

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD COMMITTEE**

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

THURSDAY, FEBRUARY 19, 2009

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Bowman, Phelps

ABSENT: Lopez, Schaaf

STAFF PRESENT: Jerry Selby, Redevelopment Coordinator
Tyler Foltz, Associate Planner
Jim Nakagawa, City Planner
Tina Barclay, Recording Secretary

APPLICANT PRESENT: John Haupt, Owner, Beach Club Grille dba Sam's Happy Chef

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1

3.0 BUSINESS FROM THE PUBLIC

None.

ITEM#3.0

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REVIEW AND APPROVAL FAÇADE IMPROVEMENTS – 1293-1299 IMPERIAL BEACH BLVD; 1070 13TH STREET; 1155 PALM AVENUE (FSG TATTOO PARLOR); 650 PALM AVENUE (AB BRITE LAUNDROMAT); 600 PALM AVENUE (SILVER STRAND PLAZA, BUSINESS AND SUITE NO'S: AUNT ELLEN'S WATER #101, PRO HAIR CUTS #102, IB GROOMIN #114, DENTIST #116, BIG KAHUNAS #117, MEIJO SUSHI #300)

Staff Report:

Jerry Selby presented façade improvement projects. Discussed that one project did not come out the way it was supposed to. Colors need to be truer to board members and staff as well. Also other factors because of age, etc. Old wood, tone of color, intensity not what wanted it to be. Similar with FSG – come forward with recommendation, come forward, get approval, go to paint, owner decides doesn't like that, staff needs to make decision to move forward and make changes. Looking to put together an agreement, trying to keep less bureaucratic, but have owners that balk at what is suggested by staff, so trying to come together with more finality – must sign name to what has been discussed and decided upon.

Nakawatase: Make a suggestion that somehow screen candidates that they are a profitable business that they have business that has been solid for substantial period of time.

Staff Selby: Yes, good point. Original to improve the buildings, but now businesses involved because of signage.

Nakawatase: Prudent to agree in advance and sign something.

Staff Selby: Don't want it to become a repeating problem. That DRB approves and then it gets changed. Sometimes there will be intensity of color difference.

Nakawatase: 13th & IB really different.

Staff Selby: Yes, and that falls on me. Sign became problem which made color a problem.

Nakawatase: I have a conflict with FSG Tattoo Parlor and will have to recuse myself from that project discussion and vote.

Staff Selby: It is a color change – can bring back. Think the colors work, building looks nicer.

Staff noted that the colors listed on the handout for 1070 13th is actually for 1293-1299 IB Blvd and the color. The southeast corner – 7-11 and Dominos are national chain so can't really approach them. Possibly approach about landscaping and talk with them about re-landscaping. Overgrown and past the care they should have. Problem with national chains – signs – they have a "brand" that they don't want to change their lettering, how they sign their building. You will see that on the next

façade at 1070 13th Street. Will be happy to talk with the southeast corner businesses.

Bowman: In inner city, national chains do conform somewhat – smaller, etc.

Staff – Some small queen palms. Comments from DRB and people in the city – if there was way to make some significant statements- need vertical – sidewalk only 4 feet so impossible to get vertical element without narrowing the corner. Issue of blocking owners business. Could ask to revise to add queen palms. Vertical element will be tough to do – hard to frame that street without it. This corner is very big intersection – to frame this – would have to re-work the intersection. But turning radius's needed – not feasible to narrow done – curb cuts, difficult – trucks going to ream field. But can ask to add palm trees to add some symmetry. Add some queen palms on both sides of street. Could have owners in future put some up lighting – add dramatic effect.

Nakawatase: Have root issue – up lighting done. Paint, landscaping, signage

Staff recommendation for: 1293-1299 IB Blvd (southwest corner)

Proposal to remove wood façade and replace w/stucco and repaint exterior.

Motion: Bowman – accept the re-doing façade on the building and the proposed paint as presented by staff.

