



# A G E N D A

## CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD SPECIAL MEETING



**THURSDAY, SEPTEMBER 11, 2014– 4:00 P.M.**

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

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### 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.**

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### 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, Phelps

#### **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.*

**NONE.**

#### **4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

- 4.1 REPORT: SADBERRY-PALM, LLC (APPLICANT); REVIEW FAÇADE REVISIONS FOR COMMERCIAL CENTER AT THE BREAKWATER DEVELOPMENT LOCATED ON THE SOUTHERN PORTION OF PALM AVENUE BETWEEN 7<sup>TH</sup> AND 9<sup>TH</sup> STREETS (ALSO KNOWN AS 9<sup>TH</sup> & PALM). MF1062.**

#### **5.0 INFORMATIONAL ITEMS/REPORTS**

#### **6.0 ADJOURNMENT**

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/s/  
Larissa Lopez,  
Administrative Assistant (temp)

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.



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** DESIGN REVIEW BOARD

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT

**MEETING DATE:** SEPTEMBER 11, 2014

**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR  
JIM NAKAGAWA, AICP, CITY PLANNER  
TF TYLER FOLTZ, SENIOR PLANNER

**SUBJECT:** REPORT: SADBERRY-PALM, LLC (APPLICANT); REVIEW FAÇADE REVISIONS FOR COMMERCIAL CENTER AT THE BREAKWATER DEVELOPMENT LOCATED ON THE SOUTHERN PORTION OF PALM AVENUE BETWEEN 7<sup>TH</sup> AND 9<sup>TH</sup> STREETS (ALSO KNOWN AS 9<sup>TH</sup> & PALM). MF 1062.

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**BACKGROUND:**

An application (MF 1062) for an Administrative Coastal Permit (ACP 110024), Design Review Case (DRC 110025), Site Plan Review (SPR 110026), Tentative Map (TM 110027), and Mitigated Negative Declaration (EIA 110028 and SCH #2011111018) was approved on December 14, 2011 for the redevelopment of a new commercial/retail center (Breakwater) that would locate



on a 4.75-acre project site on the south side of State Route 75/Palm Avenue between 9th & 7th Streets (APNs 626-250-03-00, 626-250-04-00, 626-250-05-00, and 626-250-06-00). The project includes the construction of seven new commercial buildings with approximately 45,000 square feet of commercial space composed of a market, retail shops, and a financial institution. The project also includes an outdoor plaza, approximately 228 surface parking spaces, on-site and off-site improvements, landscaping, signage, lighting, and utilities. Ingress and egress to and from the site would be provided via two driveways on Highway 75/Palm Avenue, one driveway on 9<sup>th</sup> Street, and a separate entry off of the alley south of the project site.

**ANALYSIS:**

At the Design Review Board meeting of November 17, 2011, the Board recommended approval of the project with a vote of 5-0 with the following recommendations (see Attachment 1 to reference 2011 plans):

1. Soften the elevation of the northeast corner of Building A, address public space usage and architectural statement and examine pedestrian access at this location.
2. Pedestrian crosswalk between Buildings D & G should be moved south so that the sidewalk/pathway follows continuous/straight path.
3. Look at alternative pedestrian pathway at southeast entrance, formerly alley access.
4. Soften west vehicular entrance.

Additionally, the DRB requested that staff provide an update to the Design Review Board if significant alterations for the project were proposed.

The Developer revised the plans to address items 2 and 4 from the above-listed recommendations prior to review by the City Council in 2011, and would come back to the Design Review Board and City Council at a later date with revised facades.

The revised façades incorporate a more modern design approach (see Attachment 2 for new design; note that Buildings F and G are not shown on the revised drawings and will be reviewed by the City during Phase 2 of the project development). Building "A" at the northeast corner of the property now provides pedestrian access from Palm Avenue, tall glass windows, murals on the north and east facades, elevated rooflines, and variations in building materials. It is staff's opinion that the new design provides a more unique and distinctive architectural statement and focal point at the corner of 9<sup>th</sup> Street and Palm Avenue and the newly proposed materials are more timeless and of a higher quality. Additionally, all buildings, especially those fronting public rights-of-way and pedestrian pathways, incorporate urban design elements that promote and enhance the pedestrian experience, such as transparent windows, awnings, trellises, and other architectural details.

The project is also proposing a 49'-6" clock tower that the applicant believes is an important design feature for the project. The angled roof line of the proposed clock tower, which is designed to invoke a distinctive lifeguard tower element, would be consistent with the proposed freestanding signs and provide a cohesive and consistent design element for the project. The height limit in the C/MU-1 Zone is 40 feet, though the Municipal Code does provide exceptions to the building height restrictions for utility towers and similar structures (IBMC 19.40.020). Given that the clock tower would likely be a suitable location for a stealth wireless provider, it is being proposed for such use at a future date with the increased height providing better opportunity for the wireless antenna transmittal. The height of the antenna is critical to the facilities performance because the signal must be elevated above ground level at a height that provides a clear line-of-sight to clear any topographical barriers and existing natural and building environment. Wireless providers often have to install freestanding facilities within Imperial Beach because existing buildings do not provide enough height to obtain the optimal coverage. Planning for a location that can provide architectural interest, a functional utility to the public (clock), and also serve as a wireless facility may be viewed as a community benefit. Any wireless facility proposing to locate within this structure would require separate review and approval.

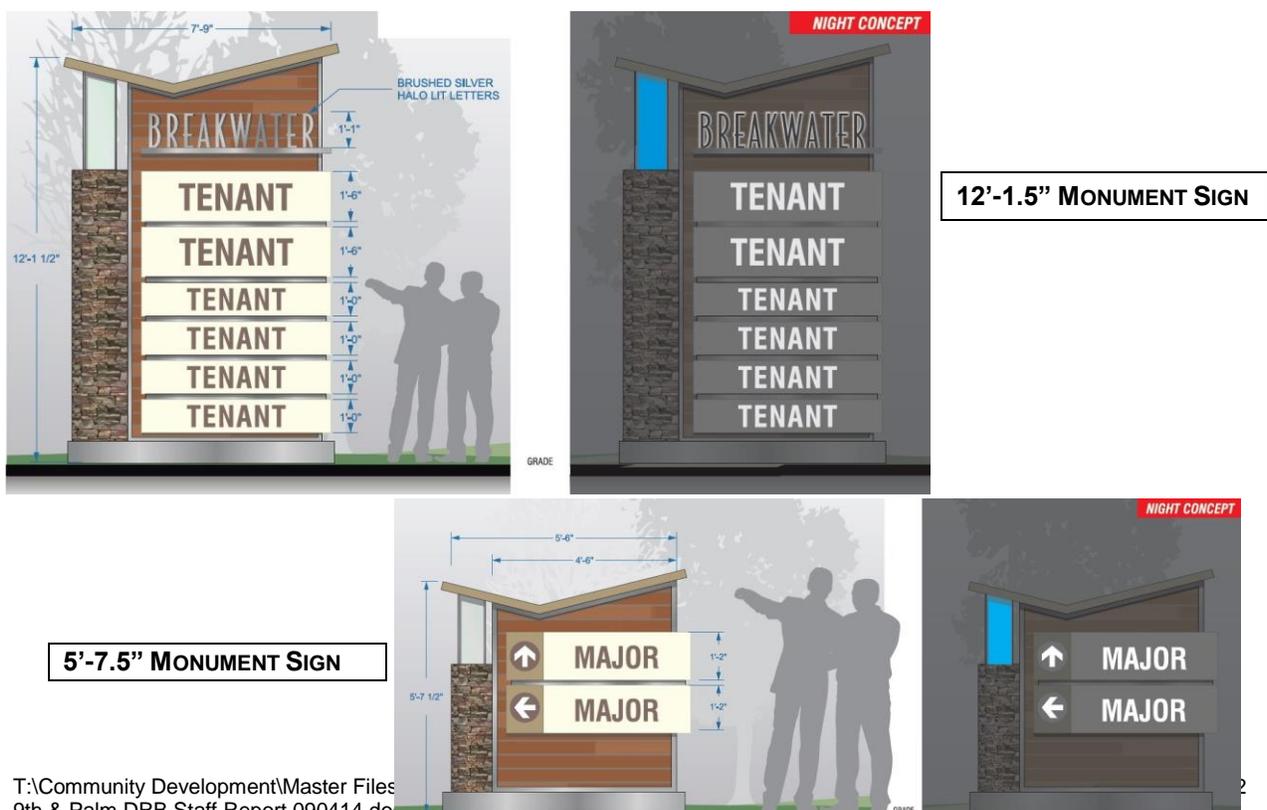


**Signage**

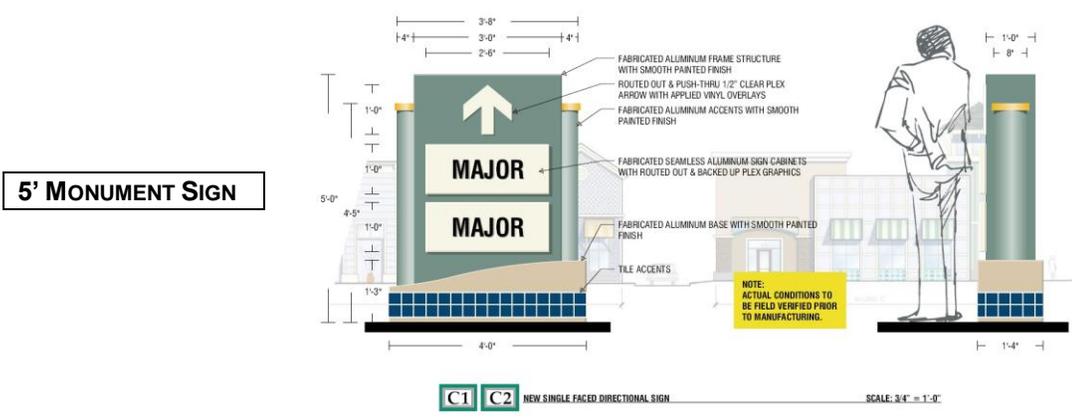
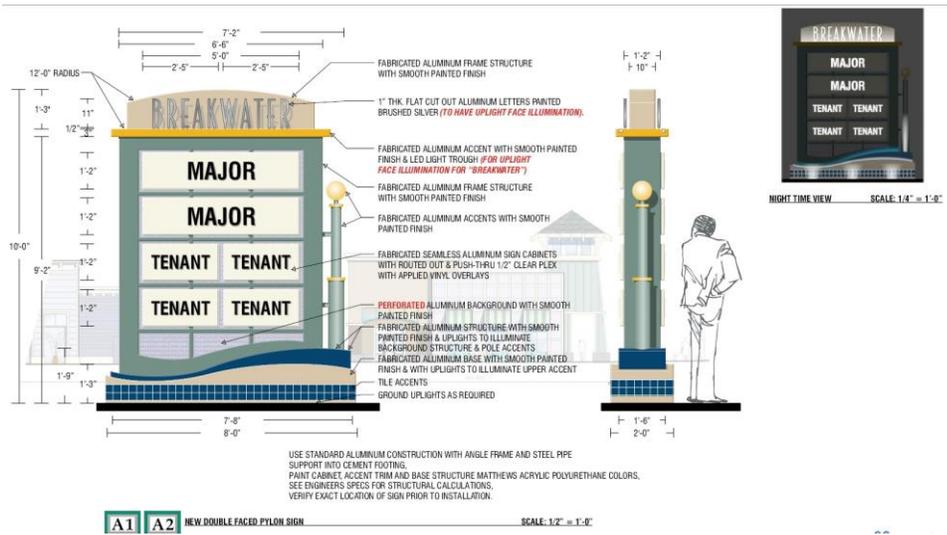
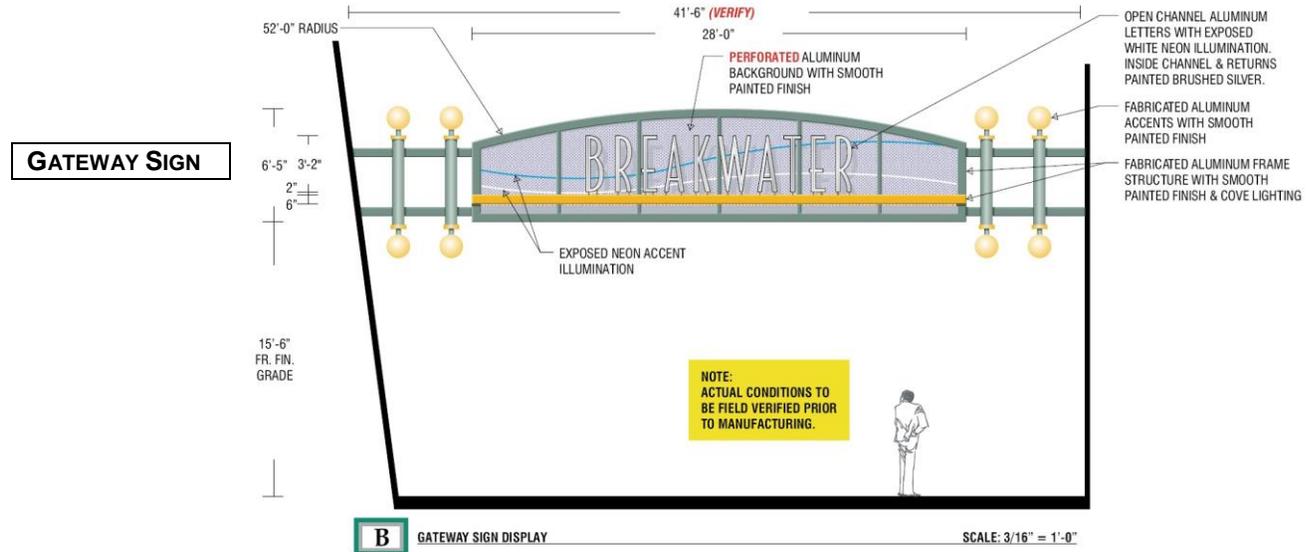
The applicant received approval for a Comprehensive Sign Program for the commercial center, allowing for a 25% increase in the maximum total sign area and increased height of ten feet for two monument signs, as opposed to the typical eight foot height limit. The intent of the Comprehensive Signage Program is to improve the overall aesthetic of a commercial center while providing sufficient signage and would require separate design and zoning review by staff on a case-by-case basis for tenant signage. However, design modifications for the freestanding monument signs should be considered.

