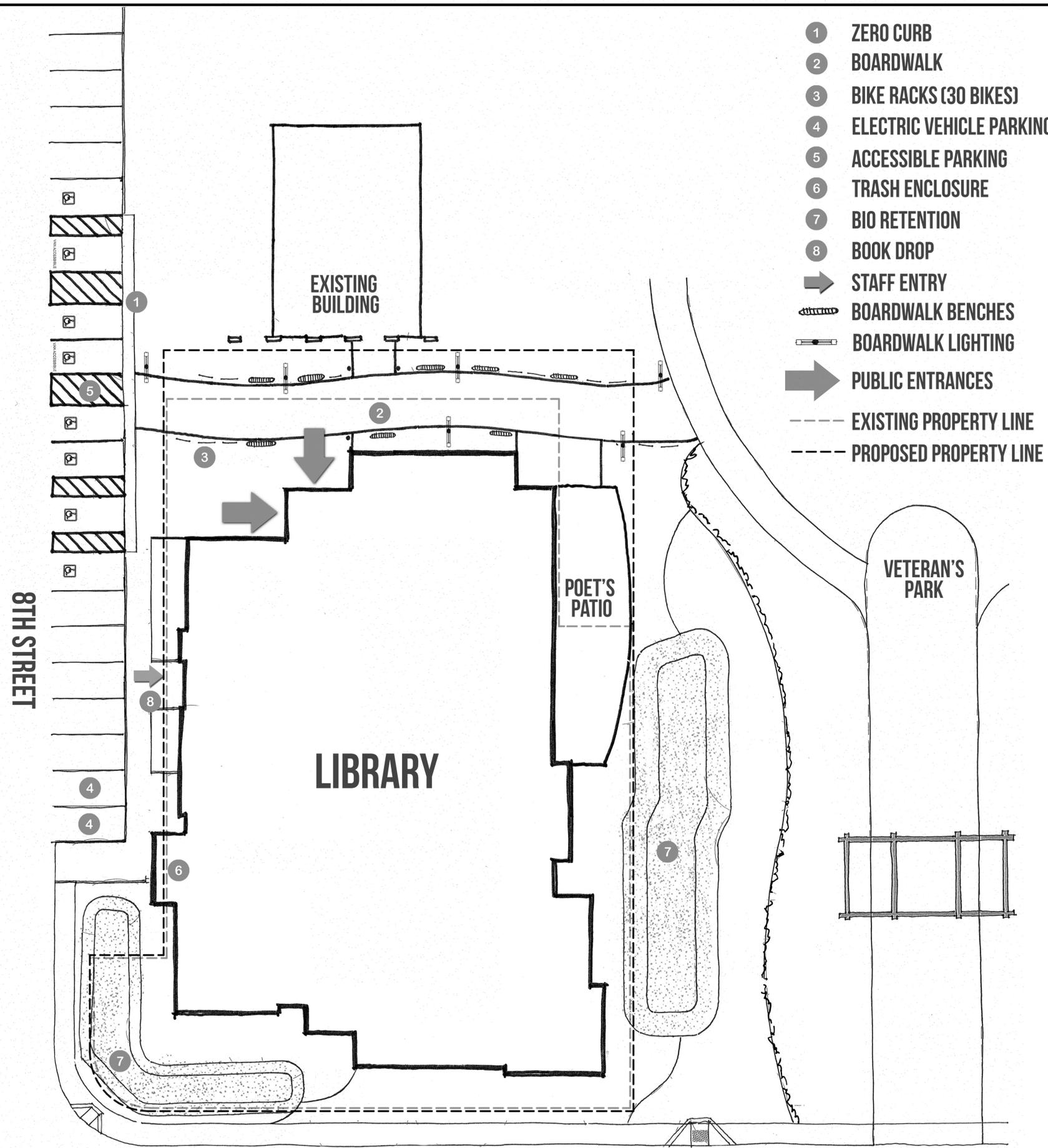
Project Number: 150305
Approved By: Approver
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Drawn By: Author

Sheet Title:

TITLE SHEET

Sheet: OF 100
Sheet Number:

T1



- 1 ZERO CURB
- 2 BOARDWALK
- 3 BIKE RACKS (30 BIKES)
- 4 ELECTRIC VEHICLE PARKING
- 5 ACCESSIBLE PARKING
- 6 TRASH ENCLOSURE
- 7 BIO RETENTION
- 8 BOOK DROP
- ➔ STAFF ENTRY
- 🪑 BOARDWALK BENCHES
- 💡 BOARDWALK LIGHTING
- ➔ PUBLIC ENTRANCES
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE

NOTE:
SEE LANDSCAPE PLAN L1-0 FOR
ADDITIONAL INFORMATION.

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Project:
COUNTY OF SAN DIEGO
IMPERIAL BEACH
LIBRARY
810 IMPERIAL BEACH BLVD
IMPERIAL BEACH, CA 91932

Description: COASTAL DEVELOPMENT PERMIT
Date: 05/26/15

NOT FOR CONSTRUCTION
Project Number: 150305
Approved By: Approver
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Drawn By: Author

