

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 20, 2009

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 4:00 p.m.

ROLL CALL

BOARD MEMBERS:

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

PRESENT: Nakawatase, Bowman, Lopez, Phelps, Schaff

ABSENT: None

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

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

Motion by Lopez to approve the minutes of the July 16, 2009 meeting, Bowman 2nd

AYES: Bowman, Lopez, Phelps, Schaff

ABSTAIN: Nakawatase

NOES: None

ABSENT: None

Motion by Lopez to approve the minutes of the July 28, 2009 Workshop, Schaaf 2nd

AYES: Nakawatase, Bowman, Lopez, Phelps, Schaaf

ABSTAIN: None

ABSENT: None

ITEM#2.0

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 FAÇADE IMPROVEMENT: 200 PALM AVE – WOODY'S AUTO CARE, 1079 SEACOAST DRIVE – IB FORUM BAR & GRILL, 1268 IMPERIAL BEACH BLVD – LA POSTA MARKET #2

Woody's Auto Care - Staff Report:

200 Palm Ave – Woody's Auto – Coming back to you to discuss the fence. Choice #1 is not the preferred choice, choice #3 is the preferred style. #1 the pickets are very thin, #2 thin and right side flat and fatter, #3 is wider fence pickets and preferred choice. Sample of vinyl shown. White pickets with brownish posts.

Also want to re-visit the awning color choice. Originally proposed green with an alternative of blue, but DRB wanted red – photos showing all the red in the area. Suggested color is the sea grass green for the awning.

Questions to Staff/Applicant:

Lopez: Height of fence?

Staff: 8 feet – sorry, 6 feet. Code is 6.

Lopez – I have a concern with the height. Would prefer the open pickets, in case someone wants to hide behind fence. Would prefer 4 foot...will ask applicant...is it a security issue. Will there be cars parked overnight?

Staff: No cars during the evening parked.

Lopez – More of a deterrent to pedestrians so they don't come up to the building. Would then suggest 4 foot instead of 6 feet.

Schaaf – Would have problem with homeless people with a short fence. A deterrent of a higher fence keeps them from going over fence with their bags

Lopez: Is there a problem with that?

Nakawatase – We are not open yet to public comment

Staff – My understanding is that people will go over around if possible.

Schaaf – Is that why the 6 foot?

Staff: Will help keep people from going around the back

Bowman – can we see a photo of where the fence is going to go?

Staff showed photo – chain link fence is where the fence will go. Fence will conform with the existing fence line. Don't have a better picture of where it's at.

Lopez – Not questions, but comments – have kind of a village walk going right now, feel four foot fence would fit better. If no cars parked...

Phelps – Concerned along this stretch of Old Palm – trying to create an atmosphere...small walls and then tall fence

Lopez – Awnings, similar to what is there?

Staff – Yes

Bowman – Landscape?

Staff – Yes, planters and pigmy palms. Planters in front of Woody's and along the fence and new planting going along the fence

Questions to Staff Closed

Public Comments:

Woody's Auto Care/Gregory Neil – 200 Palm Avenue, Imperial Beach

No pots in front of fence, landscaping two to three feet wide. The existing fence is 15' and 50 foot across. People sleep in the back – have thrown away mattresses, found carts. Have discussed this with Code Compliance. Substantial security issue. We're disputing staff's holding that we can't park there overnight. Four or five issues, taken to higher authority, will prevail. Choice #2 is what I want – wider slats with wider opening – not the real thin slats. Smaller fence could get kicked in. Really liked the dark green awning – had one up temporarily during Sandcastle and looked really good. Want to go with a dark stained wood instead of the blue trim as was discussed at the last meeting. Pots and pigmy palms. Other concern with short fence can see over it and see all the junk behind the property in rental properties. Hope to hide that with pigmy dates.

Nakawatase – To summarize: Want middle image of #2 (for fence), green awnings, landscaping in pots, casing around doors left in natural redwood. What other changes?

Neil – Light hasn't gone up.

Nakawatase – That was discussed at last meeting

Neil – Leave existing trim around the window white. Darker color/tan will match next door.

Lopez – Earlier, you talked about planters in front of fence...between the sidewalk and the fence?

Neil – There is a 5 foot landscaping easement – behind that is another couple of feet so we will have 7 feet for landscaping strip.

Lopez – Either side, blanketing the driveway

Neil – Two or three queen palms, and planters

Nakawatase – Are you stuck on one color for slats and another color for post?

Neil – Staff brought it up and like it

Phelps – Do you know how many feet between the front door and the location of the fence?

Neil – Probably about 18 feet. 3 feet to electrical service, want to put something in front to hide that, 8 foot windows

Phelps – Patio for customers?