As previously noted, two monument signs received an increased height from eight feet to ten feet to reduce the amount of freestanding signs that would locate on the site. The Municipal Code allows for one monument sign per lot frontage, which could have allowed for up to seven eight-foot-tall freestanding signs. The City approved a 25% increase in signage height for the two monument signs since it was determined that increasing the height of the two monument signs would provide a greater aesthetic appeal than a proliferation of freestanding signs. The project is now proposing to increase the height of the two taller monument signs from ten feet to 12'-1.5". The increased height of the signs are due to the distinctive "lifeguard tower" angled architectural element at the top of the sign that matches the roof line of the proposed clock tower. The increased height would not increase the amount of signage area beyond what was originally approved, and is considered by the applicant to be an integral design component for the project. It should also be noted that the "Breakwater" gateway display that would have spanned above the open courtyard is no longer proposed (see below "Previous Design" and Attachment 3). The display was approved as an architectural feature to the project, which may now be expressed through the angled features of the new monument signs. It is staff's opinion that the increased height of two monument signs would be preferable to constructing additional monument signs throughout the site.

**New Design**



**Previous Design**



**General Plan Consistency:**

The development was subject to C-1 (General Commercial) zoning requirements at the time of approval (the property has recently been rezoned to C/MU-1, General Commercial & Mixed-Use, though the original approvals still apply). The intent of the commercial zone is to provide areas for business to meet the local demand for commercial goods and services. It is also intended that the dominant type of commercial activity in the commercial zone be community and neighborhood serving retail and office uses. The proposed project will provide seven commercial buildings that will meet the intent of the land use designation.

**ENVIRONMENTAL IMPACT:**

The project complies with the requirements of the California Environmental Quality (CEQA). A Mitigated Negative Declaration (MND) was prepared, routed for public review, and submitted to the State Clearinghouse (SCH #2011111018) for agency review in 2011. The MND identified mitigation measures that would avoid or reduce all potentially significant environmental effects to below a level of significance. The Final MND and Mitigation Monitoring and Reporting Program (MMRP) were adopted by the City Council on December 14, 2011.

**COASTAL JURISDICTION:**

This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council held a public hearing on December 14, 2011 which served as the required coastal permit hearing and the approved the coastal development for project. The project is not 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, the decision was not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

**FISCAL ANALYSIS:**

The applicant has deposited approximately \$11,500.00 in Project Account Number 110024 to fund the processing of this application.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the Design Review Board:

1. Receive report;
2. Consider the design of the project;
3. Recommend approval of the design modifications for the project to the City Council with recommendations provided by the Design Review Board.

**Attachments:**

1. 2011 Plans – Previously approved
2. 2014 Plans – Currently proposed
3. 2011 Signage Plans – Previously approved
4. 2014 Signage Plans – Currently proposed
5. Colors and Materials Board

c: file MF 1062

# BREAKWATER IMPERIAL BEACH, CALIFORNIA



## PROJECT NARRATIVE:

THE PROJECT INCLUDES COMMERCIAL RETAIL, SHOPS, FINANCIAL RETAIL, SURFACE PARKING, HARDSCAPE AND LANDSCAPE AREAS.

## ASSESSOR PARCEL NUMBERS:

FROM WEST TO EAST:  
626-250-02-00, 626-250-04-00, 626-250-05-00, 626-250-06-00

## CONSTRUCTION TYPE / OCCUPANCY:

BUILDING 'A' MARKET (M OCCUPANCY):	TYPE V
BUILDING 'B,C,D,E' SHOPS (M OCCUPANCY):	TYPE V
BUILDING FINANCIAL RETAIL (M OCCUPANCY):	TYPE V
BUILDING 'F' RETAIL (M OCCUPANCY)	TYPE V

## ZONING:

C-1 GENERAL COMMERCIAL ZONE

## FLOOR AREA RATIO:

SITE AREA:	4.75 ACRES
ACHIEVED FAR:	0.22
PROPOSED MAX HEIGHT:	39 FT
ALLOWED MAXIMUM HEIGHT:	40 FT

## PROPOSED USES:

COMMERCIAL (RETAIL, SHOPS, FINANCIAL RETAIL, MARKET)

## SETBACKS:

NO FRONT, SIDE OR REAR YARD SETBACKS REQUIRED

## SHEET INDEX

C-S	COVER SHEET
C-1	CIVIL COVER
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	EASEMENT AND ENCUMBRANCE PLAN
C-4	SR 75 ALIGNMENT AND GRADE EXHIBIT
L-1	LANDSCAPE PLAN
A-1	SITE PLAN
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A-3	FLOOR PLANS - BUILDINGS C, D, AND E
A-4	FLOOR PLANS - BUILDING F AND BANK
A-5	EXTERIOR ELEVATIONS
A-6	SECTIONS

## DIRECTORY

### APPLICANT:

SADBERRY DEVELOPMENT  
5465 MOREHOUSE DRIVE, SUITE 260  
SAN DIEGO, CA 92121  
(858) 546-3000 T  
(858) 546-3009 F  
ESTEAN LENYOUN,

### ARCHITECT:

ANDREW HULL STEVENSON ARCHITECTS  
5465 MOREHOUSE DRIVE, SUITE 260  
SAN DIEGO, CA 92121  
(858) 220-7224 T  
(858) 546-3009 F  
ANDREW STEVENSON

### LANDSCAPE ARCHITECT:

NOWELL & ASSOCIATES  
2605 STATE STREET, SUITE B  
SAN DIEGO, CA 92103  
(619) 325-1990 T  
(619) 325-1997 F  
BRAD LENAHAN

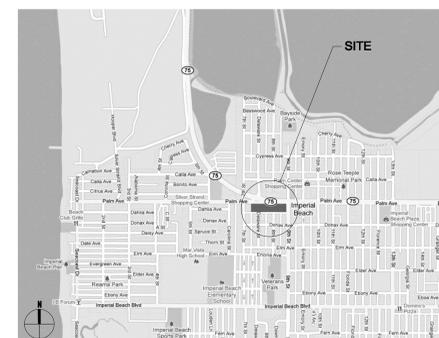
### CIVIL ENGINEER:

PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CA 92101  
(619) 235-6471 T  
(619) 234-0349 F  
MARINA WURST

### CONSULTING ARCHITECT:

ALBERTI + ALBERTI ARCHITECTURE  
2033 SAN ELIJO AVENUE, SUITE 113  
CARDIFF BY THE SEA, CA 92007  
(760) 846-3916 T  
(760) 846-3916 F  
MARCELO ALBERTI

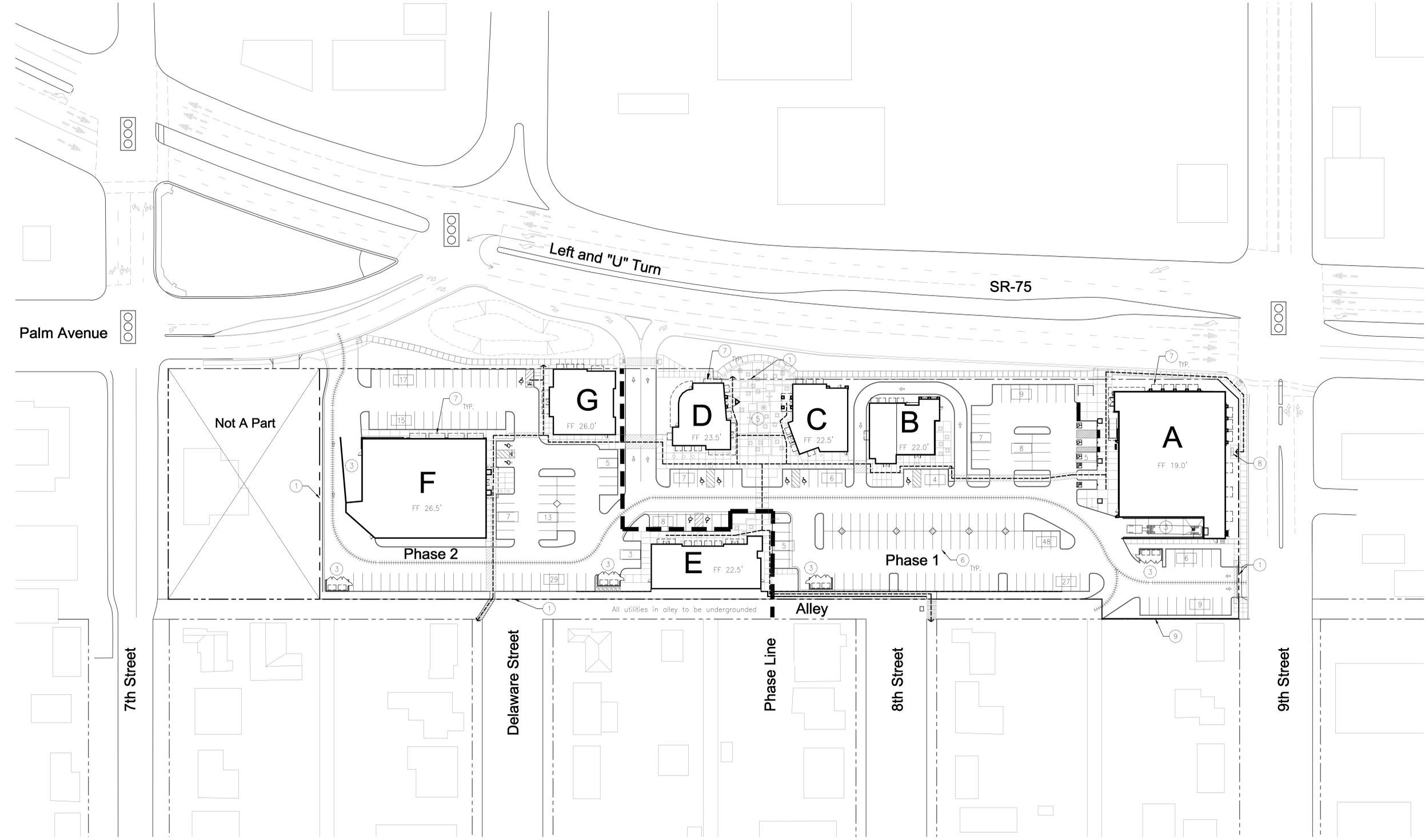
## VICINITY MAP



Cover Sheet

DECEMBER 5, 2011 C-S





LEGEND	
	EXISTING PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE PARKING STALL
	PAINTED DIRECTIONAL TRAFFIC MARKINGS
	FIRE LANE

KEYNOTES	
1.	EXISTING PROPERTY LINE
2.	NOT USED
3.	REFUSE & RECYCLING
4.	LOADING & UNLOADING AREA
5.	PLAZA
6.	PARKING STRIPING
7.	CANOPY OR AWNING ABOVE
8.	BUS STOP TO MEET CITY REQUIREMENTS
9.	CMU WALL, 4' HIGH FOR 1ST 20' FROM PROPERTY LINE, THEN 6' HIGH

NOTES	
1.	THE PROJECT WILL EXCEED THE PARKING RATIO OF 1/250 SF OF NET FLOOR AREA, PLUS ONE SPACE PER 2 EMPLOYEES.
2.	SIDEWALKS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

**Project Summary**

Site Area	4.75 acres
Building Area	46,200 sf
Parking	238 Stalls (5.1/1,000 sf)

**Building Summary**

A) Market	14,800 sf
B) Shops	3,900 sf
C) Shops	3,500 sf
D) Shops	3,000 sf
E) Shops	4,700 sf
F) Retail	12,300 sf
G) Retail / Financial	4,000 sf

**LIGHTING DESCRIPTION:**  
 LIGHTING THROUGHOUT THE BREAKWATER PROJECT AREA SHALL BE DESIGNED TO ENHANCE THE ARCHITECTURAL CONCEPTS AND MATERIALS OF THE BUILDINGS, AND PROVIDE A COMFORTABLE ENVIRONMENT FOR WALKING, AND SHOPPING.