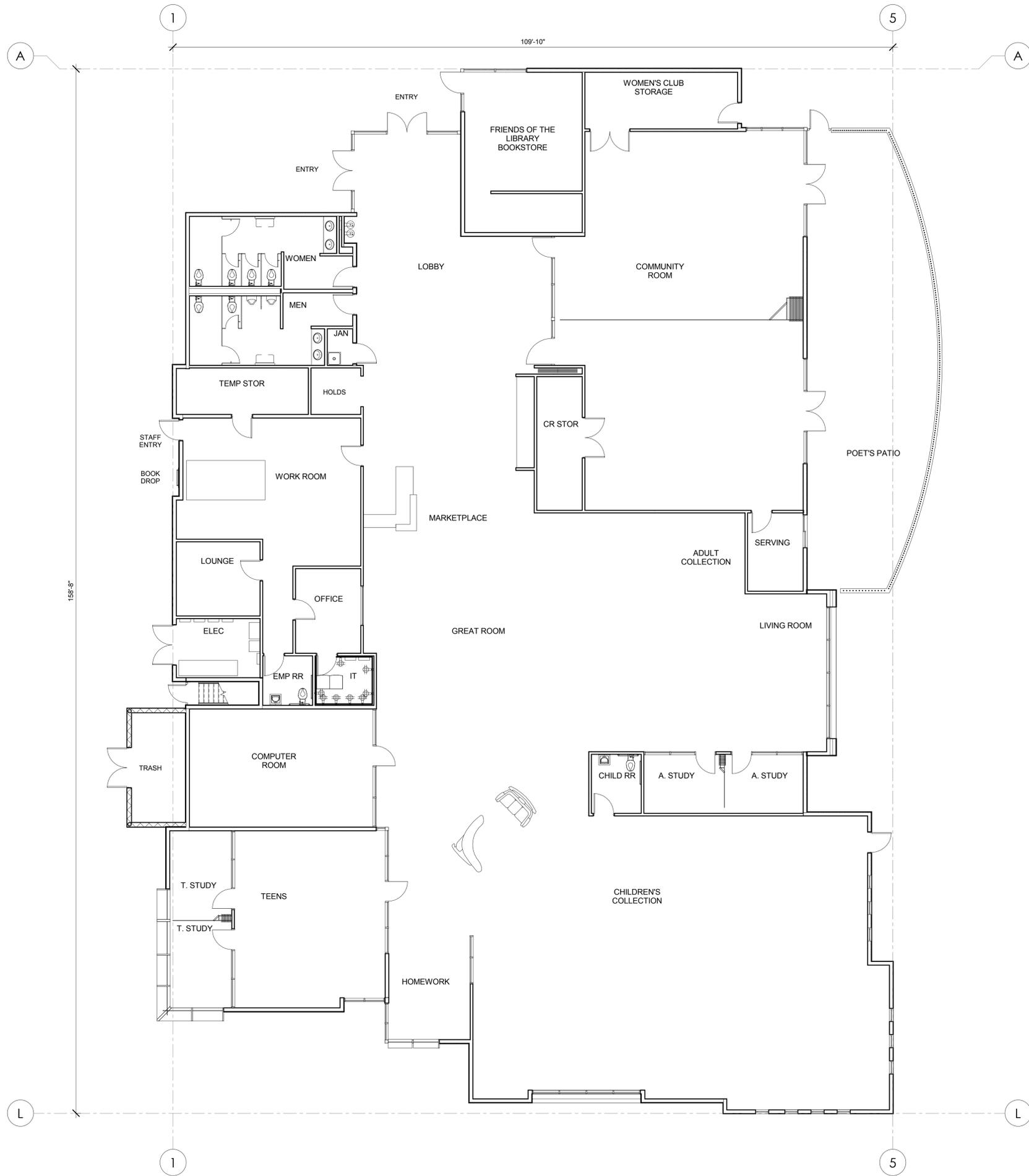
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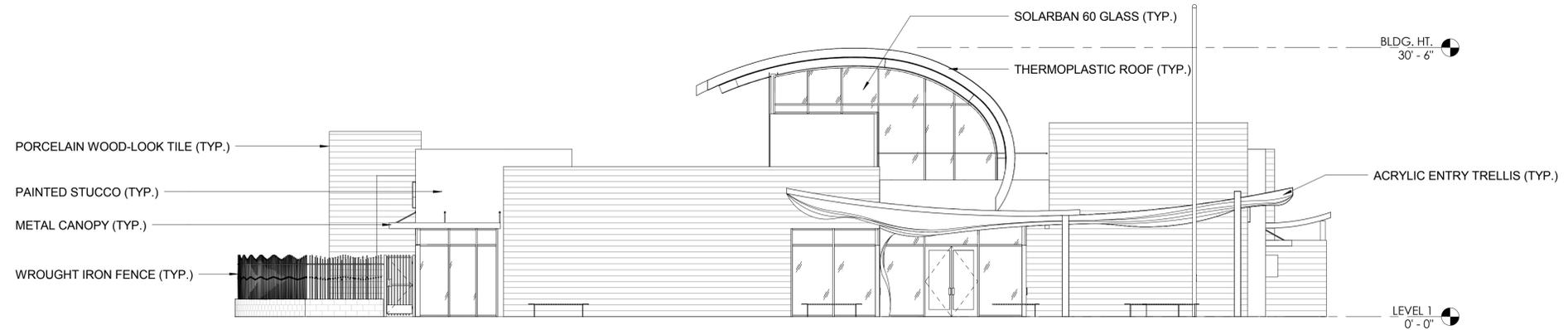
SITE PLAN

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Sheet Number:

