



# **A G E N D A**

## **IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PUBLIC FINANCING AUTHORITY**



**AUGUST 22, 2007  
WORKSHOP – 6:00 P.M.**

**Council Chambers  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932**

**THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH REDEVELOPMENT AGENCY,  
PLANNING COMMISSION, AND PUBLIC FINANCING AUTHORITY**

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

### **WORKSHOP CALL TO ORDER BY MAYOR**

### **ROLL CALL BY CITY CLERK**

### **COMMUNICATIONS FROM CITY STAFF**

**PUBLIC COMMENT** Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

### **REPORTS**

- 1. PROGRESS REPORT RE: SEACOAST INN HOTEL: PACIFICA COMPANIES, OWNER/APPLICANT: SPECIFIC PLAN (GPA 03-095), DESIGN REVIEW (DRC 03-094), REGULAR COASTAL PERMIT (CP 03-091), SITE PLAN REVIEW (SPR 03-093) AND TENTATIVE MAP (TM 03-092) FOR THE REDEVELOPMENT OF AN EXISTING HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 ZONE. MF 661. (0660-43)**

City Manager's Recommendation: Discuss briefing report, take public comment, and provide comments to staff.

### **MAYOR/COUNCIL ANNOUNCEMENTS/REPORTS**

### **ADJOURNMENT**

Copies of this notice were provided on 8-16-07 to the San Diego Union-Tribune, I.B. Eagle & Times, I.B. Sun.

AFFIDAVIT OF POSTING)  
STATE OF CALIFORNIA)  
CITY OF IMPERIAL BEACH)

I, Jacqueline M. Hald, CMC, City Clerk of the City of Imperial Beach, hereby certify that the Agenda for the Workshop Meeting as called by the City Council, Redevelopment Agency, and Public Financing Authority of Imperial Beach was provided and posted on August 16, 2007. Said meeting to be held at 6:00 p.m., August 22, 2007, in the Council Chambers, 825 Imperial Beach Boulevard, Imperial Beach, California. Said notice was posted at the entrance to the City Council Chambers on August 16, 2007 at 4:00 p.m.

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Jacqueline M. Hald, CMC  
City Clerk



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: GARY BROWN, CITY MANAGER**

**MEETING DATE: AUGUST 22, 2007**  
**ORIGINATING DEPT: COMMUNITY DEVELOPMENT DEPARTMENT**  
**GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR** *GW*  
**JIM NAKAGAWA, AICP, CITY PLANNER**  
**DARRELL GENTRY, PROJECT MANAGER/CONSULTANT**

**SUBJECT: PROGRESS REPORT RE: SEACOAST INN HOTEL: PACIFICA COMPANIES, OWNER/APPLICANT: SPECIFIC PLAN (GPA 03-095), DESIGN REVIEW (DRC 03-094, REGULAR COASTAL PERMIT (CP 03-091) SITE PLAN REVIEW (SPR 03-093) AND TENTATIVE MAP (TM 03-092) FOR THE REDEVELOPMENT OF AN EXISTING HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 ZONE. MF661**

**PROJECT DESCRIPTION/BACKGROUND:**

This report to the City Council is intended to provide a status report on the proposed hotel redevelopment on the existing Seacoast Inn site. This briefing report will give the City Council the opportunity to comment on the proposed project, will provide an opportunity for public workshop information to be disseminated, and will provide an update on the environmental review process and projected schedule for completion of various project reviews by the City.



On November 13, 2003, the owner of the subject property, Pacifica Companies, filed, an application for a Specific Plan (GPA 03-095) Design Review (DRC 03-094), Site Plan Review (SPR 03-093), Regular Coastal Permit (CP 03-091), Environmental Impact Assessment (EIA 04-034) and a Tentative Map (03-092) for project financing as allowed by the State Subdivision Map Act for the expansion of an existing 38-room, three-story hotel into a 78-room, 4-story hotel with underground parking on an existing 1.39 acre parcel located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone.

**DISCUSSION:**

This purpose of this briefing and progress report is to request City Council input and comment on the proposed project and its projected schedule for environmental review and subsequent public hearing(s) , and discuss details related to the redevelopment of the proposed hotel. The proposed hotel includes an ownership financing that requires a Tentative Map and also includes a Development Agreement that ensures the continued operation of the proposed hotel as a commercial enterprise through the use of a centralized reservation system, full-room service, and limitations on guest owner usage and room stays.

The proposed hotel also includes the introduction of “green building” designs, which are discuss in more detail in this report.

**SPECIFIC PLAN AMENDMENT:**

In 2003, the City Council approved a General Plan/Local Coastal Program and Zoning Ordinance Amendment applicable only to hotel development within the C-2 (Seacoast Commercial) Zone. The amendment established a mechanism to allow hotel development within the C-2 Zone to be considered for deviations to the following development regulations of the Zoning Ordinance through approval of a specific plan:

1. Building Height (from a maximum height of 30 feet to a maximum height of 40 feet)
2. Setbacks (flexibility in setbacks along Seacoast Drive and those within the Mixed-Use Overlay Zone)
3. Parking (a decrease in the parking requirement of 1.5 spaces per room to 1.0 space per room with a parking analysis demonstrating that parking demand for all uses on site is being met)

These deviations may be considered only for hotel use within the C-2 Zone and only for a hotel meeting the following definition:

“A site area of a minimum of 35,000 (35,000) square feet, at least thirty (30) guest rooms, facilities for conference, meeting or public use and a full service restaurant on site.”

