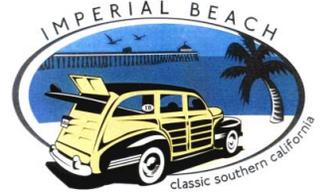




AGENDA

CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING



THURSDAY, AUGUST 20, 2015 – 4:00 P.M.

**Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

NOTICE TO THE PUBLIC

SPEAKERS ARE REQUESTED TO COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE SECRETARY. "REQUEST TO SPEAK" FORMS ARE LOCATED IN THE BACK OF THE COMMUNITY ROOM. PERSONS ADDRESSING THE COMMITTEE ARE LIMITED TO THREE (3) MINUTES.

AMERICANS WITH DISABILITIES ACT

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at DRB meetings, please contact Larissa Lopez at (619) 628-1356, as far in advance of the meeting as possible.

1.0 CALL TO ORDER

Roll call of members: Nakawatase, 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 APPROVAL OF THE JUNE 1, 2015, JUNE 30, 2015 AND JULY 16, 2015 MINUTES.

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: IMPERIAL BEACH RESORT, LLC (APPLICANT); CONSIDERATION OF THE DESIGN FOR A PERIMETER FENCE THAT WOULD REPLACE THE EXISTING CONSTRUCTION FENCE SURROUNDING THE PROPERTY LOCATED AT 1046 SEACOAST DRIVE (APN 625-380-27-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) AND SEACOAST COMMERCIAL MIXED-USE/RESIDENTIAL OVERLAY ZONES. MF 1166.

5.0 INFORMATIONAL ITEMS/REPORTS

NONE.

6.0 ADJOURNMENT

/s/
LARISSA RICHARDS
ADMINISTRATIVE ASSISTANT

DRAFT

SPECIAL MEETING

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD**

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

MONDAY, JUNE 01, 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 Special meeting to order at 3:08 P.M.

ROLL CALL

BOARDMEMBERS PRESENT: Bowman, Schaaf, Nakawatase

BOARDMEMBERS ABSENT: Lopez

STAFF PRESENT: Assistant City Manager Wade, Senior Planner Foltz, Recording Secretary Richards

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION BY SCHAAF, SECOND BY NAKAWATASE, TO APPROVE THE MINUTES FOR THE APRIL 16, 2015 DESIGN REVIEW BOARD MEETING.

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

ASSISTANT CITY MANAGER WADE introduced the South Seacoast Comfort Station project and stated the first phase of the project is a feasibility study to look at potential for locating a comfort station on South Seacoast Drive.

KIMBERLY WENDER, Psomas Project Engineer, gave a PowerPoint presentation on the study of the feasibility of the restrooms in different locations of the city. Ms. Wender discussed the three most viable locations, which are Beach Avenue, Descanso Avenue and Encanto Avenue which were based on parking, residential impact and safety and proximity to the other restrooms.

LARRY SILLMAN, Principal with Sillman Wright Architects, gave brief remarks and introduced Joe Lucido, Designer with Sillman Wright Architects.

JOE LUCIDO, Designer with Sillman Wright Architects, gave a PowerPoint presentation on the three different design possibilities and how they would look in each of the proposed feasible locations. The three different designs being considered are Utilitarian, Intermediate and Architectural. Mr. Lucido discussed the different features of each restroom design, materials and how they used the surrounding elements in order to create each design.

ASSISTANT CITY MANAGER WADE stated that the facility still has to be discussed with the residents. Mr. Wade discussed how staff took into consideration that there were a few design elements that the community would benefit from as well as safety and impact on residents. Wade stated that the comments from the Design Review Board would be very helpful to the Port and staff.

CHAIRPERSON NAKAWATASE stated that Encanto Avenue is the only location where you will not lose parking which is very scarce during summertime.

BOARD MEMBER BOWMAN stated that she agrees that Encanto Avenue is the only location that will not lose parking or a view.

CHAIRPERSON NAKAWATASE stated that the main concern with a restroom would be the cost of maintenance and asked if there is a way to reduce costs in the interior of the bathroom.

VICE CHAIRPERSON SCHAAF also stated that Encanto Avenue has the least impact on parking which would be beneficial to the area because parking is a premium.