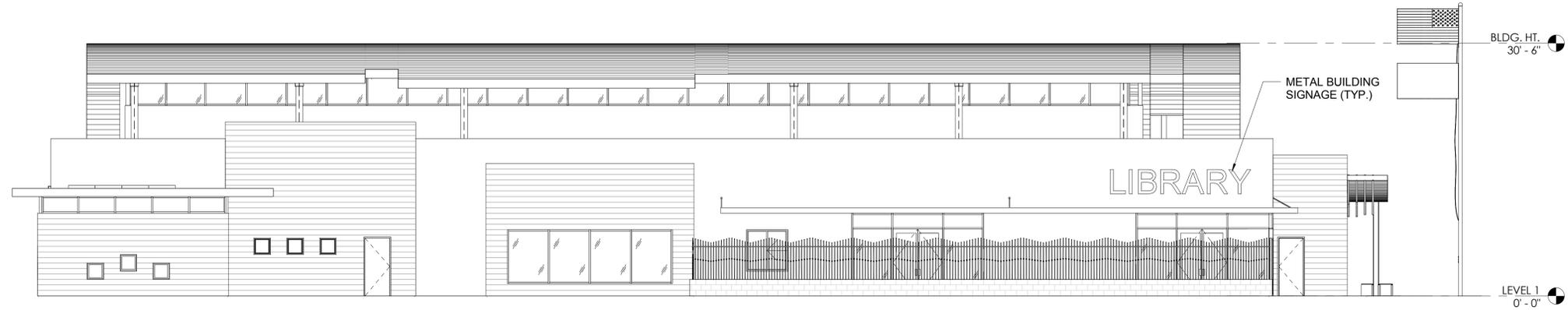
A1.1



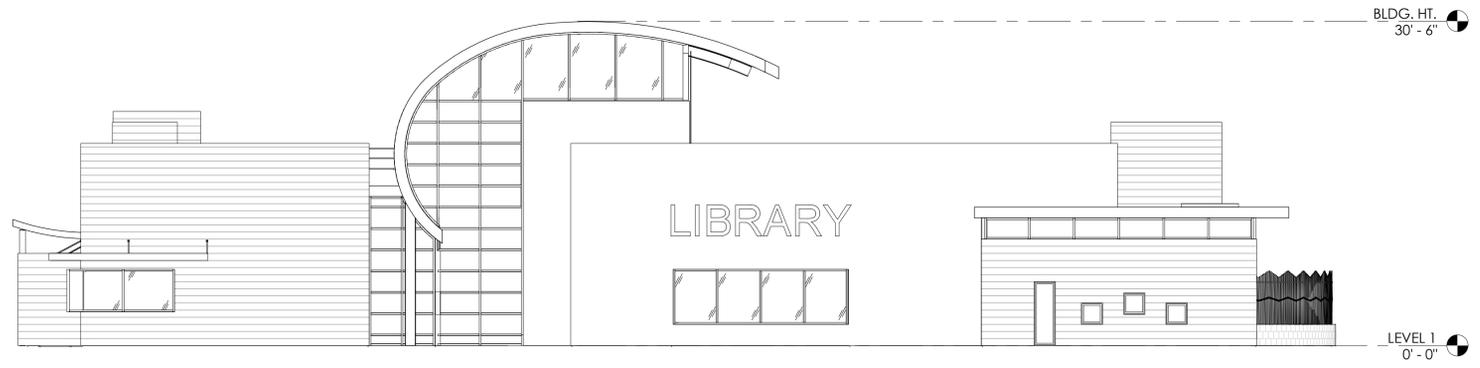




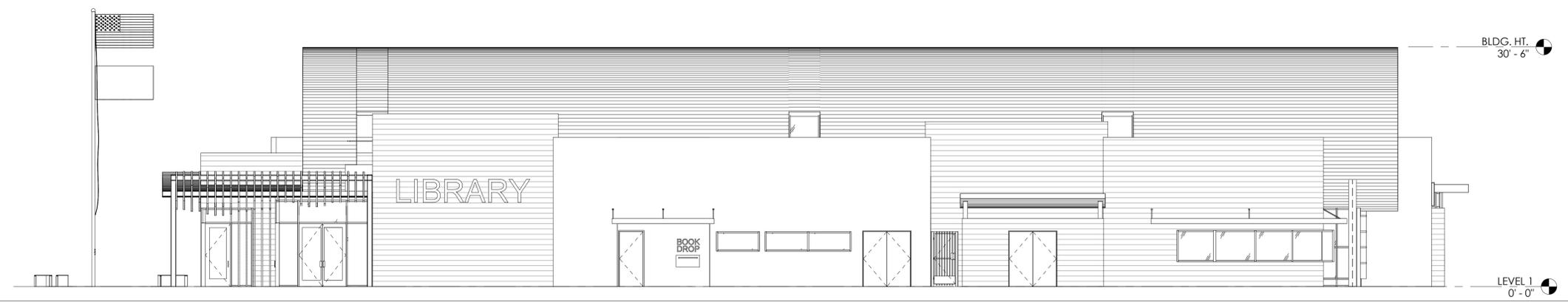
2 NORTH
A3.1 SCALE: 1/8" = 1'-0"