The proposed hotel project meets this definition and can, therefore, be considered for the above-listed deviations to the Zoning Ordinance as long as the following findings can be made:

1. The proposed project will not adversely affect the General Plan or the Local Coastal Program.
2. The proposed project will not be detrimental to the public health, safety, or welfare.
3. The proposed project, when considered as a whole, will be beneficial to the community and the City.
4. The proposed deviations are appropriate for the location and will result in a more desirable project than would be achieved if designed in strict conformance with zoning regulations in the C-2 Zone.

In staff’s opinion, the above findings can be made.

**EXISTING SITE:**

The existing Seacoast Inn parcel has varying topographic grades throughout the site. The subject site varies in existing grades along Seacoast Drive with an elevation of 11.99 feet above sea level at the intersection of Date Avenue and Seacoast Drive. The property, at this street frontage, gently slopes northerly toward the Dunes Park. As a result, the property's northeast corner has a site grade elevation of 11.26 feet. The middle of the property also varies in grade elevations from 10.31 feet to 11.56 feet near the south property line. Along the beach front, where the existing building is located, the grade elevation is 16.82 feet above mean sea level.

As determined in August 2005, the City Council established the "average grade" method for determining building while ensuring that the project adheres to the maximum height limit of forty (40) feet. . The proposed project has been designed to not exceed the forty (40) foot height limitation of the City, except for rooftop features, such as HVAC mechanical units, solar panels, elevator penthouses, and stairway towers with a maximum height of eighty-four (84) inches above the maximum roof level of 53.50 feet from a ground level elevation of 14.0 feet above mean sea level. The proposed hotel project conforms to this established maximum height limit.

**ENVIRONMENTAL REVIEW AND DOCUMENTATION:**

An Environmental Impact Report (EIR) was required for this project. The applicant hired EDAW to prepare the Draft and Final Environmental Impact Report for the proposed project. A required Notice of Preparation informing affected public agencies, interested parties and the general public of the intent to prepare an EIR was published on October 27, 2005. A Public Scoping meeting for interested parties and the general public was conducted on November 21, 2005 by City staff and it's Project Manager/Consultant.

After many issues were resolved, the applicant completed the preparation of a Draft EIR in accordance with the requirements of the California Environmental Quality Act (CEQA) on August 15, 2007. A required Notice of Completion and Availability was prepared for distribution of the Draft EIR and was published on August 16, 2007 to initiate the forty-five (45) day public review and comment period as specified by CEQA. Because the 45<sup>th</sup> day of this review and comment period occurs on a Saturday, the public review and comment period will terminate on October 1, 2007.. At the end of this timeframe, the City staff and its consultant will evaluate all comments received and provide instruction/direction to the applicant's consultant, EDAW, about the preparation of the Final EIR document. The Final EIR document will contain written responses, as required by CEQA, to comments received from affected public agencies, the general public and any interested parties.

The Draft EIR has evaluated project-related and cumulative impacts for this project. Specific areas of analysis include: land use, traffic/parking, public services, utilities, noise, air quality, hydrology/wave run-up, geology/coastal processes, biological and cultural resources, hazardous materials and climate change. Project Alternatives, as required by CEQA, have also been evaluated in the Draft EIR. Because this workshop is being conducted during this public review and comment period, if there should be any comments received from the public, we are requesting that any person making comments during the workshops also provide them in writing to the City prior to the end of the 45-day public comment and review period. These written comments are essential to completing the EIR process. City staff, as well as the applicant's environmental consultant, will make note of all comments made dealing with environmental impacts and, if necessary, will transcribe the tape recording of the workshop comments in order to provide written responses to all comments received. This action, to "take that extra step",

should assure that the EIR process has received and replied to any and all comments. This “extra step” process also applies to City Council members’ comments or questions received during this workshop.

Preparation of the Final EIR document will be dependent on the number of written comments and the content of comments received that require a written response. Generally, preparation of the Final EIR may take an estimated 4-8 weeks after the public review period ends. However, City staff and the applicant have agreed to an expedited schedule that will reduce this time frame as much as possible. Public hearings for consideration of the specific plan, project permits and certification of the EIR, therefore, are currently scheduled to occur in November but will officially be scheduled when the completion of the Final EIR document is known. Required public notices will be provided per City and State regulations. Additional workshop briefings are scheduled for the Design Review Board and the Tidelands Advisory Commission. The same approach, for this EIR period, will be used for those briefings.

### **PROPOSED PROJECT COMPONENTS:**

The new hotel buildings are proposed to be setback, approximately thirty-five (35) feet, landward of the existing seawall and private hotel beach area. This new location allows for improved public access to the beach by the proposed dedication of the private beach area for public use, and also allows the new structure to be located outside the limits of a 500-year flood line.

#### ***Project Objectives:***

The applicant, Pacifica Companies, has set its objectives for this project as follows:

- 1) Redevelop the existing property in compliance with the City’s General Plan and Local Coastal Program.
- 2) Preserve and expand visitor serving uses.
- 3) Provide a modern, attractive hotel with a conference center and public restaurant. The hotel will be environmentally sensitive to issues related to greenhouse gas emission reduction and low impact development and will meet the goals of the City’s Conservation Element of the General Plan and Local Coastal Program.
- 4) Designating 35 feet of additional beach area as a public use area.