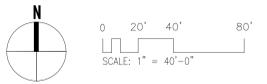
**LIGHTING DESIGN CRITERIA**

- LIGHTING SHALL CONFORM TO ALL CITY OF IMPERIAL BEACH LIGHTING REQUIREMENTS AND CALIFORNIA STATE CALGREEN ENERGY EFFICIENCY STANDARDS. EFFECTIVE EXTERIOR LIGHTING SHALL BE ARCHITECTURALLY INTEGRATED WITH THE CHARACTER OF THE ADJACENT STRUCTURES, THE CITY OF IMPERIAL BEACH STREET DESIGN CRITERIA, BE APPROPRIATE IN SCALE, HEIGHT, AND INTENSITY FOR THE USE, AND BE MOUNTED DOWNWARD SO AS TO MINIMIZE GLARE.
- EXTERIOR LIGHTING SHALL NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS.
- LIGHTING SHALL BE DIRECTED AWAY AND SHIELDED FROM RESIDENTIAL OR LIGHT-SENSITIVE AREAS, AND SHALL NOT PRODUCE GLARE OR LIGHT "SPILL" THAT ADVERSELY AFFECTS NEIGHBORING PROPERTIES OR FUNCTIONS.

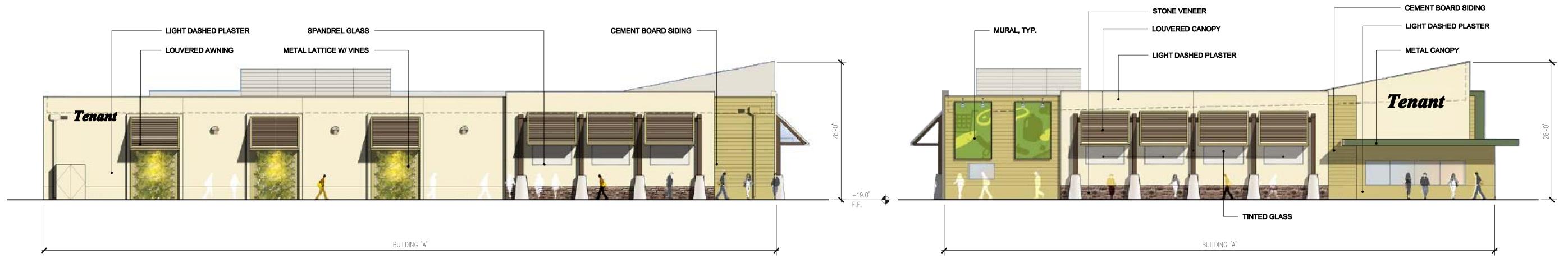
**EXTERIOR LIGHTING CONCEPTS**

- |   |  |  |
|---|--|--|
| <p><b>LIGHTING DESIGN CRITERIA</b></p> <ul style="list-style-type: none"> <li>AFTER HOURS LIGHTING SHALL REMAIN IN OPERATION AS AGREED TO BY THE PROJECT MANAGEMENT AND THE CITY OF IMPERIAL BEACH.</li> </ul>  | <p><b>PARKING LOT LIGHTING</b></p> <ul style="list-style-type: none"> <li>UNIFORMITY OF LIGHTING IN PARKING AREAS WILL BE PROVIDED TO ENHANCE USE AND VISIBILITY.</li> <li>PARKING AREA FIXTURES AND STANDARDS SHALL BE CONSISTENT THROUGHOUT THE PROJECT.</li> <li>LIGHTING LEVELS, LIGHTING SOURCES, AND LAMP COLOR-RENDERING-INDEXES (CRI) SHALL BE SUITABLE FOR HIGH ACTIVITY RETAIL ENVIRONMENTS AND WILL BE CONSISTENT WITH CITY OF IMPERIAL BEACH STANDARDS.</li> </ul> | <p><b>PUBLIC SPACE LIGHTING</b></p> <ul style="list-style-type: none"> <li>PEDESTRIAN AREAS SHALL BE ILLUMINATED SUCH THAT PATHWAYS ARE HIGHLIGHTED.</li> <li>PLAZA AND GATHERING AREAS SHALL BE ILLUMINATED SUCH THAT THE AREA FUNCTION IS SERVED WITHOUT ADVERSELY IMPACTING SURROUNDING AREAS OR USES.</li> <li>PUBLIC SPACE LIGHTING SHALL PROMOTE PEDESTRIAN USE.</li> <li>PUBLIC SPACE LIGHTING MAY BE ACCOMPLISHED THROUGH A VARIETY OF FIXTURE TYPES.</li> </ul> |
| <p><b>LANDSCAPE ACCENT LIGHTING</b></p> <ul style="list-style-type: none"> <li>LANDSCAPE LIGHTING SHALL BE LOCATED SUCH THAT GLARE IS MINIMIZED FOR VEHICULAR TRAFFIC AND PEDESTRIAN ACTIVITIES.</li> <li>LANDSCAPE LIGHTING SHALL ENHANCE THE LANDSCAPE AREAS AS APPROPRIATE FOR THE PROJECT. FIXTURES MAY BE MOUNTED RECESSED IN-GROUND, ABOVE-GRADE, OR ON TREES.</li> </ul> |  |  |