Second: Phelps

Clarification – are you merely asking to accept this proposal as presented?

Yes

Ayes: Nakawatase, Bowman, Phelps

No: None

Absent: Lopez, Schaaf

1070 13th Street – Staff Recommendation: New paint, channel letter signs

Motion: Nakawatase – 1070 13th – make motion to accept project as presented by staff

Second: Phelps

Discussion:

Look at staff putting palms in for landscaping.

Motion withdrawn

Motion: Nakawatase moved to accept presented by staff with condition to look at viability to have queen palms installed into the landscaping

Second: Bowman

Ayes: Nakawatase, Bowman, Phelps

No: None

Absent: Lopez, Schaaf

Staff Recommendation for: AB Brite Laundry – Channel letters for sign, mural on southeast façade.

Questions to Staff:

Nakawatase – landscaping?

Staff Selby – no place for landscaping.

Nakawatase - what about a planter box?

Staff Selby - can explore opportunity – did not. Mural will go where the utility box is – power boxes.

Nakawatase – Know that's not landscaping but feel that is sufficient. Go out of the box – create landscape.

Questions to Staff: Closed

Public Comments: None

Public comment closed

Motion: Bowman – move to approve the AB Brite Laundry as presented

Second: Nakawatase

Ayes: Nakawatase, Bowman, Phelps

No: None

Absent: Lopez, Schaaf

Silver Strand Plaza - Staff Recommendation: Signs for Aunt Ellen's Water; Pro Hair Cuts; IB Groomin; Dentist; Big Kahuna; Meijo Sushi and Landscape for Meijo Sushi

Red awning on Meijo Sushi will come off – under sushi bar sign – landscaping will be put in.

Questions to Staff:

Nakawatase: Is box sign coming out?

Staff Selby: Don't know

Nakawatase – have you thought about moving fish to the other column so that it's more visible for curb appeal?

Staff Selby - agree – don't know if this discussion made with owner

Nakawatase – building is a bad design – used to be two stories and connected to liquor store. Entrance was where the dumpster is. Now it is awkward.

Staff Selby - Always a drive thru?

Nakawatase – No. Building was bigger and taller. Bradshaws and Travel Lodge.

Staff Selby – Can talk to owner to moving the sign

Nakawatase – Would like to see sign move and remove the box sign. Like the landscaping. Will railing continue to be there?

Staff Selby – Yes

Nakawatase – Why?

Staff Selby – Keeps people from walking to the back door? Not sure

Nakawatase - Removal of box sign and move sign on south side to the west column to be more visible from Rainbow. Landscape is great.

Questions to Staff/: Closed

Public Comments: None

Public Comments: Closed

Discussion

Motion by Nakawatase: To approve 600 Palm as presented with following conditions: Removal of box sign a Meijo Sushi. At Meijo Sushi, remove the south façade channel letters along with the fish from the east column to the west column to be more visible from Rainbow.

Second: Bowman

Ayes: Nakawatase, Bowman, Phelps

No: None

Absent: Lopez, Schaaf

4.2 PUBLIC HEARING: JOHN HAUPT (OWNER) DESIGN REVIEW CASE (080062) FOR BEACH CLUB GRILLE DBA SAM'S HAPPY CHEF TO ADD A ROOF OVER AN EXISTING SECOND FLOOR DECK OF A COMMERCIAL UNIT OF A MIXED-USE CONDOMINIUM COMPLEX LOCATED AT 710 SEACOAST DRIVE #F (APN 625-182-10-51) IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 10000

Staff Report:

Staff Foltz showed power point. East elevation (seen from seacoast drive) – add windows and a wood beam above that (#2) and then the roof. Colors have to match the existing building – Every other window will be able to slide open.

South elevation – windows present, add windows above, every other window will be able to slide, wood beam and roof. Rendering shown of total building. Height – 23'10" Building trim and roof colors materials match. No park/landscaping will be removed. Drainage will have to be worked out.