***Grading:*** The proposed project is using the City Council’s established method of grade averaging for this project to measure building height and maintain the maximum height limitation of forty (40) feet. The use of the average grade method for measuring building height will establish the finish pad elevation.

***Building Configuration:*** The proposed project includes 84,388 square feet of floor area within 4 stories in two building wings. The hotel is designed in a contemporary Mediterranean style of architecture for the two angled buildings wings, north and south.

The first floor of the north wing includes a 3,000 square foot function/conference room, a main lobby and reservation area, a public restaurant and cocktail lounge area, an outdoor seating area, a guest pool area with secured access for guest visitors only, and six (6) ground floor guest rooms. Hotel offices and other function areas are also planned for the first floor.

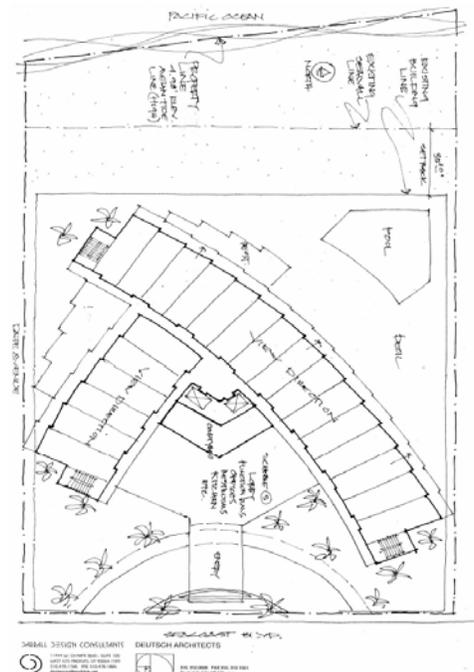
The second to fourth floors each contain sixteen (16) guest suites in the north wing and eight (8) guest suites in the south wing. The total number of guest suites is 78, each of which will contain individual kitchens. . Each guest suite contains approximately 600 to 700 square feet of floor area and each has an outdoor deck or balcony.

The “grand entryway” for the proposed hotel incorporates a water feature, a porte-cochere and water feature marking the lobby entrance location, and a curved driveway for arriving guests and the public. Inside the lobby entrance, there is another water feature, which will continue the water theme and lead visitors to a lobby lounge and outdoor patio areas with direct views of the Pacific Ocean. Access to the below grade garage area will also be provided in the main lobby area. There are 111 parking spaces provided in the below garage area, which is accessed from Date Avenue. The existing Seacoast Inn buildings currently encroach into public rights-of-way. The new buildings, however, are located to correct this encroachment. The Date Avenue street end will also be improved with enhanced sidewalks, landscaping and parking. The applicant has requested that the Redevelopment Agency pay for the improvement of this street end.

The City has established special landscape design and installation guidelines specific to Seacoast Drive to create a “classic California beachside community” through unifying design elements that celebrate the City’s eclectic character. A detailed landscaping plan has been prepared for the proposed project, which incorporates extensive landscape areas along Seacoast Drive and Date Avenue, including landscape planters within the Date Avenue right-of-way. Within and throughout the hotel and outdoor patio areas, additional landscape planters will be provided. This overall building orientation should result in an overall reduction of building mass and will provide enhanced views to and along the beach.

**Project Development Plans:** Pacifica Companies has maintained its previously proposed building design and configuration for this proposed project. The plan proposes to demolish the existing hotel and reconstruct a full service hotel using a curvilinear-designed building that provides:

- full guest services,
- maximized guest room views,
- enhanced public view corridors,
- a dedication of public beach resulting as a result of pulling the existing hotel and seawall back off the beach area approximately 35 feet,
- improved lateral and horizontal public beach access,
- a full-service public restaurant, conference/function room, and on-site underground parking.





The above aerial photo with overlay shows the proposed building wings as related to the existing buildings shown in background. The “red line” (the line shown in a north-south orientation along the newly proposed seawall) represents the City’s determination of the stringline for coastal developments in the City.

A visual analysis and shadow analysis for the proposed project was done that indicates that there are no significant issues or concerns with view corridors or shading to adjacent properties. View corridors from Seacoast Drive and some adjoining properties and from Dunes Park will be improved because of the proposed building placement on the subject property. The public beach area is not affected at all by any shading or shadow effect resulting from the building’s proposed location.

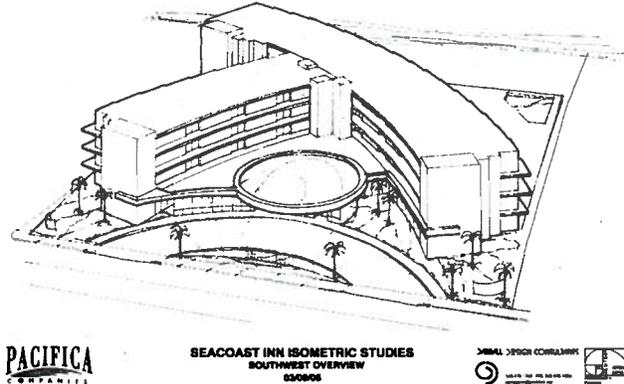
***Energy Conservation and Greenhouse Gas Reduction Strategies:***

Pacifica Companies has indicated that the project will incorporate “green building” design/construction concepts which will include reduction of greenhouse gas emissions through the use of solar photovoltaic panels for direct use electricity or for the power grid. Additionally, the project will be incorporating solar collection panels for hot water heating throughout the hotel and will use triple-glazed windows, and use R22 refrigerant instead of CFC coolant, provide high-efficiency energy-efficient lighting and appliances throughout the hotel, and will designate a senior management staff person assigned to head an environmental management program onsite to seek and generate environmental ideas for hotel operations and facilities.