ASSISTANT CITY MANAGER WADE commented on the residential trash enclosure on Encanto Avenue located to the north that intrudes into the right of way. He stated that staff would have to do research to find out if there is an encroachment permit for it.

BOARD MEMBER BOWMAN noted that some of the renderings will have traffic issues because some residents exit their driveways near the proposed location, however, Encanto would not impact driveways.

ASSISTANT CITY MANAGER WADE stated that the comments of the Board satisfy the comments needed and they can move forward to the council.

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.

JEFF KATZ, President of Jeff Katz Architecture, gave a PowerPoint presentation on the design of the new library and how it would impact the area around it. He also stated that 16 parking spaces would be added.

VICE CHAIRPERSON SCHAAF inquired about the wood color outside and the glass on top.

MR. KATZ stated that the wood color is a metal acoustic deck material that would be painted and the glass has a gray tint so that during the day the interior would be darker. The reason for the tinting on the glass is to reduce the glare during the day.

VICE CHAIRPERSON SCHAAF stated that the dark glass will make you lose the open feeling of the room.

CHAIRPERSON NAKAWATASE stated that on the South and North Elevations there can be very light tint because it would be low impact. However, she cautioned that on the East and West Elevations as the tint decreases, your cooling element becomes more costly because it will get hot much faster.

MR. KATZ presented the different materials being proposed for the project. He stated that they chose the dark color for the wave roof to represent a wave breaking from the back view.

VICE CHAIRPERSON SCHAAF stated that darker colors do not fit in with our community.

CHAIR NAKAWATASE CLOSED THE DISCUSSION TO THE PUBLIC AT 4:04 P.M.

CHAIRPERSON NAKAWATASE stated that the roof is supposed to be representative of a breaking wave and the dark color presented does not convey that image.

BOARD MEMBERS agreed that they are all in favor of the materials being presented for the project with the exception of the tint on the glass and the color of the material for the roof.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE THE DESIGN AS PRESENTED FOR THE NEW LIBRARY WITH THE CONDITION THAT ALTERNATIVE COLORS FOR BOTH THE WINDOWS AND THE ROOF BE BROUGHT BACK TO THE DRB AT A LATER TIME WITH LIGHTER A COLOR.

MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.0 INFORMATIONAL ITEMS/REPORTS

SENIOR PLANNER FOLTZ stated that staff is aware of the Board's request to update the guidelines and staff continues to work on it.

CHAIRPERSON NAKAWATASE requested an update on the 9th and Palm corridor.

SENIOR PLANNER FOLTZ stated that the project is still being reviewed by engineers and they are still working on a grading plan.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 4:12 P.M.

Approved:

Shirley Nakawatase, DRB Chairperson

Attest:

Larissa Richards, Recording Secretary

DRAFT

SPECIAL MEETING

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD**

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

TUESDAY, JUNE 30, 2015

2:00 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 Special meeting to order at 2:05 P.M.

ROLL CALL

BOARDMEMBERS PRESENT: Bowman, Lopez, Nakawatase

BOARDMEMBERS ABSENT: Schaaf

STAFF PRESENT: Senior Planner Foltz, Recording Secretary Richards

2.0 PUBLIC COMMENTS

BOB MILLER, Co-Chair of the Seacoasters, spoke in support of the Lighthouse Point project.

PATRICIA DEHARD spoke in support of the Lighthouse Point project.

ANGI MARCUS spoke in support of the Lighthouse Point project.

JUDYTH SMITH spoke in support of the Lighthouse Point project.

RICHARD EMILSON spoke in opposition to the Lighthouse Point project. He was concerned many residents would lose their views and the new project would create a greater lack of parking.

TERRI JOHNSON spoke in opposition to the Lighthouse Point project..

DAREN JOHNSON spoke in opposition to the Lighthouse Point project.

RICHARD PILGRIM spoke in support of the Lighthouse Point project, stating that it will be an economic engine for the city.

SORAYA PIZZEY spoke in support of the Lighthouse Point project.

SUSAN KEGEL spoke in support of the Lighthouse Point project.