1 EAST
A3.1 SCALE: 1/8" = 1'-0"



3 SOUTH
A3.1 SCALE: 1/8" = 1'-0"



4 WEST
A3.1 SCALE: 1/8" = 1'-0"

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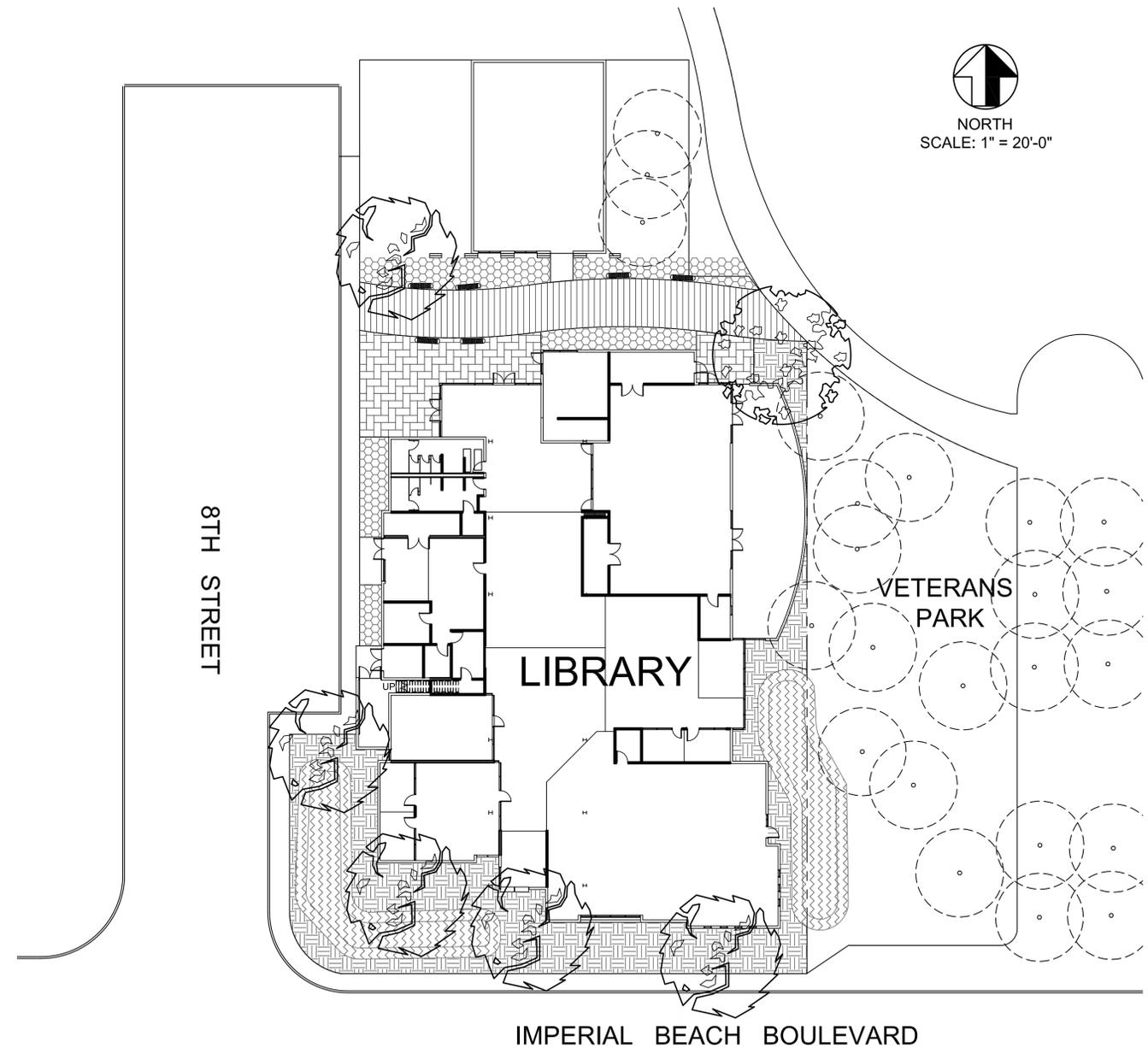
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EXTERIOR ELEVATIONS

Sheet: OF 100
Sheet Number:

A3.1

LEGEND - PRELIMINARY PLANT MATERIAL SELECTION

SYMBOL	CATEGORY / DESCRIPTION
	PARK EDGE TREE MINIMUM SIZE-24" BOX (60'-80' HEIGHT, 30'-40' SPREAD) SUCH AS: PLATANUS ACERIFOLIA - LONDON PLANE TREE PINUS CANARIENSIS - CANARY ISLAND PINE
	STREET EDGE TREE MINIMUM SIZE-24" BOX (30'-50' HEIGHT, 30'-40' SPREAD) SUCH AS: METROSIDEROS EXCELSUS - NEW ZEALAND CHRISTMAS TREE STENOCARPUS SINUATUS - FIREWHEEL TREE LOPHOSTEMON CONFERTUS - BRISBANE BOX
	EXISTING TREES TO REMAIN
SYMBOL	CATEGORY / DESCRIPTION
	LOW WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON & 5 GALLON SUCH AS: ACACIA REDOLENS "DESERT CARPET" - NCN BACCHARIS "CENTENNIAL" - CENTENNIAL BACCHARIS CALLISTEMON VIMINALIS - DWARF BOTTLEBRUSH "LITTLE JOHN" CEANOOTHUS GRISEUS HORIZONTALIS - WILD LILAC "YANKEE POINT" CISTUS X PURPUREUS - ORCHID ROCKROSE LAVATERA MARITIMA - TREE MALLOW LEUCOPHYLLUM ZYGOPHYLLUM - DWARF TEXAS SAGE "CIMMERON" MYOPORUM PARVIFOLIUM "PUTAH CREEK" - NCN ROSMARINUS OFFICINALIS - ROSMARY "HUNTINGTON CARPET" SALVIA SP. - SAGE
	MODERATE WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON & 5 GALLON SUCH AS: HEMEROCALLIS HYBRIDS - DAYLILIES COTONEASTER SP. - COTONEASTER DIETES BICOLOR - FORTNIGHT LILY GAZANIA RIGINS HYGRIDS - GAZANIA LIGUSTRUM JAPONICUM - TEXAS PRIVET LIRIOPE GIGANTEA - GIANT LILYTURF MAHONIA SP. - OREGON GRAPE MISCANTHUS SINENSIS - JAPANESE SILVER GRASS MUHLENBERGIA RIGENS - DEER GRASS PITTIOSPORUM TOBIRA - TOBIRA RHAPIOLEPSIS INDICA VAR. - INDIA HAWTHORN TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
	DETENTION BASIN PLANTING 1 GALLON SUCH AS: CAREX DIVULSA - BERKLEY SEDGE CAREX PRAEGRACLIS - CALIFORNIA FIELD SEDGE DISTICHLIS SPICATA - SALT GRASS LOMANDRA LONGIFOLIA "BREEZE" - MAT RUSH MISCANTHUS SINENSIS - JAPANESE SILVER GRASS
	DECORATIVE PAVING



LANDSCAPE NOTES

GENERAL NOTES
Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers. Landscape Architect shall verify utility, sewer, storm drain easements and place planting locations accordingly to meet City of Imperial Beach requirements. All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained per the City of Imperial Beach requirements.