***Project Building Elevations and Architectural Design Review:*** The project site and the existing hotel fronts Seacoast Drive, a designated Design Review Corridor, and is also situated on the beach, a public vantage point. This project is intended to create an architectural

statement for the Seacoast Drive corridor, and provide expanded visitor servicing opportunities at the beach.

Isometric studies provided for the proposed new hotel illustrate the building's proposed location and configuration. There would be two 4-story buildings and a relocated pool that would replace the existing structures. These design studies have expanded in detail significantly since they were first reviewed in August, 2005. There have been more design elements incorporated into the buildings, including entryway canopies, curvilinear walls on the building's facades, and energy conservation elements. This articulation alters the "straight line, flat surface" look to the project that was previously presented. There is also more building articulation along all building exteriors through the use of offset balconies in the upper floors and the use of recessed building planes to avoid a monotonous, flat exterior appearance. The proposed architectural style is a contemporary Mediterranean motif that is compatible with structures located to the north and south of the project site. The proposed hotel's grand entryway/water features will add visual interest to the project from the street side of the property.



**NEXT STEPS/PROJECTED SCHEDULE:**

After this project review workshop, the Seacoast Inn project will be presented to the Tidelands Advisory Committee on Monday, September 10, 2007, at 6:00 PM and to the Design Review Board on Thursday, September 20, 2007. Both meetings will take place in the City Council Chambers. After completion of the EIR review period, written comments will be prepared with the project scheduled to be presented to the City Council and Redevelopment Agency for approval of the specific plan, associated permits and certification of the EIR in November of this year.

**DEPARTMENT RECOMMENDATION:**

Discuss this briefing report, take public comment and provide comments to Staff.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager



Attachments:

1. Plans

MF 661 Pacifica  
Seacoast Inn

August 22, 2007

cc: file MF 661

Distribution:

Ash Israni, President, and Allison Rolfe, Project Manager, Pacifica Companies, 1785  
Hancock Street, Suite 100, San Diego, CA 92110

Darrall Design Consultants/Deutsch Architects, 11444 W. Olympic Blvd., Suite 120,  
West Los Angeles, CA 90064-1549

Tom Held, EDAW, 1430 Kettner Boulevard, Suite 620, San Diego, CA 92101

Mark Brencick, RCE, Landmark Consulting, 9555 Genesee Avenue, Ste 200, San  
Diego, Ca 92121

Diana Lilly, Coastal Program Analyst, California Coastal Commission, 7575 Metropolitan  
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SEACOAST INN BUILDING EXTERIOR  
VIEW LOOKING SOUTHWEST





SEACOAST INN BUILDING EXTERIOR  
VIEW LOOKING NORTHEAST

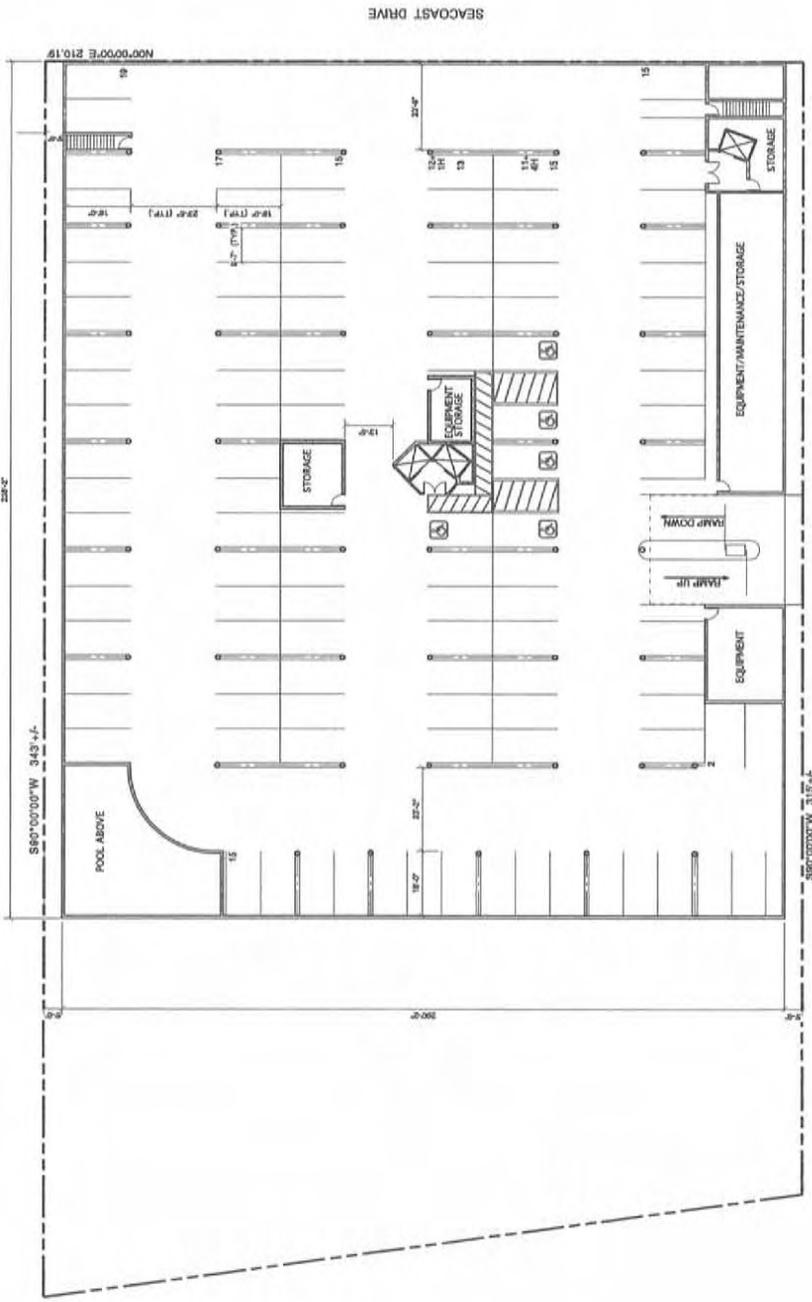
**DDC DARRALL DESIGN CONSULTANTS**  
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ARCHITECT