3.0 CONSENT CALENDAR

3.1 APPROVAL OF THE MINUTES FOR THE JUNE 1, 2015 DRB MEETING.

CHAIRPERSON NAKAWATASE RECOMMENDED THAT THE JUNE 1, 2015, MINUTES BE BROUGHT BACK FOR CONSIDERATION AT A FUTURE DRB MEETING.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: KEGEL (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC 140025) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the Lighthouse Point project. He noted that the project is being reconsidered because some occupants in the area were not notified for the City Council public hearing for the Lighthouse Point project.

BOARD MEMBER BOWMAN inquired about emergency vehicle access.

SENIOR PLANNER FOLTZ stated that staff met with both the Fire Department and the Sherriff's Department. It was determined that the project height and width will not present an obstruction or prevent emergency vehicle access.

Chairperson Nakawatase opened up comments for the public at 2:41 P.M.

No public comments were given at this time.

MOTION BY NAKAWATASE, SECOND BY BOWMAN, TO APPROVE THE DESIGN AS PRESENTED.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LOPEZ, BOWMAN, NAKAWATASE

NOES: NONE

ABSENT: SCHAAF

ABSTAIN: NONE

Chairperson Nakawatase encouraged Imperial Beach residents interested in design elements of the City to apply for the vacant Design Review Board position. She also suggested that interested parties join the soon to be formed Imperial Beach Task Force to specifically look at what the Design Review Board should be focusing on.

4.2 REPORT: ERIC WILSON (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC 150008) FOR THE DEMOLITION OF ONE EXISTING BUILDING AND CONSTRUCTION OF EIGHT NEW RESIDENTIAL CONDOMINIUM UNITS AT 808 13TH STREET (APN 626-342-15-00). MF 1178.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the proposal of eight new residential units. Staff is recommending that lighting be used for aesthetics throughout the project and trees be placed along the street. Staff also recommended that on the North Elevation the wall be pushed back a few feet to allow for landscaping between the street and the project.

Chairperson Nakawatase called for a recess from 2:48 P.M. to 2:52 P.M.

BOARD MEMBER BOWMAN stated that the project lacks new modern architectural features and the color scheme is very dull.

BOARD MEMBER LOPEZ stated the project is lacking a “wow factor” and a new color scheme would help the project stand out.

CHAIRPERSON NAKAWATASE agreed with the statements given by Board Members Bowman and Lopez.

BOARD MEMBER BOWMAN inquired about the necessity of the fence around the project stating that removing the fence may give the project a more open and inviting feel. She also stated that deeper colors would help bring out the variations in the pop outs of the building.

CHAIRPERSON NAKAWATASE stated that she is in support of the fence and agrees with Board Member Bowman that deeper colors for the pop outs would be beneficial to give more depth to the buildings.

APPLICANT ERIC WILSON presented color options and reviewed the possible materials that would be used for the project. He stated that he was open to the Board Members suggestions and he would work with their recommendations.

MOTION BY NAKAWATASE SECOND BY LOPEZ, TO HAVE THE APPLICANT REDESIGN THE PROJECT AND COME BACK WITH MORE VERTICAL INTEREST, AN EXTENSION OF THE PORCH, AND MORE COMPLIMENTARY COLORS ON THE SECOND FLOOR POP OUTS

MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.0 INFORMATIONAL ITEMS/REPORTS

BOARD MEMBER BOWMAN inquired as to whether or not the work that is currently being done at 995 Palm Avenue is for the approved design.

SENIOR PLANNER FOLTZ confirmed that it is and that it had just taken time to begin the work.

CHAIRPERSON NAKAWATASE stated that City Council is being asked to create a task force within the next 60 days. The task force will look at code specific items and will let code compliance know what they should be focusing on.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 3:20 p.m.

Approved:

Shirley Nakawatase, DRB Chairperson

Attest:

Larissa Richards, Recording Secretary

DRAFT

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD**

**JULY 16, 2015
SPECIAL MEETING 4:00 P.M.**

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

1.0 CALL TO ORDER

Chairperson Nakawatase called the Special meeting to order at 4:50 P.M.

ROLL CALL

Board members Present: Lopez, Schaaf, Nakawatase
Board members Absent: Bowman
Staff Present: Senior Planner Foltz, Recording Secretary Richards

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION TO APPROVE THE JUNE 1, 2015 AND JUNE 30, 2015 MINUTES.

