

# 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, AUGUST 19, 2010**

**4:00 P.M.**

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*In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.*

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

ACTING CHAIR SCHAAF called the meeting to order at 4:04 p.m.

#### **ROLL CALL**

BOARD MEMBERS:

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

**PRESENT: LOPEZ, PHELPS, SCHAAF**

**ABSENT: BOWMAN, NAKAWATASE**

**STAFF PRESENT: GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR  
TINA BARCLAY, RECORDING SECRETARY**

#### **2.0 CONSENT CALENDAR**

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

**Motion by Member Lopez to approve the July 15, 2010 minutes.**

**Second by Member Phelps**

**AYES: Schaaf, Lopez, Phelps**

**ABSTAIN: NONE**

**NOES: NONE**

**ABSENT:**

#### **3.0 BUSINESS FROM THE PUBLIC**

None.

**ITEM#3.0**

#### 4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

##### 4.1 COMMERCIAL ZONING REVIEW – UPDATE ON RECOMMENDED ZONING AMENDMENTS (SUMMARY OF RECOMMENDATIONS MATRIX), PROTOTYPES AND COMMERCIAL/MIXED-USE GUIDELINES

###### STAFF REPORT:

Staff Wade gave staff report. June and August of 2009 combined workshop with Council. Since then, Council elected to hold focus discussions on everything. Overall objective – maximize the commercial development within commercially zoned land. Smaller projects proposed, all allow mixed use, strong market economy emphasis was residential with commercial being afterthought – almost just an office space. Concern losing commercial land to residential and not using it as retail.

EDAW (now AECOM) worked on this. Will start with matrix recommendations – overview – any specific questions – ask. Then prototype and then specific design guidelines with respect to retail store frontages.

Building height: Proposed zoning From C-1 to CMU-1 and C-2 to CMU-2, C-3 to CMU-3 getting rid of mixed use overlay. CMU-2 zone will protect single family development along Ocean Lane and Seacoast Drive.

Phelps: Ocean Lane, takes away non conforming status to single family home that are there now?

Wade: There isn't non-conforming, but with new overlay zone it will provide them from becoming non-conforming, and will allow for mixed use.

Matrix show. Broken up in: Topic – Proposed Recommendation – Council direction – Staff notes

C/MU-1 – remain 40 feet and 4 stories

C/MU-2 – eliminate 40 ft height potential – allow up to 35 feet with incentives

C/MU-3 – same as CMU-2 zone - big departure

New Overlay Zone – Single family would be recommended

Parking: Generally speaking, reduced parking – lower in CMU-1 and CMU -3 and less restrictive in CMU-2 due to size of lots. Council supported recommended – uniformly.

Density – sensitive issue – recommending aggressive density – 30 dwelling units per acre – rejected by Council

CMU-1 –will stay at 43 – density remains the same

CMU-2 – recommended 36 & 43 with incentives – but council supports 36 with incentives.

Keyser Marston Study showed with our existing absorption rate we could get 150,000

additional retail, which isn't much. Challenge: How to increase and how to fill it. Increase amount of people in residential zones

Not a lot of demand for retail in our city – mostly a destination city. Market conditions being stable – there will still be pressure to maximize residential capacity. No minimum density.

#### F.A.R. REQUIREMENTS:

Taken off the table – regulating bulk and mass of buildings – met with set-backs and step-backs.

#### STEP BACKS AND SET BACKS:

Only real step back requirement – Seacoast Dr – properties fronting Seacoast Drive – certain portion of 2<sup>nd</sup> floor must step back 5 ft and next level must step back 5.

Concerns raised – projects that abut residential areas – no alleys – commercial property abutting with residential properties. Example: Old Palm area.

Focus primarily on CMU-2 zone – recommend modify Seacoast Drive – and then require step back for five feet of 50% for 1<sup>st</sup> floor and 10 feet for 50% of the 2<sup>nd</sup>. City Council still had a lot of reluctance. Support for ground floor set back – CMU-2 zone – 10 foot setback (at ground floor) for property that abuts residential properties. Seacoast has alleys and side streets to help with traffic as opposed to Old Palm. Set back requirement would apply primarily in CMU-2 zone and a few in CMU-1 zone.

Lopez: Question on CMU-2. Is there room to have set back on the front? You have the sidewalks, retail portion open up to sidewalk area.

Wade: If you have a strong sidewalk area – today there is no set back area – urban design strong street wall. Need with sidewalk. More erodes the site, small lots, more you compromise development potential. Should be right up to property line. Built in incentives to developer if they dedicate right of way to the sidewalk they can get the additional height and density. Another incentive is for providing open space, a plaza, you could center a café' or retail space around. Still kept property line zero lot line, Seacoast Drive, for example, but try to make provisions would widen the right of way and some added benefit to the developer.

#### INCENTIVES:

Lot consolidation, eliminated architectural design, that should be given, Green building incentive (building codes moving in that direction), active commercial, (developer provides for at least 60 % for active commercial uses – not offices, retail, barbershops, convenience services – one difficulty – fluctuations with tenants) Additional incentives (have to meet two of the list)

#### USE REGULATIONS:

Use tables much easier to read – one land use table – more user friendly document.

MIN ACTIVE USE: Overlay area in CMU-1 Zone – Palm Ave – commercial must front Palm Ave – 25 50 feet along street must be commercial use. Multi family can be developed in our commercial zones as long as you are meeting commercial retail requirements. Pretty good concession – as long as primary corridors are commercial

**1<sup>st</sup> FLOOR REQUIREMENT:**

Need good floor to ceiling heights – attracts tenants, provides for better rotation of tenants, extra flexibility venting mechanical. Consultant concerned that a flat out requirement would compromise the ability, say in the C-2 zone, developer couldn't get 3 stories of development. With this requirement could only get one above that commercial area.