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DarrallDesign@aol.com



SEACOAST INN BUILDING EXTERIOR  
VIEW LOOKING NORTHWEST



**GARAGE SUMMARY**

REGULAR STALLS:	108
ADA STALLS:	5
<b>TOTAL</b>	<b>111</b>



**GARAGE LEVEL PLAN**  
1/8" = 1'

DATE AVENUE

SEA COAST INN SCHEMATICS  
892587

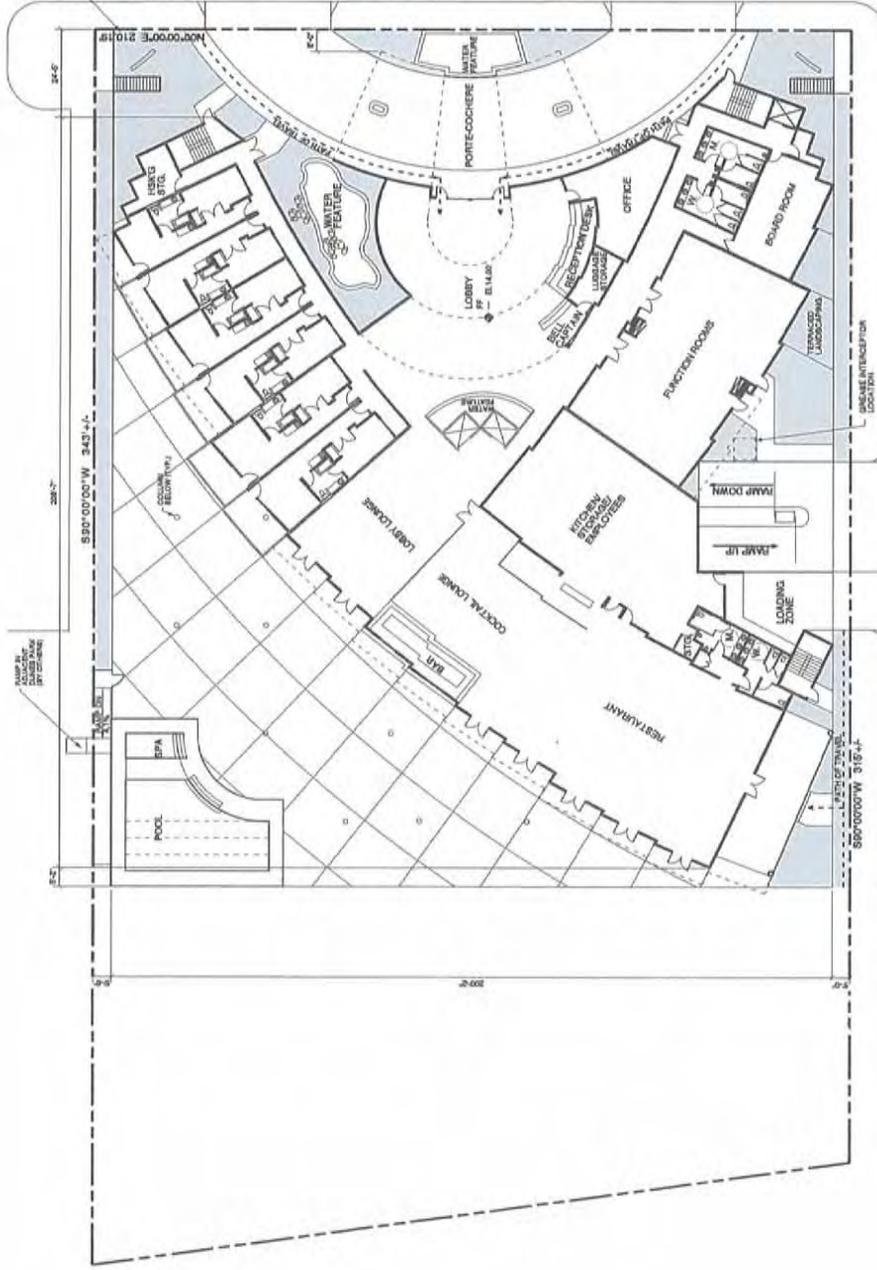


YARBELL DESIGN CONSULTANTS



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dyarbello@earthlink.net





GROUND LEVEL / SITE PLAN  
1/8" = 1' = 0"