There was consensus of the Board to have the minutes considered at the next meeting.
Chair Nakawatase offered corrections to the June 30, 2015 Minutes.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

**4.1 CONSIDER WINDOW AND ROOF MATERIALS FOR THE LIBRARY PROJECT
LOCATED AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067.**

Senior Planner Foltz presented the new materials to be used for the roof and the window tint for the Library Project.

**MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO ACCEPT STAFF'S
RECOMMENDATIONS OF THE PROPOSED WINDOW AND ROOF MATERIALS FOR
THE LIBRARY PROJECT LOCATED AT 810 IMPERIAL BEACH BOULEVARD.**

MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 ADJOURNMENT

Chairperson Nakawatase adjourned the meeting at 4:55 p.m.

Approved:

Shirley Nakawatase, DRB
Chairperson

Attest:

Larissa Richards, Recording Secretary

DRAFT



AGENDA ITEM NO. 4.1

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD
FROM: TYLER FOLTZ, SENIOR PLANNER *TF*
MEETING DATE: AUGUST 20, 2015
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: REPORT: IMPERIAL BEACH RESORT, LLC (APPLICANT); CONSIDERATION OF THE DESIGN FOR A PERIMETER FENCE THAT WOULD REPLACE THE EXISTING CONSTRUCTION FENCE SURROUNDING THE PROPERTY LOCATED AT 1046 SEACOAST DRIVE (APN 625-380-27-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) AND SEACOAST COMMERCIAL MIXED-USE/RESIDENTIAL OVERLAY ZONES. MF 1166.

EXECUTIVE SUMMARY:

Staff is requesting that the Design Review Board consider design options for perimeter fencing that would surround the property located at 1046 Seacoast Drive (APN 625-380-27-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) and the Seacoast Commercial Mixed-Use/Residential Overlay Zones. The owner of the property recently demolished 29 residential units (5 buildings) and has initiated the process to obtain entitlements for a new hotel. While the entitlements are being processed, the construction fence that currently surrounds the site would be replaced with a more aesthetically pleasing fence. The options for the fence should be considered by the Design Review Board so that the Board can provide a recommendation to the City Council.

BACKGROUND:

An application for a Regular Coastal Permit (CP 140044) to demolish 29 existing residential dwelling units and other existing improvements at 1046 Seacoast Drive (APN 625-380-27-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) and the Seacoast Commercial Mixed-Use/Residential Overlay Zones was approved on January 21, 2015. Following approval of the Regular



Coastal Permit, a chain link fence perimeter fence was placed around the property with visqueen sheeting during demolition. The demolition is now complete and the applicant is

proposing to erect a more aesthetically pleasing fence at the perimeter of the property while entitlements are processed for a proposed hotel.

ANALYSIS:

The applicant has provided three options for the perimeter fencing, which include vinyl coated chain link, wrought iron, or chain link with opaque fabric screening (Attachments 1 and 2). Each fence would measure six feet in height.



The first option of a vinyl coated chain link fence would be durable, resistant to vandalism, and would provide the least view restrictions. The second option of a wrought iron fence would be durable, resistant to vandalism, provide open views, and may be considered a more aesthetically pleasing design than chain link. However, the wrought iron may offer some minor view restrictions when compared to a chain link fence. The third option of a chain link fence with fabric screening would conceal the site and any pattern can be chosen for the exterior fabric. However, the fabric would obstruct the views that the site currently provides, albeit until a building is approved to locate on the property.

An additional option that should be considered is whether exterior art should be placed on the perimeter fences (Attachment 3). The art could



locate on the exterior of the fence and provide visual interest. However, the art may provide minor view obstructions and it has not yet been identified who would select and maintain the art pieces.

City staff would recommend a fence option that does not fully obstruct open views and can accommodate art, which the public should benefit from while the hotel is processing entitlements. It should be noted that the issues of maintenance and safety were considered. Maintenance is a concern in the ocean environment, but the fences would be treated with materials that should minimize the need of repair. In addition, the fences would only remain on the site until a building is approved to locate on the property. Safety is not a significant concern because the site provides on-site security, which should reduce vandalism. However, fencing with open views may provide increased awareness and visibility for passersby.

General Plan Consistency:

C/MU-2 (Seacoast Commercial and Mixed-use) Zone: The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. A hotel use is proposed to locate on the property, which would be consistent with the purpose and intent of the C/MU-2 Zone. However, the project being considered in this staff report only relates to a perimeter fence that would surround the site while a hotel is being processed for entitlements. As such, only standards for fencing would be considered. Though temporary and/or construction fencing is not specifically regulated in the Municipal Code, the proposed fencing options would be consistent with Imperial Beach fencing standards.

FENCE STANDARDS	PROVIDED/PROPOSED
<p>Fences height limits are as follows (Section 19.46.020):</p> <p>A. Any fence not exceeding four feet in height may be located on any part of a lot.</p> <p>B. Any fence not exceeding six feet in height may be located on any part of a lot except the front yard of all lots or the street side yard on a reversed corner lot. (Ord. 94-884; Ord. 601 § 1, 1983)</p>	<p>A. Section B would apply because the proposed fence would measure six feet in height.</p> <p>B. The Municipal Code does not provide a front yard setback for properties fronting Seacoast Drive. Instead, the Municipal Code states that buildings shall be set on the front property line for properties fronting Seacoast Drive (IBMC Section 19.27.040). Therefore, a six foot fence may be allowed throughout the property.</p> <p>The property is not a reversed corner lot as defined by IBMC Section 19.04.520.</p>

<p>Prohibited fences are as follows (Section 19.46.030):</p> <p>A. Sharp, pointed, barbed or electrically charged fences are prohibited.</p> <p>B. Fences (including retaining walls) shall be constructed of new or suitable used material, shall conform with the methods of construction pursuant to the requirements of the Uniform Building Code as adopted by reference and modified by Chapter 15.04 of this code, and shall be maintained in a state of good repair. Any dilapidated, dangerous or unsightly fence or retaining wall shall be repaired or removed. Temporary materials shall not be permitted as a fencing material.</p> <p>C. Fences and walls are prohibited in the street or alley right-of-way, except as may be permitted by encroachment agreement.</p> <p>D. Solid, sight-obstructing fences and landscaping over two and one-half feet in height shall not be located in a twenty-five-foot corner clear zone at the intersection of two streets or in a ten-foot corner clear zone at the intersection of a street and an alley. Open nonsight obstructing fencing may be permitted in the corner clear zones to a height of four feet, subject to the approval of the community development department. (Ord. 98-933 § 1(5); Ord. 98-931 § 8; Ord. 94-884)</p>	<p>A. No sharp, pointed, barbed or electrically charged fences are proposed.</p> <p>B. The fence would be comprised of suitable materials and would be maintained in good repair.</p> <p>C. The fence would locate on private property, and any portion extending into the public right-of-way would require an encroachment permit from the City of Imperial Beach.</p> <p>D. The fence would be required to comply with corner clear zone standards.</p>
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Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
South	R-1500 (High Density Residential)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial
West	PF (Public Facility)	Beach

ENVIRONMENTAL IMPACT:

Not a project pursuant to the California Environmental Quality Act (CEQA).

COASTAL JURISDICTION:

The project is located in the Coastal Zone and the City will need to consider evaluating the project with respect to conformity with coastal permit findings.

FISCAL ANALYSIS:

The Applicant has deposited \$10,000.00 to fund processing of the application.

DEPARTMENT RECOMMENDATION:

1. Receive report;
2. Consider public comment and the fence options; and
3. Provide recommendations to the City Council.

Attachments:

1. Fence Options
2. Visual Concept of Opaque Fabric Fence
3. Visual Concept of Fence Art

c: file MF 1166

Security Fence Options



Chain link with simulated ivy fabric screen
Fully screened site. Potential for wind damage and graffiti.



Open wrought iron
Open view. Durable. Vandal resistant. Minor view restriction.



Chain link with simulated ivy fabric screen
Fully screened site. Potential for wind damage and graffiti.



Colored vinyl coated chain link
Durable, Vandal Resistant. Less view restriction.