**Site Plan**

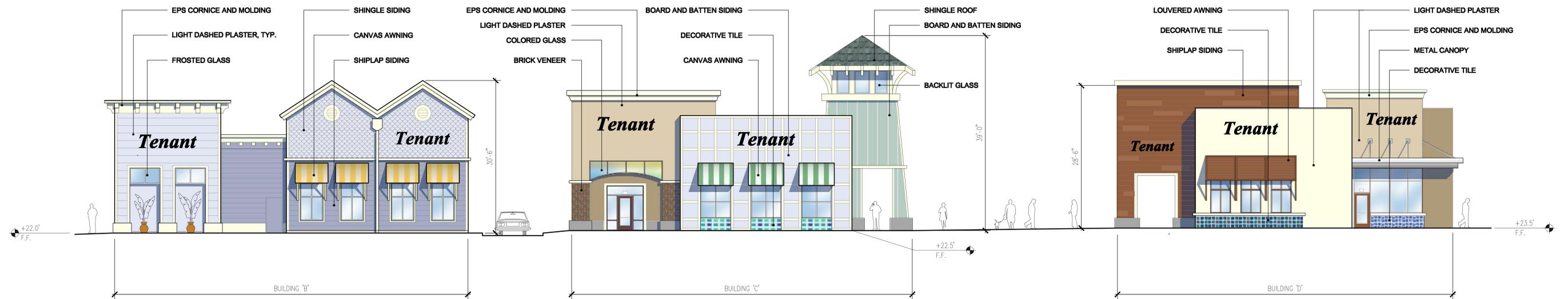


DECEMBER 5, 2011 A-1

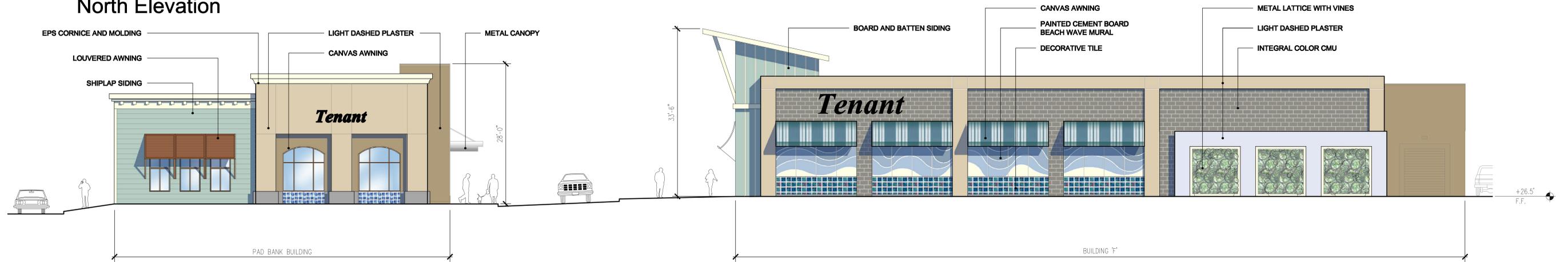


East Elevation

North Elevation



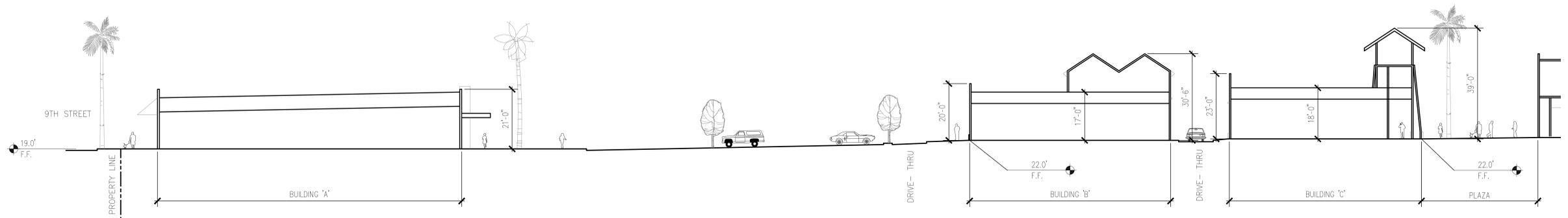
North Elevation



North Elevation

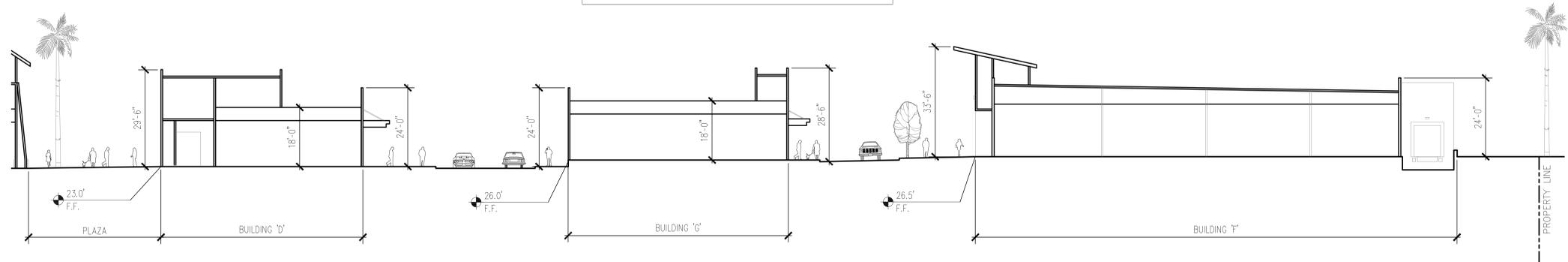


Site - North Elevation

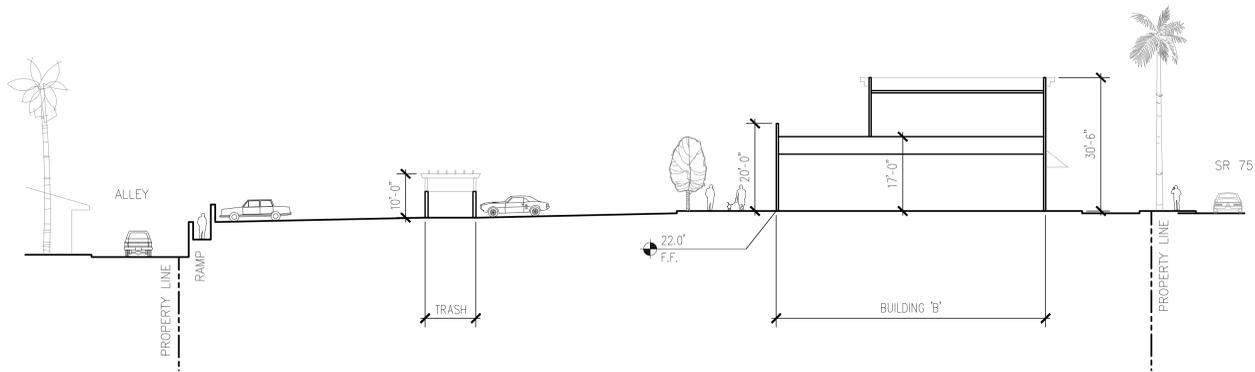


Section A West - East

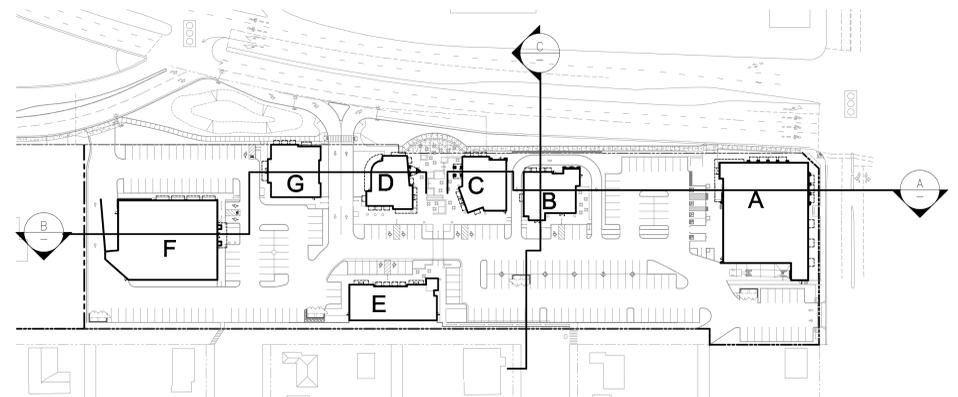
NOTE: SCREENED MECHANICAL ROOFTOP EQUIPMENT, TYP.



Section B West - East



Section C North - South



Key Plan



DECEMBER 5, 2011 A-6

# BREAKWATER IMPERIAL BEACH, CALIFORNIA



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**ASSESSOR PARCEL NUMBERS:**

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BUILDING 'F' RETAIL (M OCCUPANCY)	TYPE V

**ZONING:**

C-1 GENERAL COMMERCIAL ZONE

**FLOOR AREA RATIO:**

SITE AREA:	4.75 ACRES
ACHIEVED FAR:	0.22
PROPOSED MAX HEIGHT:	49'-5"

**PROPOSED USES:**

COMMERCIAL ( RETAIL, SHOPS, FINANCIAL RETAIL, MARKET)

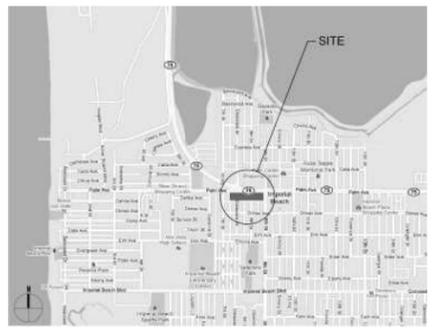
**SETBACKS:**

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- A-6 SECTIONS

**VICINITY MAP**



**DIRECTORY**

APPLICANT:  
SUDBERRY DEVELOPMENT  
5485 MOREHOUSE DRIVE, SUITE 260  
SAN DIEGO, CA 92121  
(858) 546-3000 T  
(858) 546-3009 F  
ESTEAN LENYOUN.

ARCHITECT:  
ANDREW HULL STEVENSON ARCHITECTS  
5485 MOREHOUSE DRIVE, SUITE 260  
SAN DIEGO, CA 92121  
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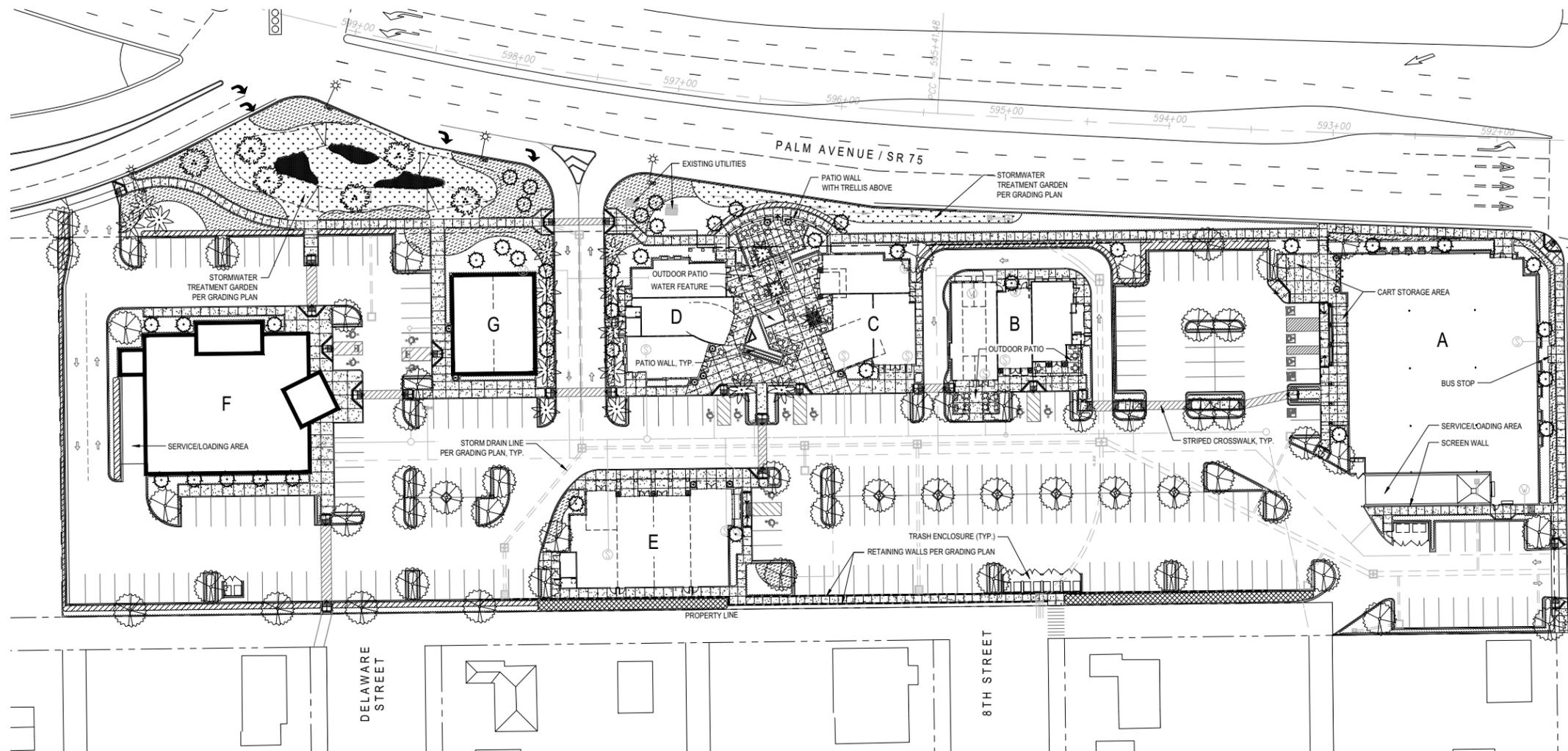
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2033 SAN ELIJO AVENUE, SUITE 113  
CARDIFF BY THE SEA, CA 92007  
(760) 846-3916 T  
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MARCELO ALBERTI

LANDSCAPE ARCHITECT:  
NOWELL & ASSOCIATES  
2605 STATE STREET, SUITE B  
SAN DIEGO, CA 92103  
(619) 325-1990 T  
(619) 325-1997 F  
BRAD LENAHAN

CIVIL ENGINEER:  
PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CA 92101  
(619) 235-6471 T  
(619) 234-0349 F  
MARINA WURST

Cover Sheet

September 2, 2014 C-S



**Landscape Notes**

1. MINIMUM TREE SEPARATION DISTANCE:  
 TRAFFIC SIGNAL STOP SIGN..... 20 FEET  
 UNDERGROUND UTILITY LINES (EXCEPT SEWER)..... 5 FEET  
 SEWER LINES..... 10 FEET  
 ABOVE GROUND UTILITY STRUCTURES..... 10 FEET  
 DRIVEWAYS..... 10 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)..... 25 FEET
2. ALL TREES WITHIN PARKING AREAS SHALL BE A MINIMUM OF THREE-FOOT BY FIFTEEN-FOOT, OR 45 SQUARE FOOT (NOT INCLUDING PERIMETER AREA LANDSCAPING) FOR EVERY THREE PARKING SPACES OR THE EQUIVALENT.
3. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL.  
 ROOT BARRIERS SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24 INCHES LONG BY 24 INCHES DEEP. MANUFACTURED WITH A MINIMUM 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS, RECYCLABLE.
4. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF IMPERIAL BEACH LANDSCAPE REGULATIONS.
5. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
6. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVEL-WAYS ARE 14 FEET ABOVE THE GRADE OF THE TRAVEL-WAY.
7. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE VEGETATED AND IRRIGATED.
8. ALL SLOPE AREAS 3:1 OR GREATER SHALL BE REINFORCED WITH STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED EQUAL).
9. ALL LANDSCAPED AREAS WILL BE WATERED WITH A PERMANENT BELOW-GRADE, FULLY AUTOMATIC IRRIGATION SYSTEM. THIS SYSTEM WILL BE CONTROLLED BY A DUAL PROGRAM ELECTRONIC TIME CLOCK AND REMOTE CONTROL VALVES. POP-UP TYPE HEADS WILL BE USED IN SHRUB AND GROUND COVER AREAS AND WILL BE HELD 24" AWAY FROM IMPERMEABLE SURFACES. SUBSURFACE DRIP IRRIGATION WILL BE USED FOR LANDSCAPED AREAS LESS THAN 8" WIDE. THE SYSTEM WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIALS. THE SYSTEM SHALL BE IN CONFORMANCE WITH CALIFORNIA'S AB 1881 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

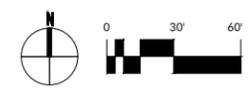
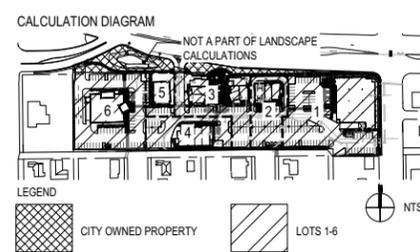
**Landscape Calculations**

REQUIREMENTS:  
 NOT LESS THAN 15% OF THE TOTAL SITE SHALL BE LANDSCAPED.