**NORTH BUILDING**  
 4TH LEVEL: 16 SUITES  
 3RD LEVEL: 16 SUITES  
 2ND LEVEL: 16 SUITES  
 GND. LEVEL: 8 SUITES  
 54 KEYS

**SOUTH BUILDING**  
 4TH LEVEL: 8 SUITES  
 3RD LEVEL: 8 SUITES  
 2ND LEVEL: 8 SUITES  
 24 KEYS

78 SUITES  
 111 PARKING SPACES TOTAL

**AREAS**

**4TH LEVEL**  
 ROOMS: 15225 S.F.  
 DECKS: 2020 S.F.  
 CIRCULATION: 2820 S.F. 20385 S.F.

**3RD LEVEL**  
 ROOMS: 15225 S.F.  
 DECKS: 2020 S.F.  
 CIRCULATION: 2820 S.F. 20385 S.F.

**2ND LEVEL**  
 ROOMS: 15225 S.F.  
 DECKS: 2020 S.F.  
 CIRCULATION: 2820 S.F. 21120 S.F.

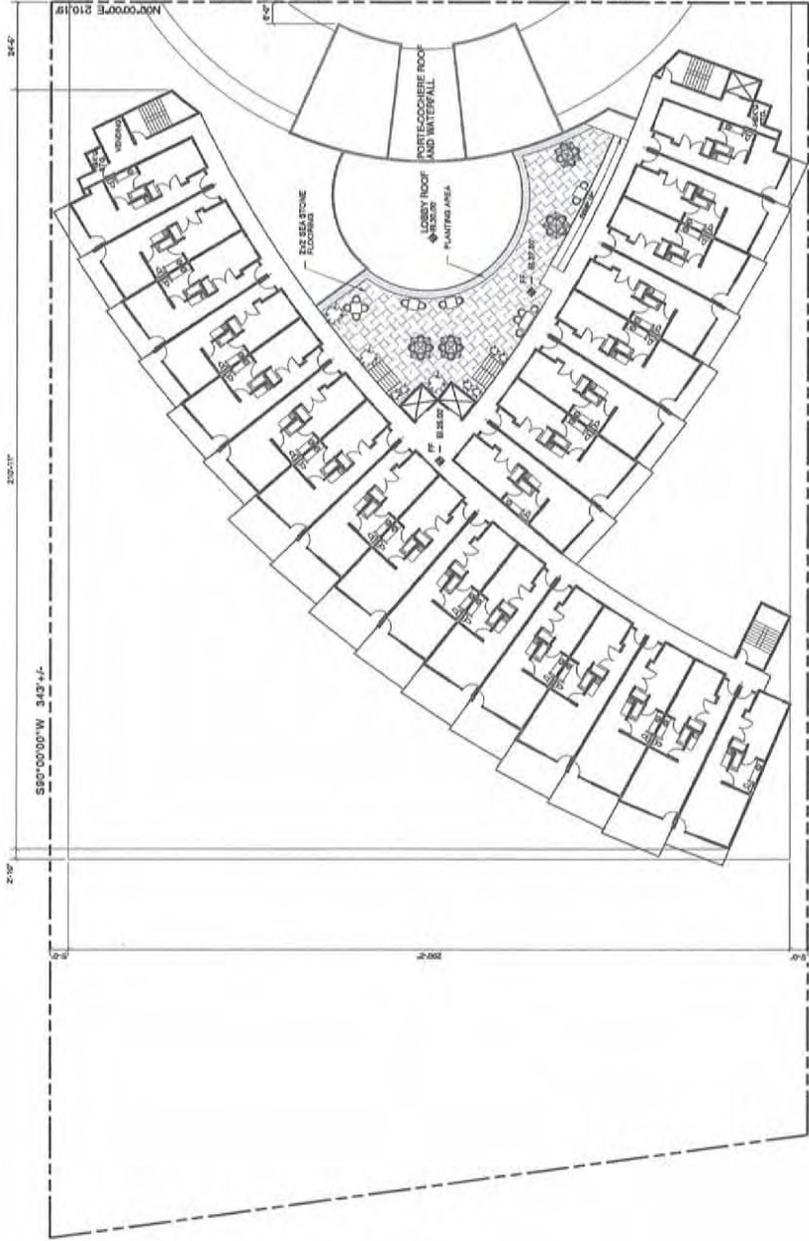
**GND LEVEL**  
 ROOMS: 3842 S.F.  
 FUNCTION RM: 2335 S.F.  
 CIRCULATION: 2488 S.F.  
 MAIN LOBBY: 2705 S.F.  
 ADM/REST RM: 1020 S.F.  
 RESTAURANT: 9590 S.F. 22238 S.F.

**TOTAL**  
 84388 S.F.

**SUB LEVEL GARAGE**  
 SERV. MAINT: 2785 S.F.  
 PARKING: 42762 S.F.

PROPOSED FIRE HYDRANT  
 LOCATION (VERIFY W/





2ND LEVEL PLAN  
1/8" = 1'

DATE AVENUE



SEACOAST DRIVE



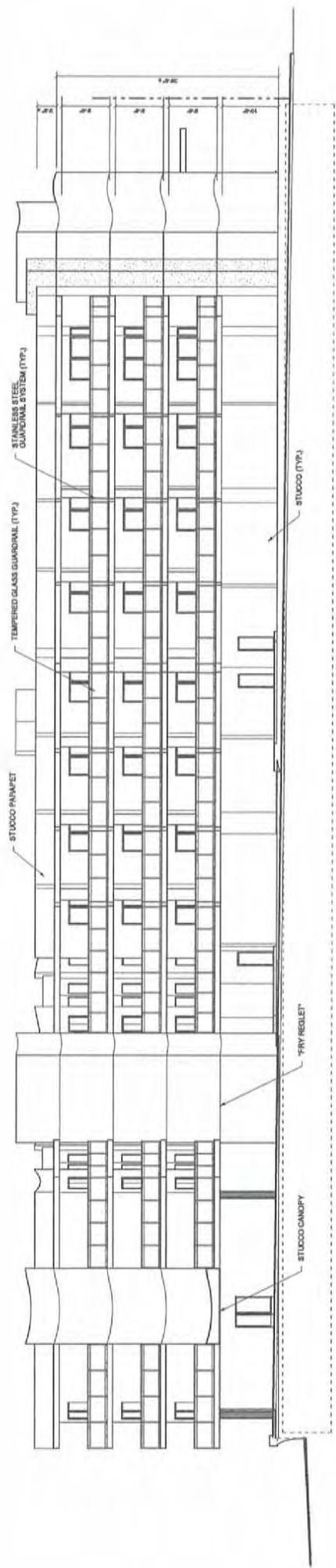
3RD & 4TH LEVEL PLAN  
3/16" = 1'

DATE AVENUE

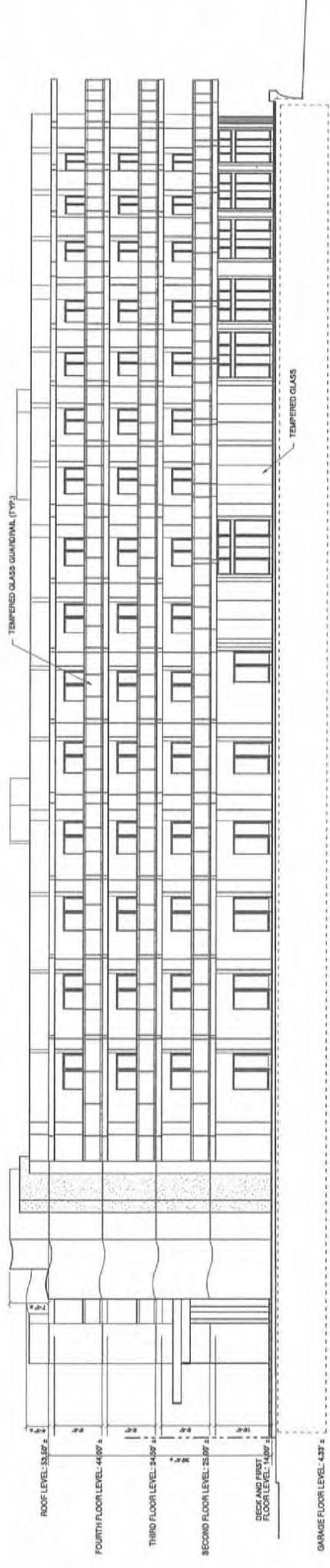
SEA COAST INN SCHEMATICS  
6/23/97

**PACIFICA**  
COMPANIES

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LOS ANGELES, CALIFORNIA 90064-1521



**SOUTH ELEVATION**  
1/8" = 1'



**NORTH ELEVATION**  
1/8" = 1'

ROOF LEVEL: 33.50' ±  
 FOURTH FLOOR LEVEL: 44.00' ±  
 THIRD FLOOR LEVEL: 54.50' ±  
 SECOND FLOOR LEVEL: 65.00' ±  
 DECK AND FIRST FLOOR LEVEL: 74.00' ±  
 GARAGE FLOOR LEVEL: 4.37' ±