Neil – Handicap parking. At night smell smoke going on back there ... feel higher fence will help

Public comment closed

Discussion:

Schaff – Can go with green – looks good. Feel 6 foot is needed for security – worked in that area and know it can be a problem. Would rather see all white on fence. Door is okay and planter will be nice in front of the fence

Bowman – Ok with 6 foot fence because it's set back further. Like wider slats. OK with proposed changes with awning and doors

Lopez – Like open slat - #2 – now that I know that there is a 7 foot landscaping strip really feel that four foot fence is needed, six foot will block it off

Nakawatase– If it was a restaurant would make sense, but due to it's usage I'm leaning toward the six foot

Lopez – Along between the two businesses at six foot and then taper it down to four feet. I really feel four foot. Six foot along side and then down to four foot along building. Gives more of an open flow.

Schaaf – Applicant could put a six foot chain link – 4 foot too easy for people to go over – already six foot and think six foot would be better

Phelps – Agree with 4 foot height. Don't think with its open slats it will deter people. Visibility and being able to address that is most important thing. I would like to see a sight plan so we could physically see a photo simulation to see what six versus four feet is like

Nakawatase – To summarize, to approve project:

Awning to be sea grass green

Lighting as presented in June meeting

Fence in image #2 with wider slats

Door – natural with stain and finished

Landscaping – as presented and completed at June meeting

Fencing can be beige and white, but should height in front to be four foot or six foot

Nakawatase– I think all white would look better

Lopez & Schaaf – Concur

Schaaf – Really feel six foot fence is necessary; four foot is not a deterrent to anybody

Nakawatase – This yard is used for car storage in the evening and during the day vacant?

Staff- No, cars will be there during the day

Nakawatase – Again, with the height – daunting face of the adult school. If it was next to International Blends six foot wouldn't be appropriate – it's a security issue – if they are already there – hard to get rid

Nakawatase made motion to accept project with: Green awning, up lighting as described in June meeting, fence #2/ middle, applicant to choose all white or white with beige post for fence color, door natural, landscaping as presented, height of fence six foot

Schaaf 2nd the motion

Discussion: None

Ayes: Schaaf, Bowman, Nakawatase

Noe: Lopez, Phelps

IB Forum – Staff Report:

Agency staff and the applicant/building owner propose to add additional signage to the south side of the building, and landscape the perimeter of the property on Seacoast Drive, Imperial Beach Blvd, the alley to the north, and the adjoining property line to the east. The applicant/owner also proposed to build an outdoor dining patio, provide landscaping and build a trellis to cover the patio. The patio paving will be concrete with natural color Palomino with a medium acid wash. Improvements to the parking area are also proposed.

Questions to Staff:

Nakawatase – Would the trellis be similar to what the drawing is?

Staff – Yes. Proposing, signage, trellis and landscaping. They will also be required to do additional ADA parking

Schaaf – You mention two sign – the one on the south – have we done this with other businesses?

Staff: They have existing sign on the south, replacing with an identical sign as the existing sign on the west. Will replace current south side sign

Nakawatase – Everything fell into code even with taking out spaces in parking?

Staff Foltz – We only include interior walls, so yes. Even with the patio, realignment of landscaping and revising the drainage, revising the parking layout, parking will be closer in compliance – some are only 14 feet and every space will be 8.5 feet wide and 18 feet deep. Far more in compliance than what they meet today.

Questions to Staff Closed

Public Comment:

Bob Miller – 1167 5th Street, Imperial Beach - Owner of property on north side of alley Support the project. Matt & I have a good working relationship. Happy to see an improvement. This patio and trellis and landscaping as well as all the perimeter areas will make a significant difference. Very stark in the back...so is my building. Tried to put in some palm trees. This is a real good upgrade. Like that he is preserving existing palm trees, though he does have to remove one for parking Think a significant improvement.

Matt Morgan – 1079 Seacoast Drive, Imperial Beach – IB Forum Really want to get this project going for the customers. They have been asking for something like this. Mr. Miller was great because he helped with a good architect for design. Do you have any questions for me?

Schaaf – Patio secured with tempered glass?

Morgan – Will start with a 3 foot split face cinder block and then come up with an addition of 2 feet of tempered glass with split face peelers between the glass.

Schaff – In code for drinking area?

Morgan – 5 foot height to keep people from handing stuff over. Will be able to get in and out from inside the building – no outside access. When people want to go out now for a cigarette they go out in the alley and many times they forget they have their drink in hand – this will help. And this will help with noise

John Miller – 1417 Orange Ave., Coronado – 1111 Seacoast – own two units – one fronts their parking lot.

Major concern that 5 foot fence/wall will not mitigate the noise. Right now we hear waves and concerned we will not hear that but instead hear people talking. Concerned about music, televisions, outside events and how that will impact my units. Lighting is concern for new sign – directly across from one of my units across the street. Feel Matt has done a great job on design, but concerned about noise.

Michael Offerman – 161 Ebony – One block up alley.