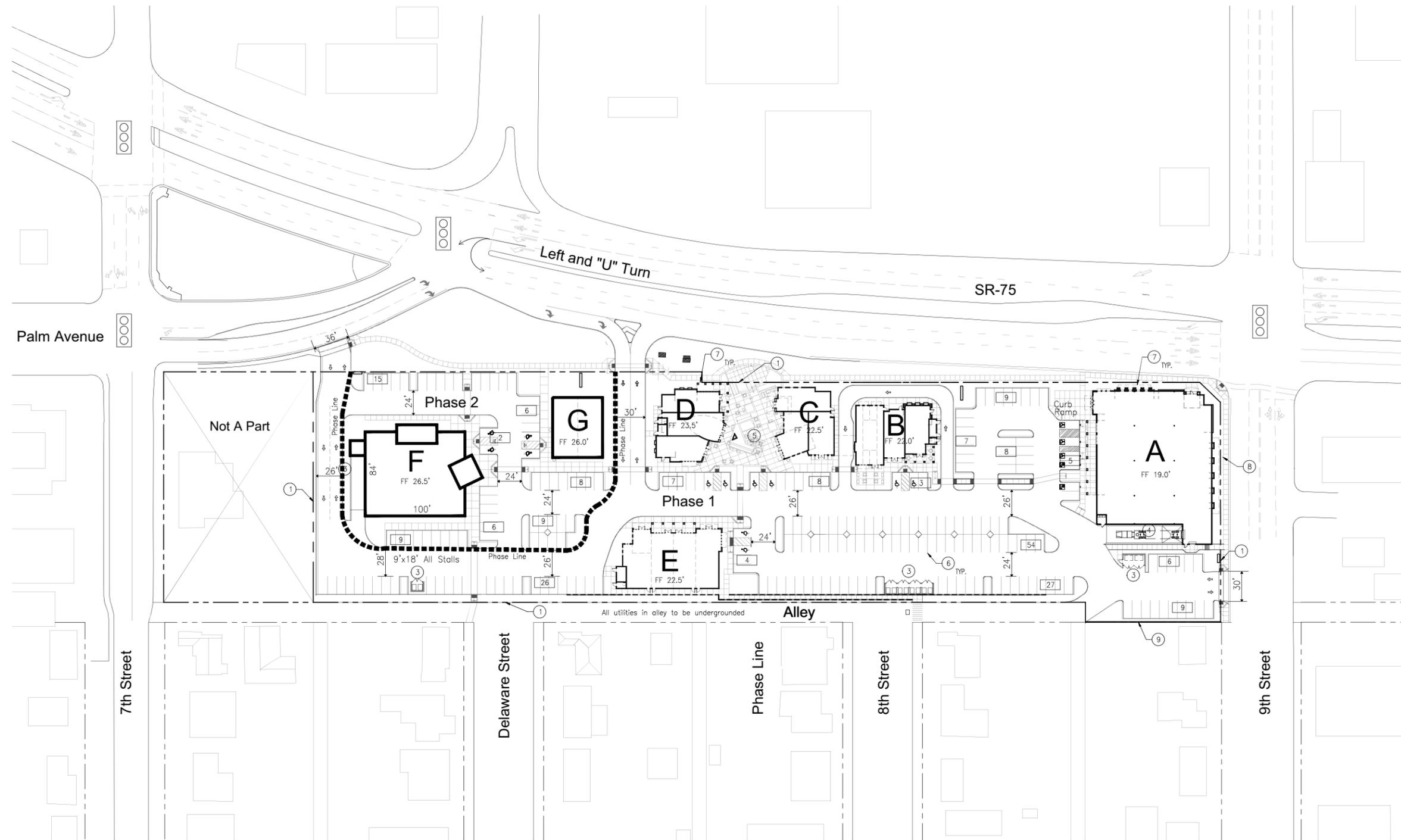
TOTAL SITE AREA (LOTS 1-6):	206,910 SF, 4.75 ACRES
CITY OWNED PROPERTY AREA (LESS STORMWATER AREA):	13,965 SF, 0.32 ACRES
TOTAL COMBINED AREA (LOTS 1-6 + CITY OWNED PROPERTY, LESS STORMWATER AREA):	220,875 SF, 5.07 ACRES
15% OF TOTAL SITE (LOTS 1-6 + CITY OWNED PROPERTY, LESS STORMWATER AREA):	33,131 SF, 0.76 ACRES
TOTAL LANDSCAPE AREA PROVIDED WITHIN LOTS 1-6:	21,255 SF, 0.49 ACRES
TOTAL LANDSCAPE AREA PROVIDED WITHIN CITY OWNED PROPERTY:	13,965 SF, 0.32 ACRES
TOTAL LANDSCAPE AREA PROVIDED: (LOTS 1-6 + CITY OWNED PROPERTY)	35,190 SF, 0.81 ACRES
PERCENTAGE OF LANDSCAPE TO TOTAL SITE AREA: (LOTS 1-6 + CITY OWNED PROPERTY)	15.95%

**Plant Material Legend**

- Palm Trees - such as:**
  - 20' BTH - PHOENIX DACTYLIFERA 'MEDJOOOL' / MEDJOOOL DATE PALM
  - 20' BTH - ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
  - 20' BTH - SYAGRUS ROMANZOFFIANUM / QUEEN PALM
- Evergreen Canopy Trees - 24" box size, such as:**
  - ARBUTUS 'MARINA' / MADRONE
  - METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE
  - EUCALYPTUS FICIFOLIA / RED FLOWERING GUM
- Small Accent Trees - 24" box size, such as:**
  - ARBUTUS UNEDO / STRAWBERRY TREE
  - STRELITZIA NICOLAI / TREE BIRD OF PARADISE
  - ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
  - DRACAENA DRACO / DRAGON TREE
  - LEPTOSPERMUM R. 'MANNING'S CHOICE' / MANNING'S CHOICE TEA TREE
  - MELALEUCA NESOPHILA / PINK MELALEUCA
- Medium Height Shrubs - 5 gallon size, such as:**
  - CARISSA MACROCARPA 'BOXWOOD BEAUTY' / BOXWOOD BEAUTY NATAL PLUM
  - RAPHIOLEPSIS UMBELLATA 'MINOR' / INDIAN HAWTHORN
  - AGAVE ATTENUATA / FOXTAIL AGAVE
  - PHORMIUM SPP. / NEW ZEALAND FLAX
  - ROSA SPP. / ROSE
  - STRELITZIA REGINAE / BIRD OF PARADISE
  - CISTUS SPP. / ROCKROSE
  - ESCALLONIA 'COMPACTA' / ESCALLONIA
  - ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
- Medium Height Screening Hedge - 5 gallon size, such as:**
  - LEPTOSPERMUM 'APPLE BLOSSOM' / APPLE BLOSSOM LEPTOSPERMUM
  - LIGUSTRUM 'TEXANUM' / TEXAS PRIVET
  - CARISSA MACROCARPA 'BOXWOOD BEAUTY' / BOXWOOD BEAUTY NATAL PLUM
  - RAPHIOLEPSIS UMBELLATA 'MINOR' / INDIAN HAWTHORN
- Tall Screening Hedge - 5 gallon size, such as:**
  - ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
  - PODOCARPUS HENKELII / LONG LEAFED YELLOW-WOOD
  - PITTOSPORUM T. 'OLIVER TWIST' / OLIVER TWIST PITTOSPORUM
  - ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY
  - PRUNUS CAROLINIA 'BRIGHT & TIGHT' / CAROLINA LAUREL
- Grasses & Grass-like Plants & Groundcovers - 5 gallon and 1 gallon size, such as:**
  - CALANDRINA SPP / CALANDRINA
  - CAREX PANSA / CALIFORNIA MEADOW SEDGE
  - CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM
  - DIETES V. 'ORANGE DROPS' / ORANGE DROPS FORTNIGHT LILY
  - HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
  - LANTANA SPP / LANTANA
  - LOMANDRA LONGIFOLIA / DWARF MAT RUSH
  - PENNISETUM M. 'RED BUNNY TAILS' / BUNNY TAILS FOUNTAIN GRASS
  - SENECIO MANDRALISCAE / BLUE CHALKSTICKS
- Stormwater Treatment Garden Plantings**
  - Canopy Tree - 24" box size, such as:**
    - POPULUS FREMONTII / WESTERN COTTONWOOD
    - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
  - Grasses & Grass-like Plants - See plant sizes below.**
    - CAREX SPISSA / SAWGRASS SEDGE - PLUGS AT 9" O.C.
    - CAREX PANSA / CALIFORNIA MEADOW SEDGE - PLUGS AT 9" O.C.
    - HEMEROCALLIS HYBRID (EVERGREEN) / HYBRID DAYLILY - 1 Gal. size
- Potted Plants:**  
 ACCENT PLANTINGS IN FREE-STANDING CONTAINERS. QUANTITY, SIZE, AND MATERIAL TO BE DETERMINED.



August 14, 2014 L-1



LEGEND	
	EXISTING PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE PARKING STALL
	PAINTED DIRECTIONAL TRAFFIC MARKINGS
	FIRE LANE

KEYNOTES	
1.	EXISTING PROPERTY LINE
2.	NOT USED
3.	REFUSE & RECYCLING
4.	LOADING & UNLOADING AREA
5.	PLAZA
6.	PARKING STRIPING
7.	CANOPY OR AWNING ABOVE
8.	BUS STOP TO MEET CITY REQUIREMENTS
9.	CMU WALL, 4' HIGH FOR 1ST 20' FROM PROPERTY LINE, THEN 6' HIGH

NOTES	
1.	THE PROJECT WILL EXCEED THE PARKING RATIO OF 1/250 SF OF NET FLOOR AREA, PLUS ONE SPACE PER 2 EMPLOYEES.
2.	SIDEWALKS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

<b>Project Summary</b>	
Site Area	4.75 acres
Building Area	44,684 sf
Parking	228 Stalls (5.1/1,000 sf)

<b>Building Summary</b>	
A) Market	16,000 sf
B) Shops	4,114 sf
C) Shops	3,564 sf
D) Shops	4,106 sf
E) Shops	5,500 sf
F) Retail	8,400 sf
G) Retail / Financial	3,000 sf

\* Shops buildings can be demised

**LIGHTING DESCRIPTION:**  
 LIGHTING THROUGHOUT THE BREAKWATER PROJECT AREA SHALL BE DESIGNED TO ENHANCE THE ARCHITECTURAL CONCEPTS AND MATERIALS OF THE BUILDINGS, AND PROVIDE A COMFORTABLE ENVIRONMENT FOR WALKING, AND SHOPPING.

**LIGHTING DESIGN CRITERIA**

- LIGHTING SHALL CONFORM TO ALL CITY OF IMPERIAL BEACH LIGHTING REQUIREMENTS AND CALIFORNIA STATE CALGREEN ENERGY EFFICIENCY STANDARDS. EFFECTIVE EXTERIOR LIGHTING SHALL BE ARCHITECTURALLY INTEGRATED WITH THE CHARACTER OF THE ADJACENT STRUCTURES, THE CITY OF IMPERIAL BEACH STREET DESIGN CRITERIA, BE APPROPRIATE IN SCALE, HEIGHT, AND INTENSITY FOR THE USE, AND BE MOUNTED DOWNWARD SO AS TO MINIMIZE GLARE.
- EXTERIOR LIGHTING SHALL NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS.
- LIGHTING SHALL BE DIRECTED AWAY AND SHIELDED FROM RESIDENTIAL OR LIGHT-SENSITIVE AREAS, AND SHALL NOT PRODUCE GLARE OR LIGHT "SPILL" THAT ADVERSELY AFFECTS NEIGHBORING PROPERTIES OR FUNCTIONS.

**EXTERIOR LIGHTING CONCEPTS**

**LIGHTING DESIGN CRITERIA**

- AFTER HOURS LIGHTING SHALL REMAIN IN OPERATION AS AGREED TO BY THE PROJECT MANAGEMENT AND THE CITY OF IMPERIAL BEACH.

**LANDSCAPE ACCENT LIGHTING**

- LANDSCAPE LIGHTING SHALL BE LOCATED SUCH THAT GLARE IS MINIMIZED FOR VEHICULAR TRAFFIC AND PEDESTRIAN ACTIVITIES.
- LANDSCAPE LIGHTING SHALL ENHANCE THE LANDSCAPE AREAS AS APPROPRIATE FOR THE PROJECT.
- FIXTURES MAY BE MOUNTED RECESSED IN-GROUND, ABOVE-GRADE, OR ON TREES.