THE HEIGHT OF THE PROPOSED BUILDING IS TO BE MEASURED FROM A PLANE THAT RESULTS FROM AVERAGING THE EXISTING PERMITS ELEVATIONS. THE PLANE HAS BEEN DETERMINED TO BE AT THE MAXIMUM HEIGHT OF THE ROOF BASE WILL BE 64 FEET. ANY ROOF SLOPING ABOVE 4 FEET WILL BE SCREENED BY A STUCCO PARAPET THAT WILL ALSO SCREEN ROOF ITEMS AND SHALL NOT EXCEED THE EXCEED THE ROOF HEIGHT BY MORE THAN 8 INCHES. STAIRWAYS TO THE ROOF, NEEDS TO BE ABOVE THE ROOF ELEVATION SHALL NOT EXCEED THE ROOF HEIGHT BY MORE THAN 84 INCHES. EQUIPMENT REQUIRED SHALL NOT EXCEED ROOF HEIGHT BY MORE THAN 80 INCHES AND SHALL BE SCREENED. SOLAR PANELS SHALL BE SCREENED BY MORE THAN 72 INCHES. THE MAXIMUM HEIGHT OF 72 INCHES HAS BEEN CHOSEN TO ACCOMMODATE THE NEED TO ANGLE SOLAR PANELS TO IMPROVE EFFICIENCY. HOWEVER, TO THE HEIGHT OF THE PANELS, THE RATIO OF PARAPET HEIGHT TO THE MAXIMUM ROOF-DECK HEIGHT WILL BE 1:1. THE MAXIMUM HEIGHT OF THE PARAPET SHALL BE LIMITED TO THE SURROUNDING AREA. SOLAR PANELS SHALL NOT EXCEED THE ROOF HEIGHT BY MORE THAN 84 INCHES. THE RATIO OF PARAPET HEIGHT TO FINISHING HEIGHT, IN THE CONSTRUCTION DOCUMENTS.

**PACIFICA**  
COMPANIES

SEA COAST INN SCHEMATICS  
03.2017

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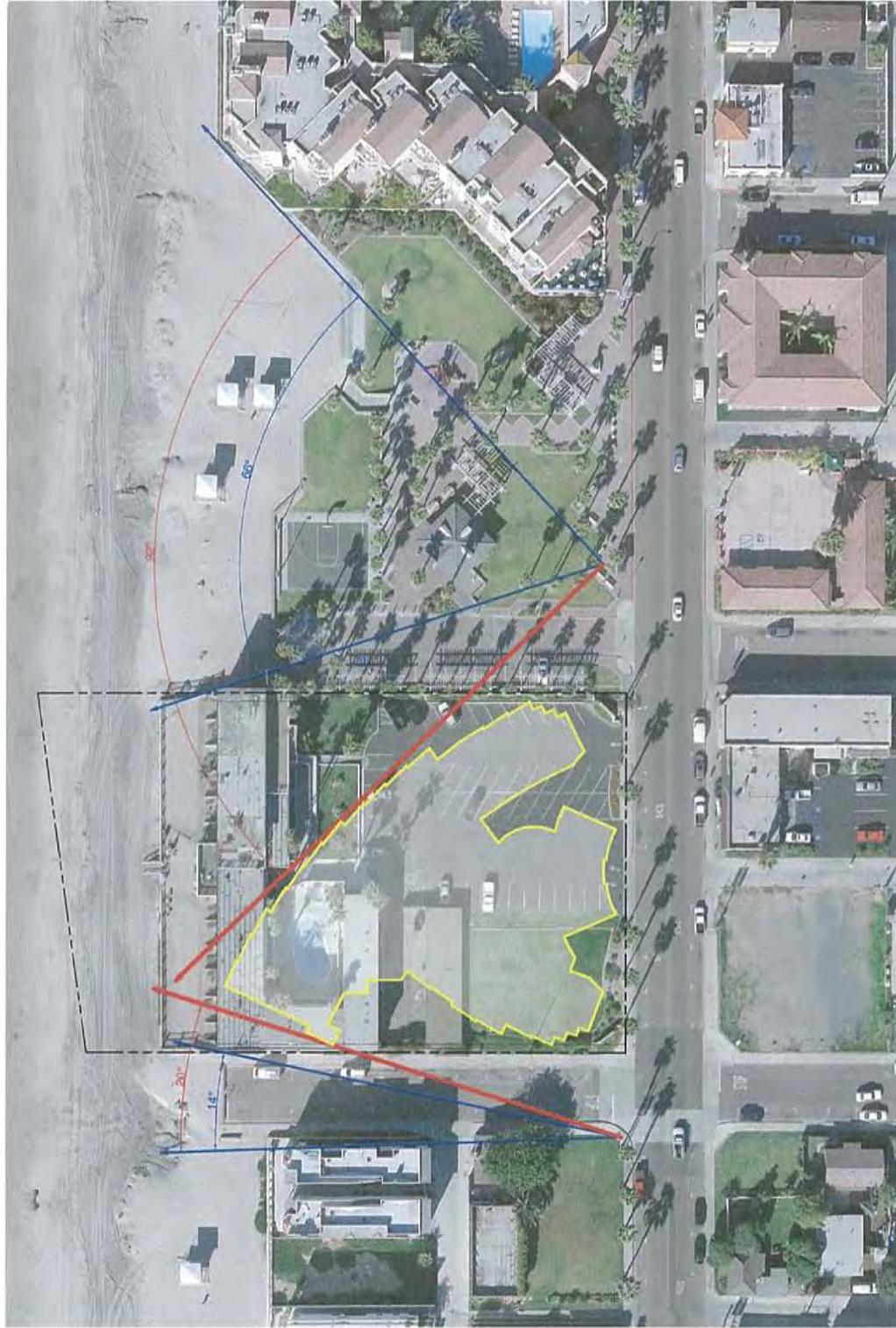












**LEGEND**

- EXISTING VISUAL ACCESS
- PROPOSED VISUAL ACCESS
- PROP. HOTEL BUILDING FOOTPRINT
- PROPERTY LINE



PROPOSED HOTEL VISUAL ACCESS DIAGRAM