IRRIGATION NOTES
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers, moisture sensing devices and other necessary irrigation equipment. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All components shall be of non-corrosive materials. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finish grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All irrigation improvements shall follow the County of San Diego Water Efficient Landscape Ordinance.

PLANTING NOTES
The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site. Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Imperial Beach Landscape Ordinance.

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LANDSCAPE ARCHITECTURE
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PHONE: (619) 298-3713
FAX: (619) 298-0016



Project:
COUNTY OF SAN DIEGO
IMPERIAL BEACH
LIBRARY
810 IMPERIAL BEACH BLVD
IMPERIAL BEACH, CA 91932

Description: COASTAL DEVELOPMENT PERMIT
Date: 5/26/15

ISSUED FOR CONSTRUCTION

Project Number:
Approved By:
Checked By:
Drawn By:

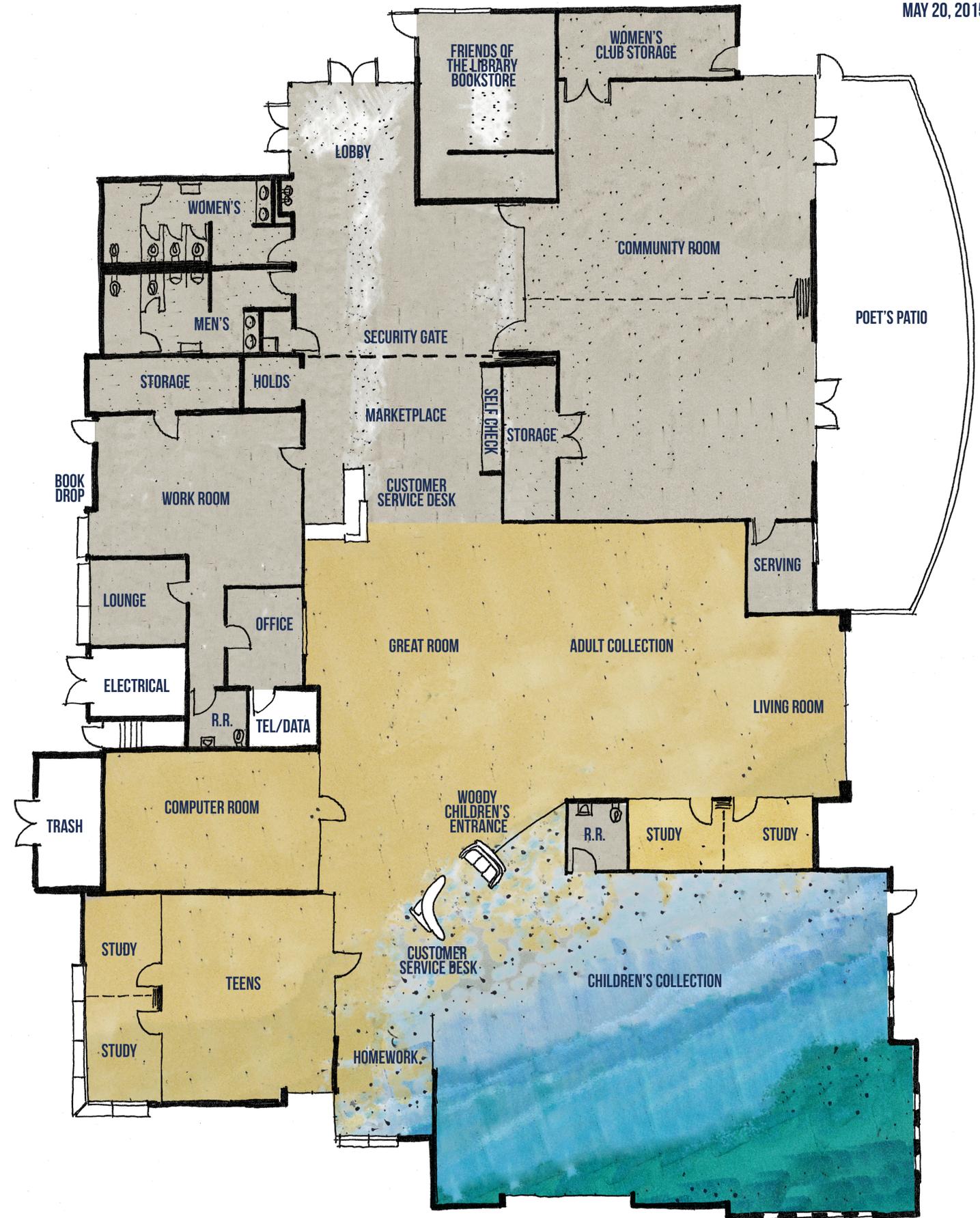
Sheet Title:
Concept Landscape Plan

Sheet: 001 OF
Sheet Number:

L1-0



IMPERIAL BEACH LIBRARY



IMPERIAL BEACH LIBRARY

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, MARCH 20, 2014

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 4:10 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase - Chair
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Bowman, Lopez, Phelps, Schaaf

ABSENT: None

STAFF PRESENT: Tyler Foltz, Senior Planner
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

AYES: Nakawatase, Lopez, Phelps, Schaaf

ABSTAIN: Bowman

NOES: None

ABSENT: None

3.0 BUSINESS FROM THE PUBLIC

None.