Photos of current building shown.

Staff recommendation – Consider conditional approval of design.

Questions to Staff:

Bowman – Seems like it's putting on a whole second floor. Two story restaurant.

Staff Foltz – Existing use is the same with a roof on or off. No change in the use.

Bowman – What we see on the existing today – what are those windows?

Staff Foltz - Can applicant can answer?

Questions to Staff: Closed

Chair Nakawatase recognized applicant to speak

Applicant: John Haupt - 1111 Seacoast Drive #11 – Imperial Beach.

Restaurant on 1st floor; 2nd floor during summer – less than 50 people. The area is utilized May thru August for the past 4 years. Not used all year round – on the 2nd floor a lot of wind – everything flies around - complain too wet, too cold, too windy. Uncontrollable nature of weather. Things rust rather quickly. Numerous break ins – because of elevation of beach, people jump across and cause havoc. Putting roof – original thought was retractable awning – if someone flicked a cigarette could create a fire hazard with awning. Discussed with Community Development; any non retractable would require fire suppression system – fixed roof would justify cost better. Look forward to having a roof – control environment, with windows giving private view, contain noise better (though noise complaints every)

Questions to Applicant:

Bowman – South elevation – those windows already there?

Nakawatase – Appeal is the openness

Haupt – Open today, but closed upstairs today for business. Will have tempered glass and at sitting position can have full view. Have had umbrellas, but not enough, heat lamps but don't give off enough heat. Envision more employees, area utilized 12 months a year.

Bowman – New windows on Seacoast side and additional side – can they be opened so you can have openness?

Haupt – Every other window can be opened and on the Seacoast side those windows can be opened.

Bowman – Existing – can't open?

Haupt – Tempered glass. Open windows on top. Skylight can be put in.

Question to Applicant: Closed

Discussion:

Phelps – Kind of feel bad that it would be enclosed as much as it looks like it's going to be. Windows can be opened, but only a certain area. Not so attractive in summer, but better for winter. Good way to stay open all year. Maybe adding some skylights could help.

Bowman – Even in summer – when the wind picks up sun goes down and it's gets pretty chilly. Could see that could be a great benefit for that restaurant.

Nakawatase – Would like to see more openness. Allows for year round, but restrictive because not so open. Don't have problem approving – respect owner wanting to expand business.

Pacifica is having additional height –would this come back to bite us?

Bowman – just approved an open patio bar two blocks down, with just tempered glass and umbrellas. No height restrictions, not blocking anyone's view. I get it.

Nakawatase – Like idea of retractable awning but not effective.

Bowman – Would like to see skylights added at the beginning

Nakawatase – Recommendation is use existing colors and materials, we could stipulate other conditions that aren't listed such as skylights. Could define what type of skylights.

Motion: Bowman moved to approve as presented with condition that the applicant and the staff look into putting skylights into the roof during construction; as many as one per side.

Second: Phelps

Withdrawn

Motion: Bowman moved to approve as presented with the intention that skylights are put in to the design of the project, one skylight per roof section.

Second: Phelps

Discussion:

Nakawatase – Don't want to restrict them with number of skylights – might cause it to be too hot. Additional air conditioning – leave design and quantity up to applicant – on the eastern side vent out, western side to vent out – quantity and type to applicant

Motion withdrawn

Motion: Nakawatase moved to accept as presented with condition that a skylight with applicant and staff approval to be installed in the roof. Quantity and design to be decided by staff and applicant.

Second: Bowman

Ayes: Nakawatase, Bowman, Phelps

No: None

Absent: Lopez, Schaaf

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 5:25 p.m. on February 19, 2009.

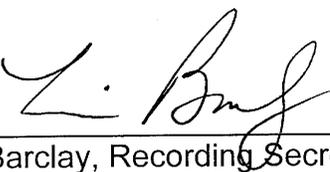
Approved



2/19/09

Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary