



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093

NOTICE OF DESIGN REVIEW BOARD PUBLIC MEETING City Of Imperial Beach MF 1166 IB Resort

This is a courtesy notice that the **DESIGN REVIEW BOARD** of the **CITY OF IMPERIAL BEACH** will hold a **public meeting** on **October 20, 2016**, at **4:00 p.m.** in the Council Chambers, 825 Imperial Beach Blvd., Imperial Beach, CA to consider the following item:

Project Description: An application (Master File 1166) filed with the City on April 4, 2016 for a Lot Consolidation (BA 150034), Coastal Development Permit (CP 150035), Design Review Case (DRC 150036), Environmental Initial Assessment (EIA 150037), and Site Plan Review (SPR 150038) proposing to demolish an existing duplex and construct a new hotel (H-1 Type) consisting of 100 rooms, restaurant, view bar, patio dining, pool, meeting rooms, rooftop garden, new seawall, and landscaping at 1060 (previously 1046) Seacoast Drive (APN 625-380-27-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) and Seacoast Mixed-Use/Residential Overlay Zone. **This hearing is only for design review and discussion. A separate notice will be sent when the project is formally scheduled for a City Council public hearing. The Design Review Board will not take any final action on the project and will solely make recommendations to the applicant, staff, and City Council. The public is invited to comment on the proposed design.**

In addition, the project is tentatively scheduled to be reviewed by the **TIDELANDS ADVISORY COMMITTEE** on **November 14, 2016 at 3:00 p.m.** in the Council Chambers, 825 Imperial Beach Blvd., Imperial Beach, CA.

You can check the status of both the October 20 Design Review Board meeting and the November 14 Tidelands Advisory Committee meeting by going to the City's website (www.imperialbeachca.gov), clicking on the Government tab, City Boards & Committees, and then Design Review Board or Tidelands Advisory Committee. You can also call or e-mail me at the contact information found toward the bottom of this notice.

Applicant: Gerald J Gagnepain, Lamb Architects, 7114 E. Stetson Drive, Suite 350, Scottsdale, Arizona 85251

Environmental Determination: The Applicant for this project is in the process of preparing environmental studies to support a Mitigated Negative Declaration that would address any potential environmental impacts for the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration will need to be circulated through the State Clearinghouse for a 30 day public review prior to scheduling the project for a formal City Council hearing.

Coastal Development Permit: This project is located in the coastal zone as defined by the California Coastal Act of 1976. At a future meeting the City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. The project is located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, would be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

Persons interested may appear before the Design Review Board and Tidelands Advisory Committee at the above dates, place and times.

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 the meeting, please contact the City Clerk's Office at (619) 423-8301 as far in advance of the meeting as possible.

For questions concerning the above project, please contact Tyler Foltz, City Planner, at (619) 628-2381, or tfoltz@imperialbeachca.gov.

COMMUNITY DEVELOPMENT DEPARTMENT

Signature on File



Tyler Foltz
City Planner
Community Development Department

- c: File MF 1166
- Jacque Hald, City Clerk
- Property owners within 300 feet and occupants within 100 feet