Looked at quickly, scanned the issues. I am assessing what is being proposed. 650 sq foot inside the bar – 15 parking spots. Will add 485 sq foot of patio, 2/3 square footage of inside space. That will up the people, cars and don't think will work with existing parking. Have qualified that patio is not part of square footage for parking – but doubling by 2/3 service area – could cause a parking issue during peak hours. Asking questions – may not be appropriate forum for these issues. Also, noise issue. Protect property owners in the area, predominately, residential area, one business in there, without proper mitigation of noise and parking, human nature, noise it can get out of hand. No problem with esthetics. Nothing negative about past situations, bigger isn't necessarily better. I raise these questions so that the owner can hear this and maybe re-think their design. Noise, traffic, drinking, not saying will happen, but could happen.

Public Comment Closed

Discussion:

Lopez – First reaction when saw this, this is a home run – encourage the beach corridor outdoor patio. Noise issue can be mitigated by owner and authorities – times, if there is a guitarist, like at the Tinfish, landscaping is great. Agree with staff – parking will be sufficient. Esthetically for me in favor 100 percent

Bowman – Agree with Dan. Particularly with no smoking laws in California – causes grouping with people standing under windows and such. Gives a smoker a place to go. Think that this

ITEM#4.1

is good – this is well laid out. Didn't think about additional service tables, might want to address this. Landscaping will be a good addition

Schaaf – Like the design very much – patio and new signs and landscaping. We have looked at different things outside – is there a time limit for outdoor patios?

Staff – Not that I know of – we can make it a condition

Schaaf – Since it was brought up, well, want to make sure staff looks at that

Phelps – Good design. Signage will look great on south side – sure lighting will be the same as west side. Wall would meet the ABC requirements. CUP?

Staff – No CUP – can still put conditions on project, which we will

Phelps – Any additional conditions/review after DRB?

Staff- If we feel there is a need, can guide what permitting is needed and if it needs to go to Council

Phelps – time limits...

Staff – Yes, staff will do that

Phelps – Esthetic point of few – good addition

Nakawatase – Parking right now is prohibitive. Medians filled with gravel – delivery truck – hard to park there. Don't necessarily think opening up outside tables will necessarily increase parking, but will give customers another option. There is a parking lot two blocks away, street end parking nearby. People that were already inside the bar will go outside. Parking increase, good. Noise; don't hear much coming from IB Forum. Concerns about lighting from south side – it will be up lighting so it won't shine across street. Good improvement, like it.

Motion by Schaaf to accept plans as presented

Lopez 2nd

Ayes: Nakawatase, Bowman, Lopez, Phelps, Schaaf

Noes: None

La Posta Market #2 -Staff Report:

Agency staff and applicant/building owner propose to remodel the exterior of the property located at 1268 Imperial Beach Blvd. The remodel will include painting, lighting, landscaping, signage, parking lot reconfiguration and the necessary changes that need to be made for ADA compliance. The owner/applicant also proposes to apply stone veneer to a portion of the existing wall facing Imperial Beach Blvd. The existing pole sign will be removed and replaced with a monument sign no taller than 8 feet listing the names of the businesses. The colors proposed by the owner/applicant are seen on the color char. Staff would like to propose that the accent color "Kenricia" be changed to : "Mexican Chile". Existing market has 5 other businesses – also has a new kitchen which was what the postal annex.

Questions to Staff:

Design Review Board members had difficulty in understanding exactly what was going to be done because not all sides were shown through renderings. The two story area was not shown at all in any renderings. Questions about color and signage also were brought up. What was shown in the renderings was good, but the visual of how it would be carried around to the two story portion of the building was not available. To allow for the applicant to move forward with design, the Board made the following motion:

Motion by Schaff to only approve the design of the building Lopez 2nd

Nakawatase – please withdraw motion because vague

Motion withdrawn

Motion by Schaff to approve the design of the building with the condition that we have the color and renderings of the south sides of all the buildings with the color and the signage brought back to us in addition to the landscaping.

No second

Nakawatase made motion to accept this project as presented in design elements only and that the color, landscaping and signage be brought back to us in this format. We would like to have all facades shown to us with signage superimposed upon it, all elevations exposed in color, the monument signs to be designed with the design elements of each building at it's proper height and the landscaping redesigned for palm trees and or height specific to allow visual appeal from the street level

2nd by Schaff

Discussion: None

Ayes: Nakawatase, Bowman, Lopez, Phelps, Schaaf

Noes: None

ITEM#4.1

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

Bowman – Request – when something brought back to us, have the original renderings and as well as any new items to have full renderings.

Nakawatase – agree – complete packet.

Lopez – we have ample time for the esthetics

Staff- Tower at school. Ownership has been changing throughout the years. New owner has contacted City if in good standing, let them know what the issues were and they are going to address. 5 year mark for CUP coming up in October – something is moving forward.

Nakawatase – Would like to see the school get money, but it is ugly

Schaaf – Asked about cost and design for front of City Hall – have had a number of people asked – asked for this and it was not brought back.

Nakawatase –Design guidelines – sat down with Mayor – he said he wants us to formally ask to have a formal workshop. All DRB members in agreement.

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 5:43 p.m. on, August 20, 2009.

Approved

 8/20/09

Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary

Back to Agenda