REVISED DESIGN GUIDELINES – consultant recommended updated design guidelines – key sets of design guidelines which will be adopted with these guidelines. It will cost \$70,000.00, don't have money right now.

**PROTOTYPES:**

Various prototypes were shown.

**INCENTIVES:**

Lot consolidation, green building, active commercial use, 3 bedroom units, provision of Public open space, public right of way dedication, provision of greater floor stepback from residential property.

DESIGN GUIDELINES – LAST MADE IN 1984 – VERY ARCHAIC – WANT USER FRIENDLY/GRAPHIC GUIDELINE. IMMEDIATE RECOMMENDATION IS TO COME UP WITH SOME KEY ELEMENTS

**Interim Design Guidelines**

Relationship of buildings to site and surrounding area – preserve or create view corridors to the ocean. Use upper story breezeways

Commercial and mixed use development: Face street

Going out to community with document to encapsulate ideas – streamline it down – user friendly document – at least 2 community workshops – hope to have document to council on Sept. 1<sup>st</sup>. Hope to have workshops broken up into categories – then look at proto types. Will come back to DRB next month or October. Hope to go to council in 2<sup>nd</sup> meeting in October with package to get blessing to take to make a new zoning review. Take comments now or at the next meeting. Will have opportunity before codifications set in stone. Feel we have gotten to a place that we are achieving our objectives. This could become a pretty workable document.

**Questions to Staff/Applicant:**

Lopez: Excited about offsets on 1<sup>st</sup> floor, and looking at C-2 zones, stuck with zero zone because of narrow sidewalks. Right now, makes for a nice brighter open feeling on Seacoast and even Old Palm. Only thing that's a bit misleading. In guideline document – two pictures on the bottom right.

Wade: I think your comment is: Rather than zero lot line on the street, that there be more flexibility in the setbacks there.

Lopez: Some incentives, guidance towards creating this kind of product, village flavor – feel it could be a draw.

Wade: Good comment. Will take a look at it.

Phelps: There was an incentive. 5 feet.

Wade: Yes, but not a requirement.

Schaaf: Zero on the sidewalk doesn't allow you to do a lot with the building – example of Seacoast façade project that came last week to DRB. Couldn't do a whole lot with that building.

Phelps: No plan to widen or narrow Seacoast Drive?

Wade: There is some language in the C-2 zone today that talks about buildings being right up to the property line. Property Fronting: The front of each building shall be set on the front property line. Could have an element where there is an overhang – point well taken. Talk to consultant – want strong street wall but should be able to have some open space.

Lopez: Short distance on beach front, creates home run to increase frontage. Good presentation. Good incentives.

Schaaf: Can we receive the shorten document that you will provide to public?

Wade: Yes

**Public Comments:** None

**Public Comment:** Closed

## **5.0 INFORMATIONAL ITEMS/REPORTS**

None.

## **6.0 NEW BUSINESS**

Staff Cumming: Colors for 13<sup>th</sup> & IB Blvd. – 4 choices: 6397, 6398, 6018 and 6019.

Lopez: Are we picking the base of the building and color for the roof façade?

Cumming: Darker color for roof façade picked. You weren't at that meeting.

Schaaf: Middle colors too light and too dark, preference is the far right color.

Phelps: Liked the first color, far left, darker color.

Lopez: If I had to choose, would go with the far right color because of the darker roof color.

Schaaf: That is the reason I went with that color as well.

Phelps: I can go along with that.

**Member Lopez moved to use paint number 6019.**

**Second by Member Phelps**

**Ayes: Schaaf, Lopez, Phelps**

**Nays: None**

**Absent: Bowman, Nakawatase**

**Abstain: None**

WADE: 9<sup>th</sup> & Palm – you saw last week. Went to council last night – same comments about Building A.

Schaaf: Have a proposed tenant?

Wade: Corner needs to be articulated in a better way – coming in west on Palm . Staff recommendation to have pedestrian entrance or something architectural to pull you in. Architect doesn't disagree – but tenants are calling shots.

Schaaf: Tenant they are talking to probably has a drop in floor plan.

Wade: This one may be flexible.

Schaaf: Would be good to get a tenant in there to lock in foundation. Come up with something visually on that corner.

Wade: Another AT&T building...just a different color.

Phelps: Any discussion on Phase 2 – circulation pattern – in front in Bldg F

Schaaf : Still working with CalTrans?

Wade: One thing we have to be careful with is that is Caltrans right of way so we can't provide development. Caltrans won't relinquish if they know if there is development. Palm Master Plan – trying to incorporate that.

Schaaf: Sudberry was really good last week – hard with this economy

Phelps: Sensitive to residential.

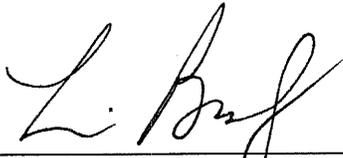
Schaaf: Phase 1 and 2 – what can be done and not totally massive.

Wade: Building A tenant on board – other businesses will go forward if that works.

## 7.0 ADJOURNMENT

Acting Chair Tom Schaaf adjourned the meeting at 5:27p.m.on, August 19, 2010.

Attest



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Tina Barclay, Recording Secretary

Approved



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Tom Schaaf, Acting DRB Chairperson

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