ITEM#3.0

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 CORONADO BREWING COMPANY (APPLICANT); DESIGN REVIEW (DRC 140015) FOR FAÇADE IMPROVEMENTS AND OUTDOOR PATIO AT 875 SECOAST DRIVE (APN 625-273-01-00 & 625-273-02-00). MF 1144

Staff Report:

Staff Foltz gave staff report. Two curb cuts; one on Seacoast Drive, one on Elm Avenue. Façade enhancements. Property shown as of today. Proposing new extended outdoor patio with wood trellis, remove curb cut along Seacoast Drive and will add landscaping buffer. Parking spaces will be relocated. Still 9 parking spaces, don't need to add any, just maintain what you currently have. More landscaping will be added. Do not need to meet 15% requirement. Two parking off of alley, accessible stall best layout. Staff requesting relocating trash enclosure further north and put a parking space in that spot. Furthest away can get it better, applicant ok with this. Design proposes varied amount of materials; metal roof, wood trellis, sliding windows, new signage on wall. Monument sign on Seacoast Drive – not specific design yet, must meet standards. Metal roofing sample shown and logo shown. Staff asks for approval as presented.

Questions to Staff/Applicant:

Bowman: Handicap spaces?

Foltz: Yes, off of alley

Schaaf: Agreed to move trash and increase parking by one?

Foltz: Yes, they will move it but not adding space. Pretty much just swapping spaces.

Lopez: Does City have standard?

Foltz: Masonry wall and gate but doesn't say has to cover.

Phelps: Did EDCO weigh in on this?

Foltz: They would have enough room to cart it out. With new alignment it won't be blocked and can be moved out. Other way someone could park there, couldn't find owner and it would be blocked.

Bowman: Windows – sliding, into patio?

Foltz: Yes

Questions to Staff Closed

Public Comments:

None

Public Comment: Closed

Discussion:

Lopez: Like the design – would like to see more pedestrian oriented that would be my only contention. Building design looks great.

Bowman: I do like they have opened up a walkway off of Seacoast to front but it would be nice to see a designated walk area from Elm.

Lopez: Understand that owner may play factor. Overall take on the patio, knowing the Coronado Brewery, I think it will look good. Win Win.

Staff Foltz: New code requires buildings to be built to street. For this project originally applicant did want to do what you're talking about, but owner took issue with it. This project still has pluses with landscaping and closing off the driveway off of Seacoast Drive.

Motion by Member Lopez to accept project as is, with condition that move trash enclosure as staff has recommended.

Second by Member Phelps

AYES: Nakawatase, Bowman, Lopez, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: None

4.2 COUNTY OF SAN DIEGO (APPLICANT); DESIGN REVIEW (DRC 140013) TO DEMOLISH AN EXISTING LIBRARY AND CONSTRUCT A NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00), AND NEW PARKING LOT ON A PORTION OF VETERAN'S PARK (APN 626-400-71-00). MF 1067

STAFF REPORT:

Staff Foltz gave staff report. Remove existing library and replace with new library. New parking along 8th street and within Veteran's Park. County owns library. PF – Public Facility Zone. Aerial shown of project site. West – Single Family Residences, North – Veteran's Park and Single Family Residences, East is church and South is City Hall. Slides shown where parking will be. This will be a design build project. Request for Proposals will be sent out and then actual plan will be presented. Today is a concept, which is subject to change and asking for Design Review Board, City Council and Staff Comments to show what they could do.

17 new parking spaces on the street, 21 spaces in Veterans Park. New library would connect to Marina Vista Center. Staff wants design enhancements to match. Previously had ideas to have parking in church parking lot but that didn't work out. Parking along Imperial Beach Blvd. should be screened and made to be inviting.

Landscaping would be used for screening for trash enclosure; one curb cut; a walkway from the parking lot and another off of 8th street.

Slide shown of existing next to new plan. Would remove landscaping in park to put in parking lot but would use turf pavers. Floor plan for project shown. Poets Patio to connect with Marina Vista Center and some enhancement of Marina Vista Center.

Elevations shown.

Staff recommendations:

Entrance and exit on Imperial Beach Blvd. County response would be for one main entrance due to lack of staff. City staff still looking at that.

Provide lighter color tone.

Design integration with Marina Vista Center. Want it to be cohesive

Wall signage on south elevation

Appreciate varied roof line and varied materials – ask to put in their Request For Proposals.

Wall signs should all correspond with each other.

Staff is seeking comments of design. Nothing has been approved. Need Coastal Permit, Site Review. Please give design recommendations and considerations so that staff, Council and County can use

QUESTIONS TO STAFF:

Nakawatase: How many spaces behind Marina Vista Center?

Foltz: 9 – 10 spaces.

Phelps: There's not parking along the backside?

Foltz: No, those are the disabled spots. The parking is part of the environmental analysis. Their review they feel meets any and all requirements. This will be looked at under the formal review.

Phelps: What does our code says?

Foltz: Professionally accepted standards. They provide analysis of other places.

ITEM#4.2

Phelps: We get a lot of walk ups – did they take that into effect? Not basing on square footage?

Foltz: It is part of the study. 21 in parking lot and 8 on street.

Nakawatase: Does this add to the parking bank city wide?

Foltz: No, project specific.

Nakawatase: Could someone pull one from bank?

Foltz: Bank is gone in new code. Still close to a parking lot so would have received a CUP.

PUBLIC COMMENTS:

Jean Hirst (Imperial Beach Resident):

I spend a lot of time at the Senior Center; what is the percentage of seniors in this area because it looks like you're taking away a lot of space for the Senior Center.

Nakawatase: Looks like the Senior Center will remain intact. The Marina Vista Center will be made smaller.

Hirst: The seniors and Women's Club use Marina Vista Center a lot.

Nakawatase: There will be a community room which should be used for community. The Marina Vista Center has always been for us to use, this community room is still being called a community room so I assume it will be used the same way. It would continue to be our room, our community room.

Lopez: You're getting one point of entry to the library and the community room won't have the separation like you do now, still get the usage. Maybe the Poet's Patio that could go in Request for Proposal to be used maybe another space. That could be a way to get extra square footage.

Staff Foltz: Don't want to lose what we have. Haven't gone into detail but don't want to impact the people who currently use it. County wants to meet with the people who use it to make sure.

Nakawatase: The community room (in brown) is the Marina Vista Center. Storage room seems to be where the entry way is. Is the yellow area the existing parking area? The storage room?

Mark Zabonik (San Diego County Library Representative):

It will be added to upper west side. East side will have a serving room for refrigerator and microwave. Will allow if you want to cater in food.

Bowman: Did we lose any square footage?

Foltz: Not sure

Bowman: Important to know, that rooms fills up.

Foltz: Maybe suggest expanding the east wall to give extra square footage.

Lopez: That was what I meant, maybe some kind of doors that could open up into that area to get back lost square footage.

Hirst: Do we lose square footage on the storage because it's 10x20.

Nakawatase: We are just making suggestions, but we can ask to maintain square footage for storage.

Bowman: Made a comment about what a community room is used for by libraries; I think we need to know what your expectations are because we have established uses.

Lopez: The County still has to meet with stakeholders as to what their needs are and incorporate that into project. What I am hearing is that we want to maintain square footage for room and storage, need to meet that criteria and stick to it.

Foltz: There will still need to be joint agreements between County and City as well.

Schaaf: Design portion; also want to have façade match Marina Vista Center. Need to make sure that room is still a functioning room for our community but for the exterior I am looking forward to a new library.

Kay Selke (Imperial Beach Resident):

I have a problem with the parking lot. You come into Imperial Beach and you have strip malls and then parking lots and then you're going to block off the park, the one good looking thing you see. Have enough cars on Imperial Beach Boulevard. Maybe configure it to take it alongside the library instead of blocking our park. It is the jewel of Imperial Beach,

Nancy Dayton (Imperial Beach Resident):

Entry to Marina Vista room, looks like you're changing the entry. So there will be 2 entries? Where is that coming in?

Foltz: The original entrance will still be there and then they will add another new entrance to the library.

Dayton: So we can open the Marina Vista Center without accessing library?

Foltz: Yes

Dayton: Where are we gaining parking on 8th?

Foltz: Capture additional spaces by changing configuration. About 17 spaces. Right now parking stops at Marina Vista Center, new parking will continue all the way down the street.

Lopez: New curb cut which will gain more spaces.

Dayton: When we have Women's Club meetings we come in with big casseroles, etc., there is no place to park. Storage room is a 10x20 room. It has all of our decorations, tables, cabinets, chairs, coffee pots, etc. This we need. We will need access to that even while they are building. Will the room that has two kitchens still have access from Marina Vista Center?

Foltz: Yes

Dayton: Marina Vista room is also a rental room and kitchen. Will that still be a viable income for the City?

Foltz: Library will not impact City's current services but still allow what uses they need from time to time.

Donna Moore (Imperial Beach Resident):

I have a concern regarding doorway from kitchen to Marina Vista Center.

Foltz: Same place, won't change.

Moore: Is door coming in south?

Foltz: Showed speaker where it was. Will not impact you on access.

County Representative Zabonik: Two areas of storage. Will also provide new tables and chairs. Could be dual use. Entry also has access to the library's restrooms, gates won't close off restrooms if having an event. Activities; still working with City. Want to work within fabric of City and groups that use it.

ITEM#4.2

Nakawatase: Parking, change angle. Rather than impede traffic, have a walkway with barrier, so trying to put an exit can only go westbound. How about putting an entrance off 8th st with parking area being horizontal rather than vertical?

Foltz: Staff's intent to keep park intact. The south area not used as much.

Nakawatase: Also thinking about how going to obstruct that view.

Foltz: Trellis work would remain, so still have pedestrian entry through that.

Bowman: But cars will still cross that. Don't know what the solution would be but it would be a shame to take that front part of the park.

Phelps: It would be a shame to lose the park, really not getting enough parking for that.

Foltz: Concern is that with larger library if they don't have a place to park they will park along neighboring home area.

Lopez: Parking makes sense, if you get a new library you will get a lot more usage.

Phelps: How hard did you work with Lutheran Church?

Foltz: Took over two years.

Phelps: Think we should go back to them and ask them.

Foltz: Church doesn't want to lose ability to develop because lease would be 50 years.

Lopez: People not from here are going to drive and need parking. See if there is a way to re-orient the parking. From architectural point of view, good esthetic of what it could look like without it looking like a Von's parking lot.

Nakawatase: Comments I heard at a prior conceptual meeting, removal of open space. This is a great park. Have you been able to summarize what the public has said?

Zabonik: Biggest issue is parking and what everyone will like. Went to the church and asked, it's a challenge.

Nak: Our next comments on the exterior, landscaping and design itself.

Bowman: One area, may even be historic, the Senior Center, Spanish with tile, would be nice to maintain some connection. Doesn't fit with concept. Go along with our pedestrian/bike friendly, lots of bike racks.