**PARKING LOT LIGHTING**

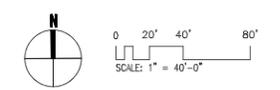
- UNIFORMITY OF LIGHTING IN PARKING AREAS WILL BE PROVIDED TO ENHANCE USE AND VISIBILITY.
- PARKING AREA FIXTURES AND STANDARDS SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
- LIGHTING LEVELS, LIGHTING SOURCES, AND LAMP COLOR-RENDERING-INDEXES (CRI) SHALL BE SUITABLE FOR HIGH ACTIVITY RETAIL ENVIRONMENTS AND WILL BE CONSISTENT WITH CITY OF IMPERIAL BEACH STANDARDS.

**PUBLIC SPACE LIGHTING**

- PEDESTRIAN AREAS SHALL BE ILLUMINATED SUCH THAT PATHWAYS ARE HIGHLIGHTED.
- PLAZA AND GATHERING AREAS SHALL BE ILLUMINATED SUCH THAT THE AREA FUNCTION IS SERVED WITHOUT ADVERSELY IMPACTING SURROUNDING AREAS OR USES.
- PUBLIC SPACE LIGHTING SHALL PROMOTE PEDESTRIAN USE.
- PUBLIC SPACE LIGHTING MAY BE ACCOMPLISHED THROUGH A VARIETY OF FIXTURE TYPES.

**Site Plan**

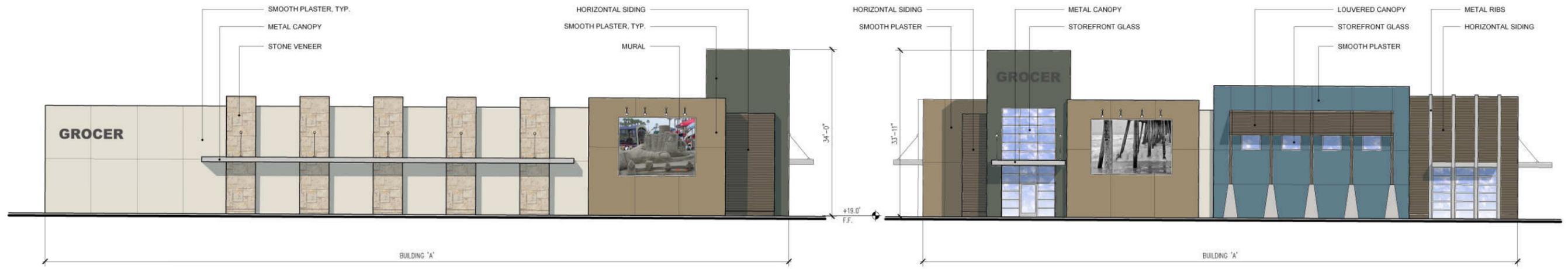
**Breakwater**  
 Imperial Beach, California



August 14, 2014

A-1

Aug. 20, 2014 - 11:02am  
 C:\Users\jsh143\Documents\New\_Development\Breakwater\Site\_Plan.dwg



East Elevation

North Elevation

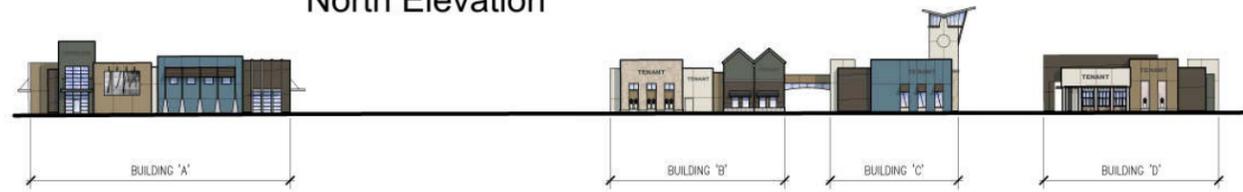


North Elevation

North Elevation

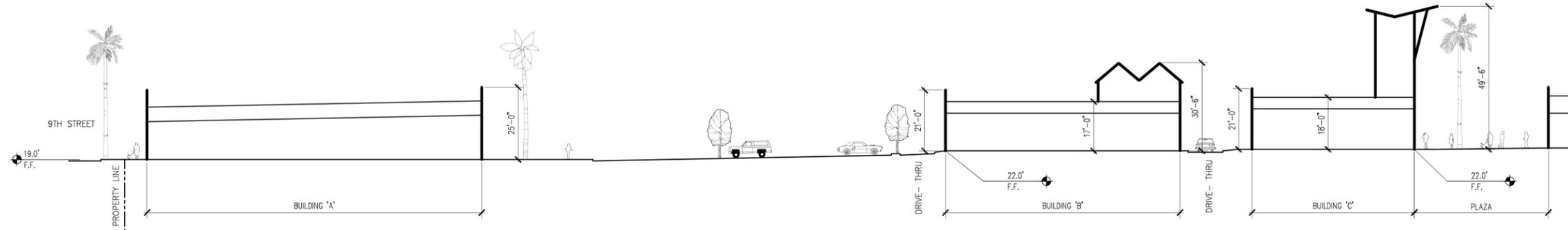


North Elevation



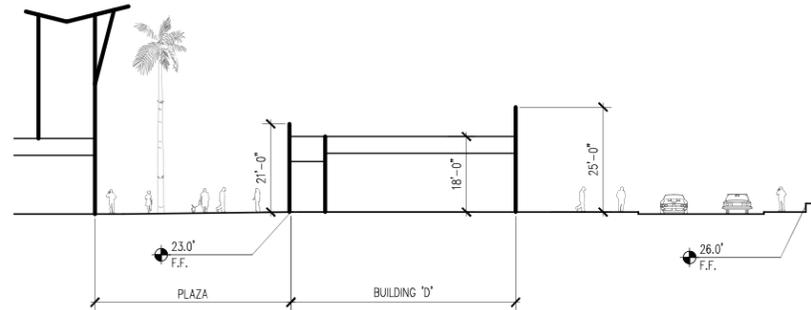
Site - North Elevation

026 00 001 4 - 10000  
 C:\Users\jstevenson\OneDrive\Documents\Projects\Breakwater\Drawings\A-5.dwg

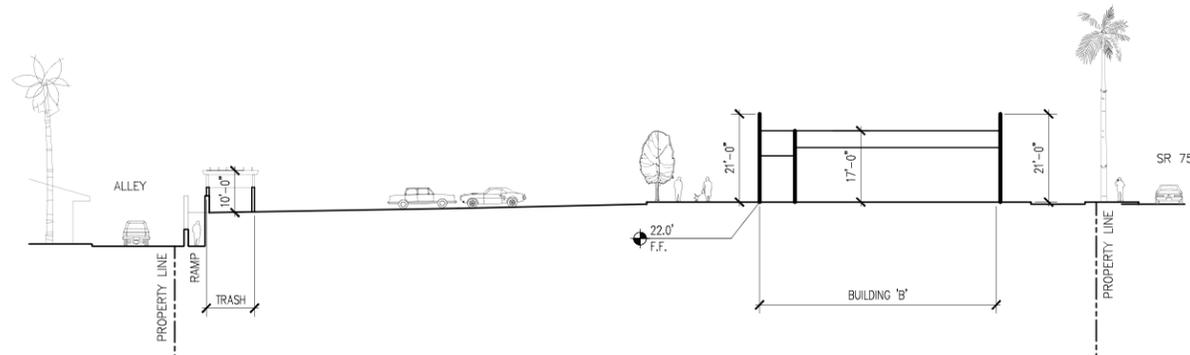


Section A West - East

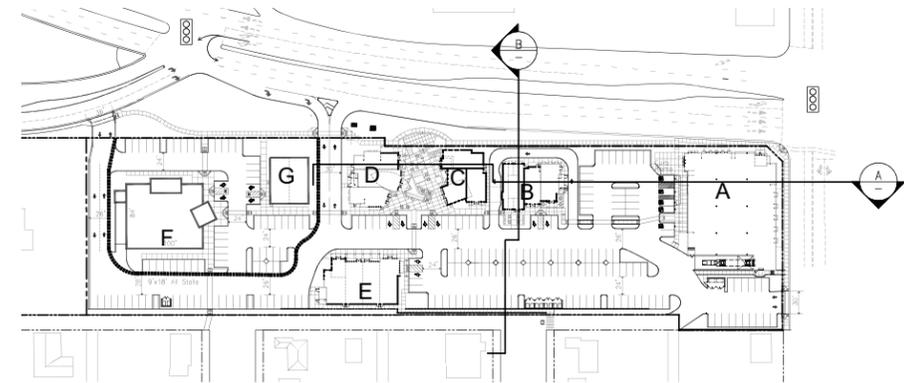
NOTE: SCREENED MECHANICAL ROOFTOP EQUIPMENT, TYP.



Section A continuation West - East



Section B North - South



Key Plan

Aug. 20, 2014 - 11:20am  
 C:\Users\jstevenson\OneDrive\Documents\Projects\Breakwater\Drawings

0 6' 12' 30'  
 SCALE: 1/4" = 1'-0"

August 14, 2014

A-6



Alberti+Alberti

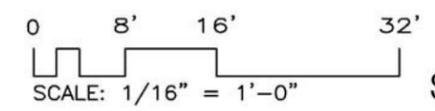
Building 'B'

Building 'C'

Building 'D'

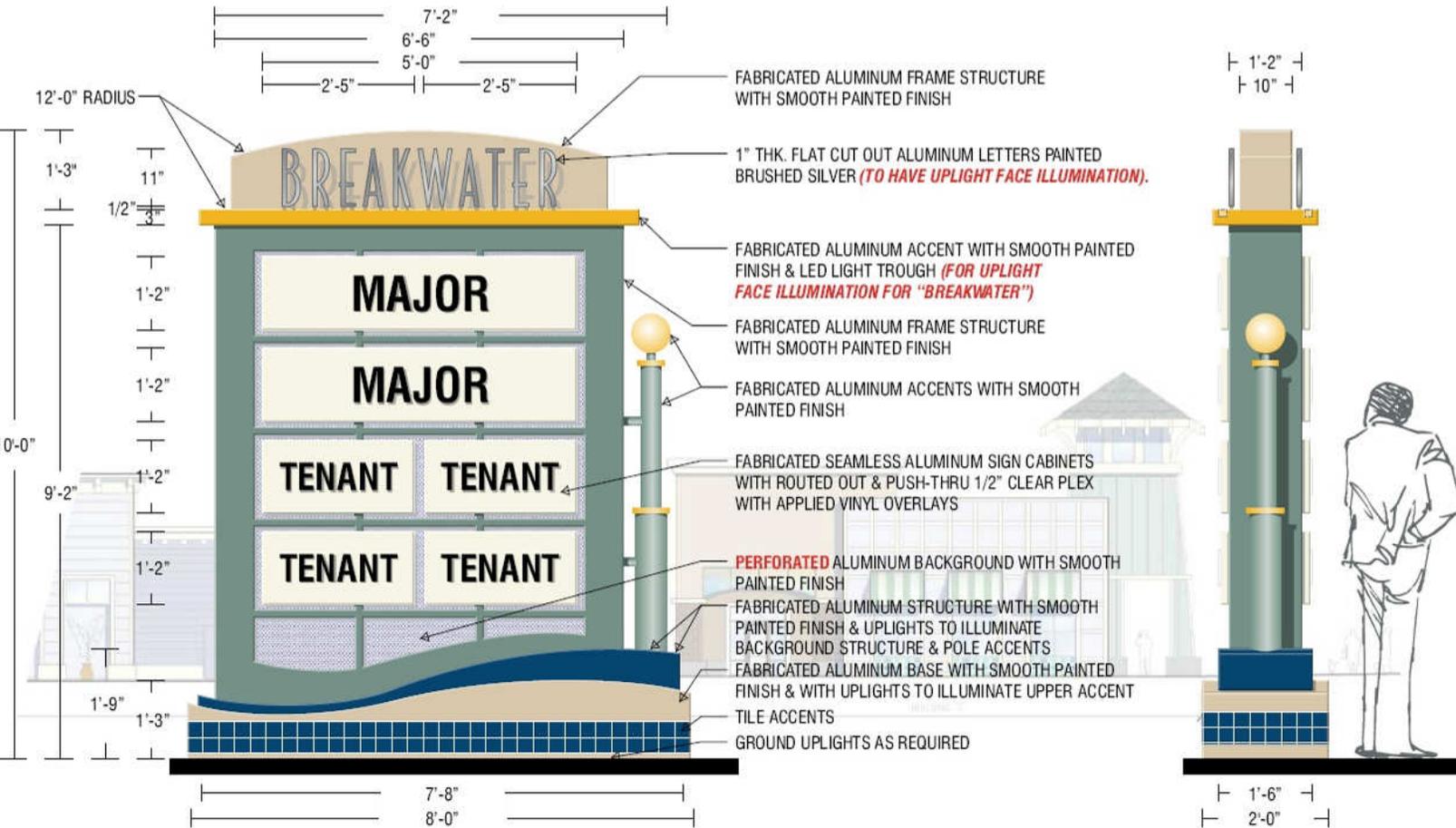
Palm Avenue Elevation

Sep 04, 2014 - 1:30pm  
 C:\Users\user1\My Documents\New Development Permits\BW elevations rendered.dwg



September 2, 2014

# Attachment 3 - 2011 Sign Plans



USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING, PAINT CABINET, ACCENT TRIM AND BASE STRUCTURE MATTHEWS ACRYLIC POLYURETHANE COLORS, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

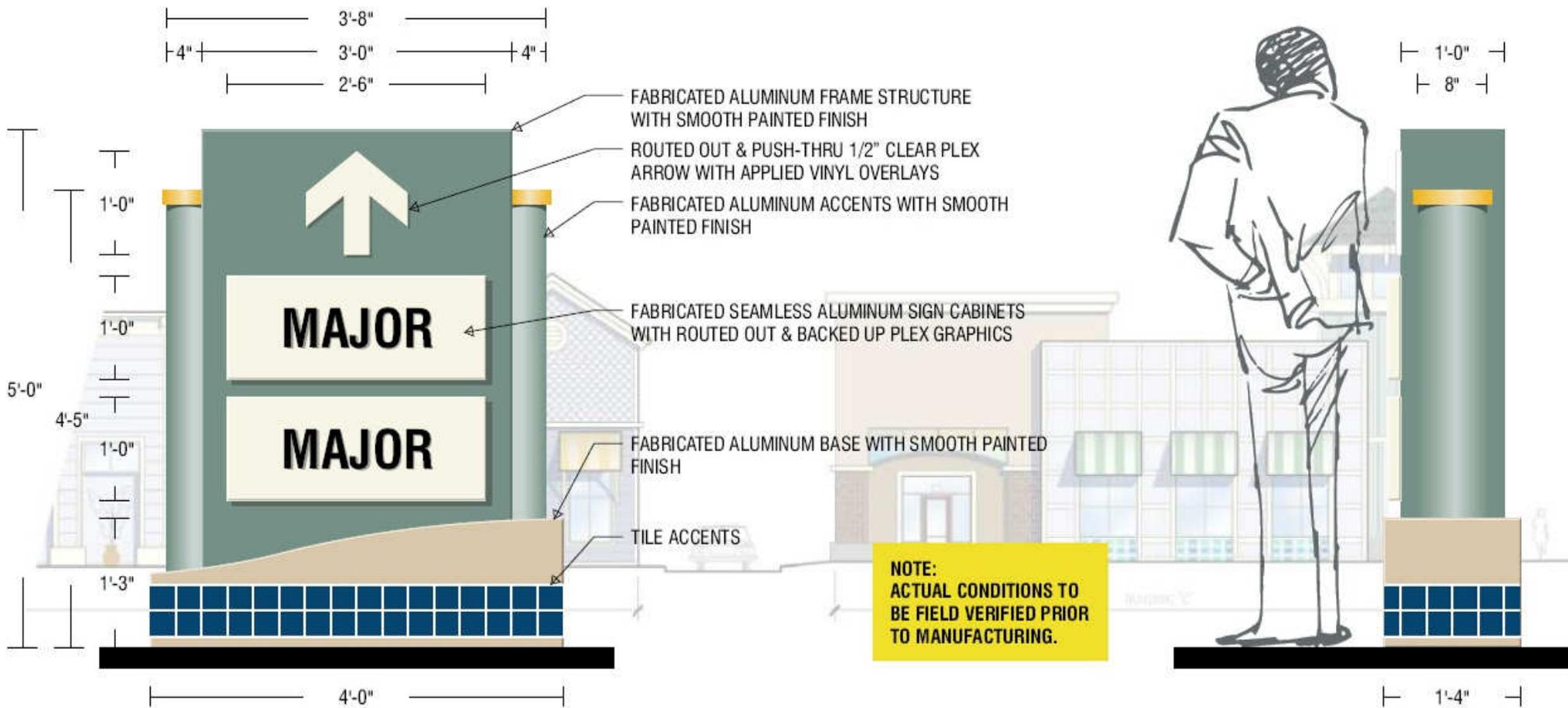
A1

A2

NEW DOUBLE FACED PYLON SIGN

SCALE: 1/2" = 1'-0"



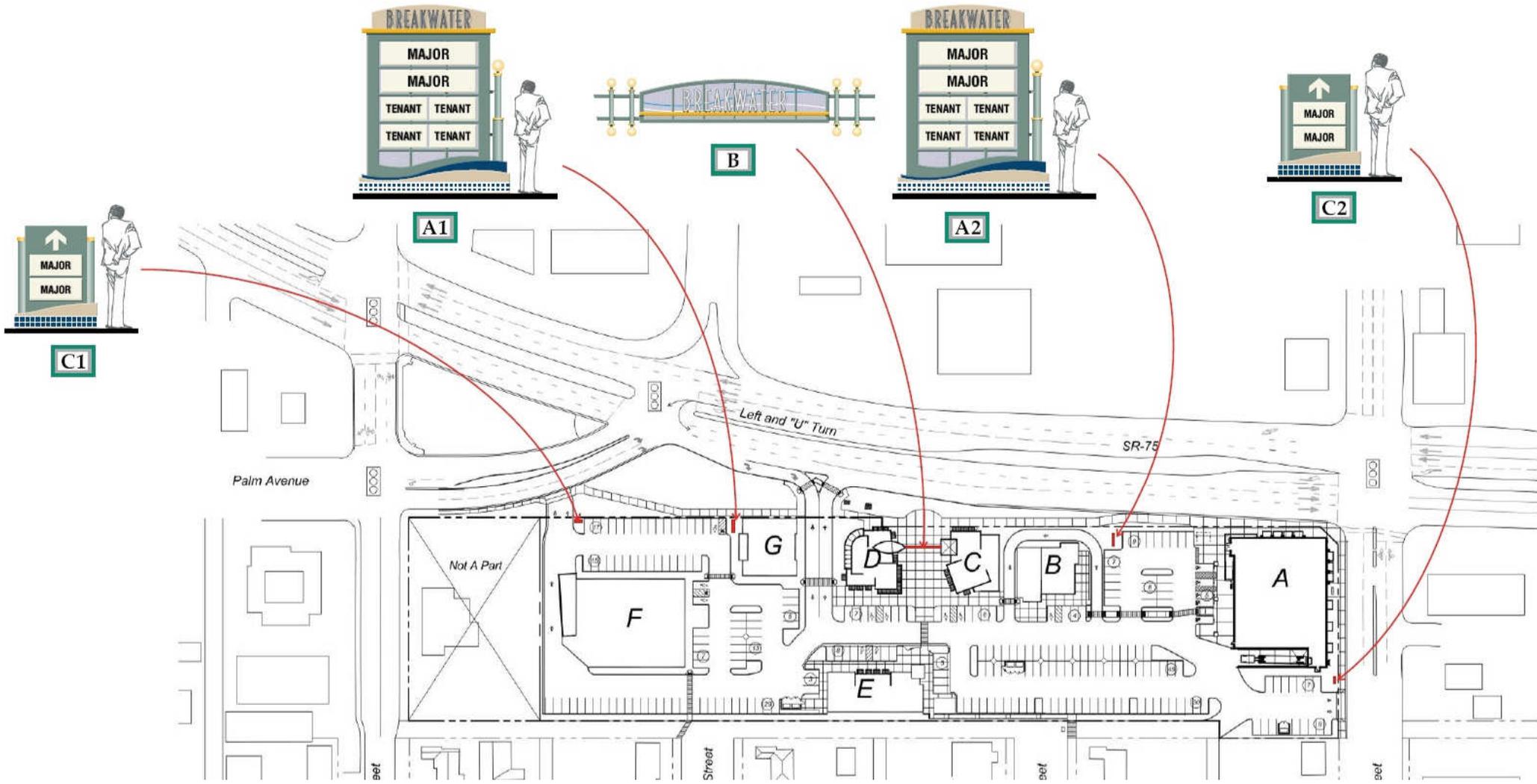


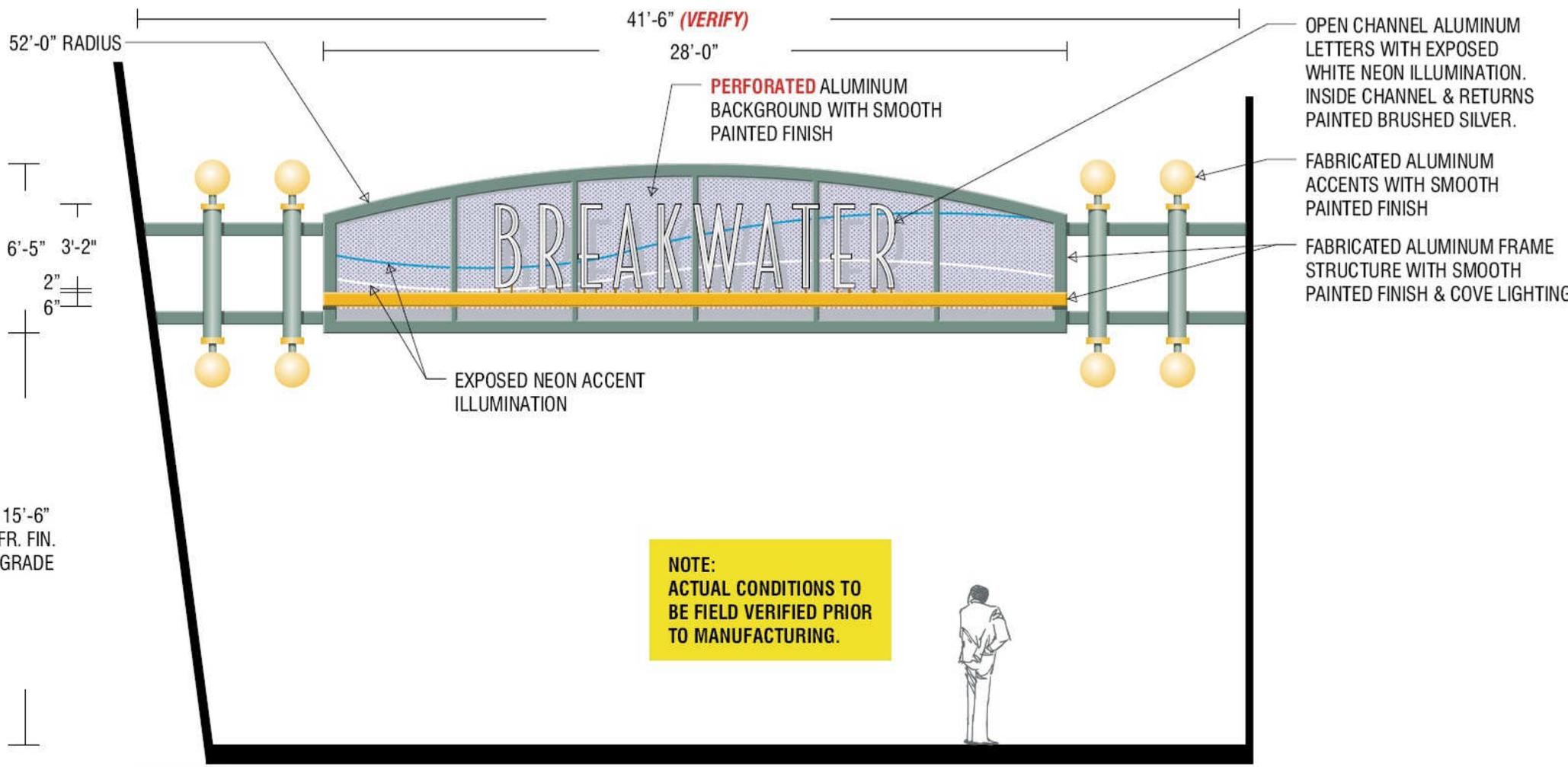
**C1**

**C2**

NEW SINGLE FACED DIRECTIONAL SIGN

SCALE: 3/4" = 1'-0"



