

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, JULY 15, 2010

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

ACTING CHAIR LOPEZ called the meeting to order at 4:05 p.m.

ROLL CALL

BOARD MEMBERS:

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

PRESENT: Bowman, Lopez, Phelps

ABSENT: Nakawatase, Schaaf

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

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

Motion by Bowman, Second by Phelps to approve:

AYES: Bowman, Lopez, Phelps

ABSTAIN: None

NOES: None

ABSENT: Nakawatase, Schaaf

3.0 BUSINESS FROM THE PUBLIC

None.

ITEM#3.0

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 PUBLIC HEARING: AT&T MOBILITY (APPLICANT)/ EMMANUEL DANIEL (OWNER); DESIGN REVIEW CASE (DRC 080047) TO INSTALL A TELECOMMUNICATION FACILITY IN THE FORM OF A CLOCK TOWER ATTACHED TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 1497 13th STREET (APN 633-223-47-00) IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 992.

STAFF REPORT:

Staff Foltz gave a power point presentation of project. The project is in the C-3 Zone. Requires conditional use permit. Project location is southwest corner of existing corner lot. Will add new, additional landscaping that not there now, along street side, north side and east side. Staff recommends extending east landscaping along trash enclosure.

Three tiered tower, narrows towards top with clock and pop outs. Building to be repainted with Navajo white. Roof is Spanish tile and would mimic existing roof. Painted wood sign with raised trim border, and raised metal letters that are bronze. New landscaping along street side which would add appeal to the site. Provide landscaping for esthetic appeal and for runoff.

LET THE RECORD SHOW THAT AT 4:09 PM TOM SCHAAF JOINED THE MEETING

Sign rendering shown. Landscaping on north end would be improved. Old signage, or not approved signage, would have to be removed. All outside sale items that are not allowed would have to be removed. Free standing monument sign recently removed by owner – this was a code compliance issue. Parking area would have to be re-stripped. Trash enclosure location shown. Staff recommends landscaping along east and hide trash enclosure area. Height of 28 feet, which meets the height limit. Side by side showing current building and proposed building. Recommended xeriscape, bushes and taller trees to correspond with what is on simulation. Current coverage area shown, and map showing how clock tower antennas will increase coverage area.

Staff asks that the Design Review Board consider condition approval of design and adopt resolution 2010-04.

QUESTIONS TO STAFF:

Lopez: Is there enough room where the ice machine is?

Foltz: Ice machine is illegal, so it will be removed.

Bowman: Tower will be built on side of building – will it be attached?

Foltz: Attached. Not removing any portion of the existing building.

QUESTIONS TO STAFF: Closed

PUBLIC COMMENTS:

Darrell Daughtery – AT&T Representative: I feel this is a great project. Owner very amenable to removing illegal signage, etc. Owner is very happy with design.

PUBLIC COMMENTS: Closed

DISCUSSION:

Phelps: Great addition to this market. Win win situation. Provides esthetic value to blight. RDA must be pleased, get some façade improvement. Clock will be maintained?

Foltz: Yes

Lopez: Yes, win win. Is this planter where you're saw cutting the asphalt?

Foltz: Raised planter with drain.

Bowman: View from the front of the tower. Will that be parking?

Foltz: No – (Foltz pointed out parking area on power point).

Bowman: Might want some planting – looks a little barren.

Lopez: Good point – can make a recommendation.

Darrel Daughtery: I agree with Ms. Bowman's comments – perhaps with some metal work. Create and soften that arch way.

Foltz: Similar to Bibbeys – lattice.

Daughterly: Something with drip, would be appropriate.

Schaaf: Should make that a part of our recommendation. I hadn't thought about it until you mentioned it. Everything else is acceptable except adding that.

Bowman: Lighting on sign?

Daughtery: Didn't notice – but I assume that it stays open in the evening. I think there should be lighting whether it being back lighting. Leave it to DRB to do appropriately. The owner would probably want that.

Schaaf: Currently a back lit sign?

Foltz: This is a wood sign they are proposing – you could recommend up lighting.

ITEM#4.1

Bowman: Is the clock lit?

Daugherty: No

Bowman: Owner doesn't want a sign on south side? Not an entrance?

Daugherty: Close to residential, and not an entrance. Not critical to the success of the business. He doesn't have a sign there now. Appropriate not to have a sign there now.

MOTION: Bowman: Accept the project with addition of landscaping on the arch of the tower in the front and also lighting for the Neighborhood Market sign.

SECOND BY: Schaaf

DISCUSSION: None

AYES: Bowman, Lopez, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Nakawatase

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

7.0 ADJOURNMENT

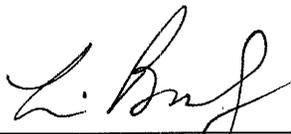
Acting Chair Lopez adjourned the meeting at 4:25 p.m. on, July 15, 2010.

Approved



Acting Chair Dan Lopez DRB Chairperson

Attest



Tina Barclay, Recording Secretary

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