Nakawatase: I like the design and proposed new colors. I like it.

Phelps: Should see a full site plan next time – and site elevation – see Senior Center and relationship to those and architectural differences.

Zabonik: Want to develop it – welcome all the comments as the community wants as a style. Want as much input as we can.

Phelps: We should recommend maintenance of pedestrian entry point within the splash patio.

Zabonik: That is a security issue

Phelps: We want to stay pedestrian friendly.

Bowman: Splash patio? Intent?

Zabonik: Fenced outside area for kids. Not a wet zone.

DISCUSSION CLOSED

5.0 INFORMATIONAL ITEMS/REPORTS

9th & Palm: What is the status?

Foltz: Approved by State and now working with developer and hopefully construction documents.

Tapatio?

Foltz: Just got approval to move forward.

6.0 NEW BUSINESS

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 5:25 p.m. on, March 20, 2014.

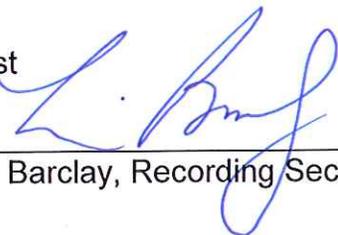
Approved



5/15/14

Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary

[Back to Agenda](#)

5.3 COUNTY OF SAN DIEGO (APPLICANT); PRELIMINARY REVIEW FOR THE DEMOLITION OF AN EXISTING LIBRARY AND CONSTRUCTION OF A NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067. (0150-20 & 0600-20)

CITY MANAGER HALL introduced the item.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item.

NANCY STONE spoke about her history in Imperial Beach, the impact that the Imperial Beach Library had in helping the San Diego County Library System become the Library of the Year and the services currently offered at the library. She encouraged City Council's support for a library that represents the Imperial Beach of today. (Additional speaking time donated by Jack Blackburn)

MAYOR JANNEY thanked County Supervisor Cox and County staff for coming forward with the project.

City Council provided the following comments and direction:

DESIGN:

- The architecture should reflect the uniqueness of Imperial Beach and be consistent with reasonable costs and design standards
- The interior should have an open design
- The interior should be designed so that there is flexibility in the type of community uses (i.e. art shows, science fairs, etc.)

PARKING

- There was support for shared parking with the church
- Avoid changing Veteran's Park
- Parking is not only critical to library patrons but also to users of the Senior Center
- Keep the handicapped in mind and their need for parking spaces
- Increase the amount of bike parking

TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

- We are becoming a more bicycle friendly community

ENTRANCE OFF OF IMPERIAL BEACH BOULEVARD

- There was support for having only one entrance due to minimal staffing

PATIO OFF OF IMPERIAL BEACH BOULEVARD

- Great design element
- The patio spaces are an extension of the interior
- Events at the library can be indoors and outdoors.
- The height of the wall in the splash patio area is a safety concern
- Explore the possibility of using the area for a coffee cart or reading area

MARINA VISTA CENTER DESIGN INTEGRATION

- There was support for integrating the Marina Vista Center into the project
- Having the Community Room integral to the library can open up more uses
- Common frontage along 8th Street is encouraged
- There is a need to improve and provide ventilation, airflow and sunlight

MARINA VISTA CENTER PROGRAMS

- The Women's Club has been the most frequent user of the Marina Vista Center and there was a request to retain their storage area and possibly increase it
- Expansion of the library should not impact existing programs
- There was a request to view the displacement program (if there is one)

TOM FINCHER, Chief of Project Management with the County Department of General Services, stated that the design is purely conceptual and he spoke about the proposed interior design.

MAYOR JANNEY requested that the two plaques located in front of the Marina Vista Center be retained.

REPORTS (5.2 - 5.4)

- 5.2 COUNTY OF SAN DIEGO (APPLICANT); PRELIMINARY ALTERNATIVE PARKING REVIEW FOR THE PROPOSED NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067. (0150-20)**

SENIOR PLANNER FOLTZ reported on the item. He noted that if a parking agreement between the County of San Diego and St. James Church is not reached, a parking alternative is needed so that the County of San Diego can approve sending out the Request for Proposals this month. He continued with a review of the parking alternative concept.

ASSISTANT CITY MANAGER WADE stated that the shared parking agreement with the City is an alternative to the agreement with the Church. The specifics of the shared parking agreement would later be brought forward for City Council's consideration.

MAYOR JANNEY spoke in support for pursuing negotiations with the Church and for "head-in" parking.

COUNCILMEMBER SPRIGGS was hopeful that negotiations with the Church are accomplished. He spoke about the importance of ensuring that the facility is completely accessible to everybody. He supported perpendicular parking to increase the amount of parking spaces, which could allow for more spaces designated for seniors or for people with disabilities.

COUNCILMEMBER BRAGG thanked the Boys and Girls Club for partnering with the City and she thanked staff for continuously looking for resolutions to issues that arise. She supported "head-in" parking.

MAYOR PRO TEM PATTON recommended that the parking spaces not be narrowed and be made wide enough to accommodate the width of a truck. He spoke in support for plenty of handicap spaces and for additional bike racks.

CONSENSUS OF CITY COUNCIL TO DIRECT STAFF TO NEGOTIATE A SHARED PARKING AGREEMENT BETWEEN THE CITY AND THE COUNTY TO PROVIDE APPROXIMATELY TWENTY-ONE (21) PARKING SPACES ON THE SOUTHERN PORTION OF THE BOYS AND GIRLS CLUB, IN THE EVENT A PARKING AGREEMENT CANNOT BE REACHED BETWEEN THE COUNTY AND THE CHURCH.