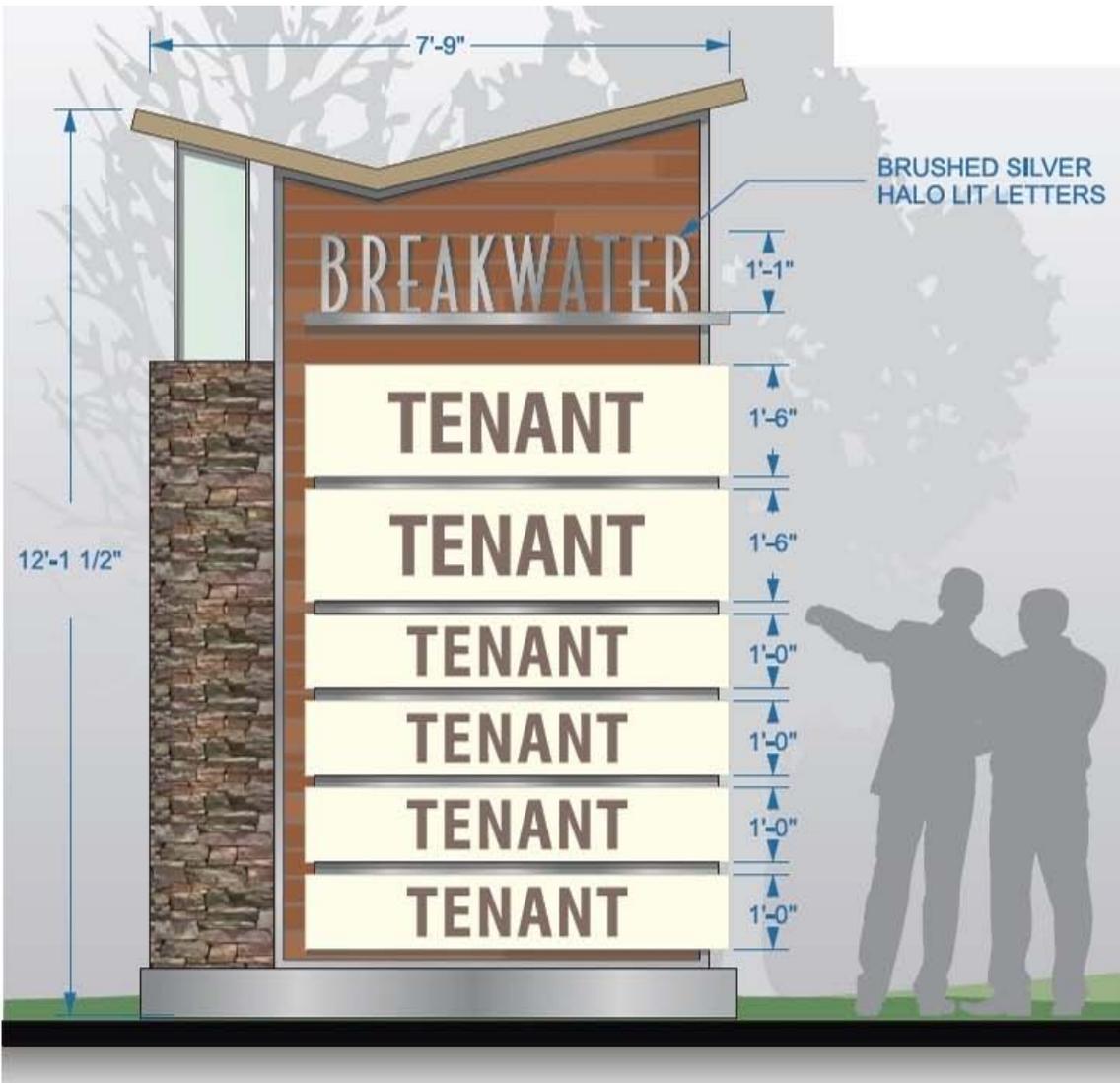


**B**

GATEWAY SIGN DISPLAY

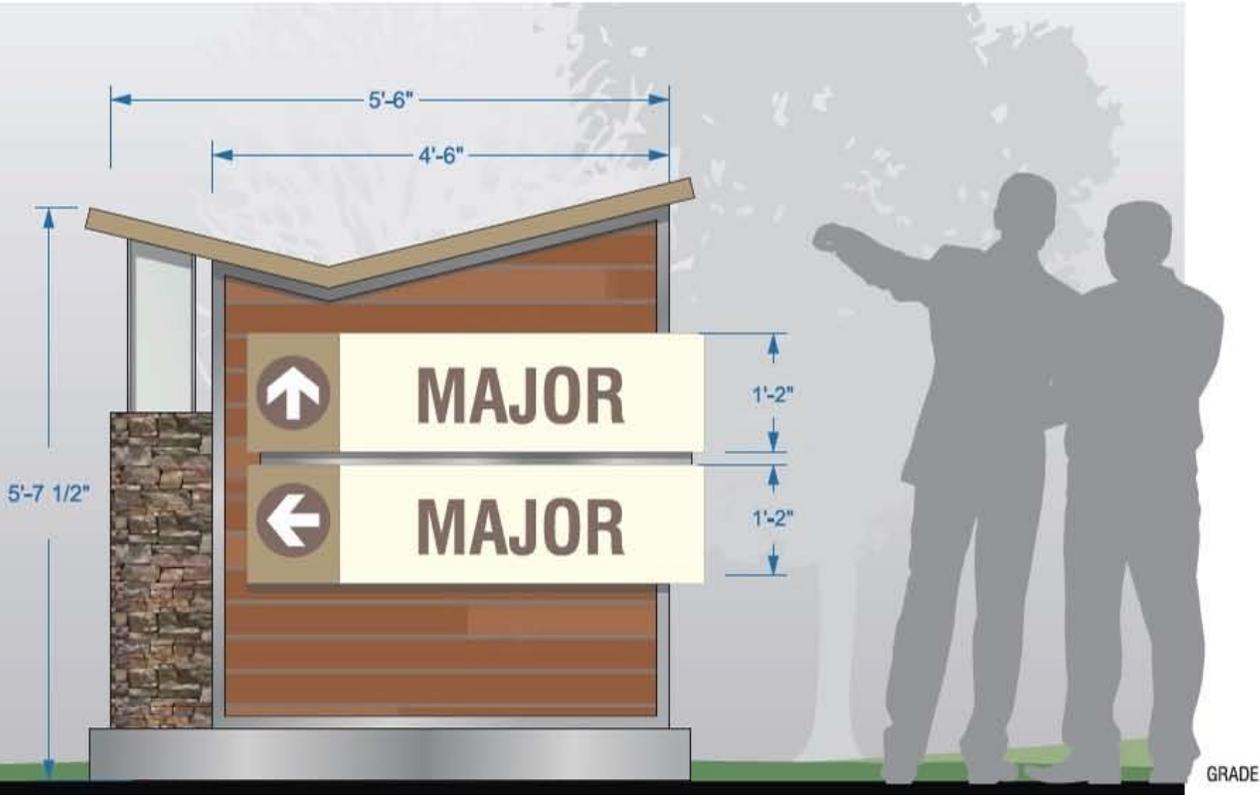
SCALE: 3/16" = 1'-0"

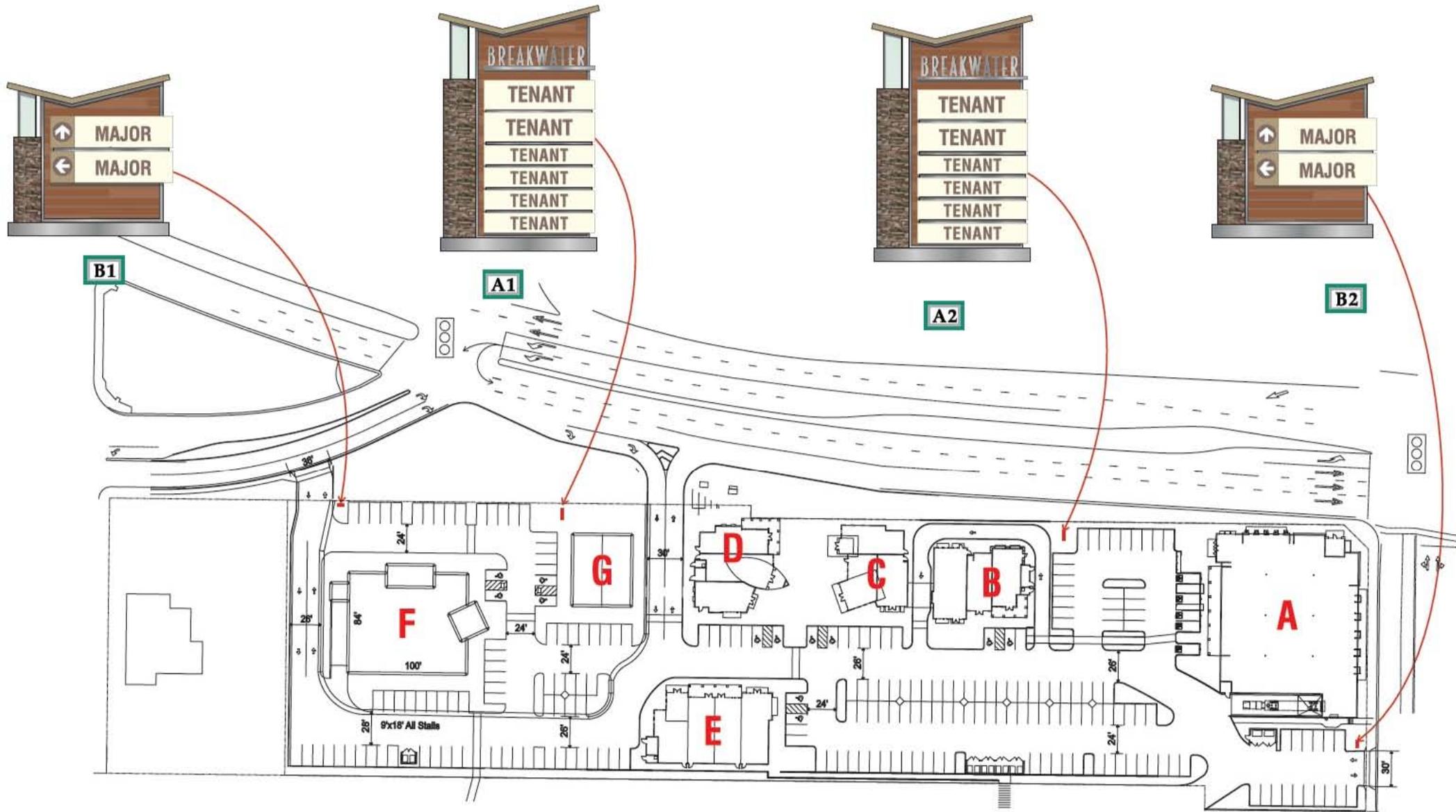
Attachment 4 - 2014 Sign Plans



GRADE







Paint Colors



SHERWIN-WILLIAMS  
SW 7014  
EIDER WHITE



SHERWIN-WILLIAMS  
SW 6125  
CRAFT PAPER



SHERWIN-WILLIAMS  
SW 7062  
ROCK BOTTOM



SHERWIN-WILLIAMS  
SW 7604  
SMOKY BLUE

Storefronts



ALUMINUM  
CLEAR  
ANODIZED

Wood Stains



OLYMPIC  
CHOCOLAT

Veneers



CORONADO  
CARIBBEAN  
CORAL STONE

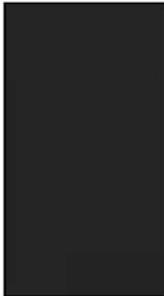


CORONADO  
ASTORIA WHITE  
LENNOX STONE



CORONADO  
VILLA VOLTERA  
ITALIAN STONE

Awnings



SUNBRELLA  
PEARL BLACK  
MARINE GRADE

Siding



GEOLAM  
HORIZONTAL  
EBONY

Color and Materials

September 2, 2014

09\_02\_2014 - 11:36am  
C:\Users\user1\My Documents\09\New Development Perms\09r color and materials.rvt