

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 JUNE 18, 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

CHAIR NAKAWATASE called the meeting to order at 4:02 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Bowman, Lopez, Phelps, Schaaf

ABSENT: None

STAFF PRESENT:

Jerry Selby, Redevelopment Coordinator
Elizabeth Cumming, Assistant Project Manager
Tina Barclay, Recording Secretary
Applicant and Property Owner present – Woody Keeran, Greg Neil

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

Feb 19, 2009 minutes – motion to approve

AYES: Nakawatase, Bowman, Phelps

ABSTAIN: Lopez, Schaaf

NOES: None

ABSENT: None

May 14, 2009 minutes - motion to approve

AYES: Nakawatase, Lopez, Phelps, Schaaf

ABSTAIN: Bowman

NOES: None

ABSENT: None

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

**4.1 REVIEW AND APPROVAL OF FAÇADE IMPROVEMENTS – 200 PALM AVENUE
(WOODY'S AUTO CARE)**

STAFF REPORT:

Staff Cumming: Agency staff, the applicant and building owner, propose to add two commercial roll up doors to replace the existing doors in the two bays facing south, new hand-painted signage on the south and west facing walls, aluminum slatted fencing (where existing fencing is) – not corrugated, but similar to the roll up door - will be slatted vertical, 2x2 wood space would not be viable, came up with aluminum with sliding gate (for access for the back), lighting and landscaping. Parking in back is only for the day and not at night or for storage.

Green for awning will be green of the palm tree in the logo – has been suggested that the awning be the color of the blue in the logo as well. Logo will be painted and lit from above with an old fashioned type light as seen at Mickie's Bar and Grill. Logo will also be on the west facing side.

Questions to Staff/Applicant:

Bowman: Will west facing logo be the same size?

Staff Cumming: It can be bigger and higher – still needs light on top of it.

Schaaf: Do owners like blue or green?

Staff Cumming: Owners like both. I like the green but it has been brought up to me that some people prefer the blue in the logo.

Lopez: Fence – goes on the front face – does it go back towards the building?

Staff Cumming: Yes.

Bowman: Landscaping?

Staff: Owner has wide selection of palms, suggested putting in Pigmy and Date palm in the existing area for landscaping against the fence. In front, Mediterranean fan and Mexican blue in pots.

Nakawatase – No formal landscaping plan?

Staff Cumming: No.

Staff Cumming: If you go with blue awning can come up with another contrasting color.

Lopez: Yellow color?

Staff Cumming: Existing – and just been repainted.

Lopez: Blue horizontal flairs, just paint?

Staff Cumming: Yes.

Public Comments:

New Owner: Woody Keeran

Had previous business in Chula Vista, hard to work with, found this building – Mr. Neil was excited about it – and I am looking forward to being part of the community for quite awhile and want to do what is acceptable to the community.

Nakawatase: Are you stuck on these colors?

Bowman: Logo on building say auto care as it does on shirt?

Keeran: It will.

Lopez: How long in Chula Vista

Keeran: Myself, 5 years, previous owner, 20 years

Public comment closed

Discussion

Nakawatase: Look at Mickie's – multitude of different colors – vintage highlights – like the assortment of color – like to pull some of the same elements from Mickies – lighting elements, potted plants – like the different trim colors.

Schaaf: Green sticks out – think blue might be better to pull it together.

Lopez: Like the blue as well – like that they are going paint all the trim – like the blue with yellow – gives vibrancy. Like the brown below – almost some wainscoating.

Schaaf – looks clean.

Bowman: Like the blue for the awning as well – ties it in better.

Phelps: Blue over time might be better too. Carries over to everything else a lot stronger. Keeps it simple.

Lopez: Color of fence – aluminum?

Nakawatase: Yes to match the doors. Hesitant to say anything about fence because we don't have a sample or rendering.

Schaaf: Not chain link.

Nakawatase: What does the top look one, how are they connected?

Phelps: Doors painted or just galvanized?

Greg Neil: Aluminum doors are painted – current door selection is white. Comes in any color you want.

Public hearing reopened – Greg Neil stated name and address.

Neil: Doors come in a plethora of colors. Fence, they have aluminum and vinyl as well. Use around pools.

Nakawatase: Parking structure at Evergreen & Seacoast Dr and Palm and Seacoast Drive – identical fencing – a metal with galvanize paint on it – mired in concrete – has a horizontal attachment to bring all the metal together about 6 inches from the ground and few inches from top – have cap or flat.

Staff Selby: For that size of fence, that will be expensive.

Nakawatase: When we talked with port it wasn't that much difference – don't know.

Staff Selby: We can look at that and the various materials.

Nakawatase: We're just trying to define it. Not changing what Elizabeth is talking about we're just trying to visualize and define it.

Staff Selby: If replicate what the port did could run into a cost issue.

Lopez: Painted or aluminum?

Staff Cumming: I thought it was all aluminum and was trying to match fence with doors.

Schaaf: Now it's white and white?

Loepz: Question is, how we define the fence since we don't have a visual?

Staff Cumming: Can we approve everything else and bring the fence back to you?

Nakawatase: Would there be any additional cost to the applicant?

Staff Cumming: No.

Nakawatase: Would staff like to go on internet?

Staff Cumming: Haven't found what I need there yet.

Public Comment Closed

Nakawatase: Blue awning, blue trim.

Bowman: Dan had good idea to make door red.

Nakawatase: Like different colors – makes it pop. Pedestrian friendly, colors make fun – just blue and yellow not so fun. Mickie's is fun to look at.

Lopez: Red doors would make it pop.

Bowman: Red awning would be good.

Nakawatase: Red in Woody's logo.

Bowman: Said something about additional lighting like Mickie's?

Lopez: Staff said there would be lighting on front and can put one on west side.

Bowman: Lights maybe above each roll up door?

Lopez: Store hours of operation – west side lights would help highlight and for security measure at night would be enough.

Nakawatase: If owner chooses to do that – but wouldn't make that a condition of approval – even though it would make it look prettier.

Nakawatase: I hear: Approve as presented, with exception of fence to come back to a following meeting, change awning color from green to red, similar to the red in Woody's logo, Doors white, Potted plants in the front palms planted to the west of the building In the existing landscape area and the west facing wall will have a larger logo with a similar light to the front facing light on the front of the building.

Staff Cumming: Awnings at international Blends next door are red. Do you want red next to red?

Nakawatase: That building is more recessed, tree in front. Shouldn't be a problem.

Schaaf: Think the red will pull up the red in Woody's logo.

Reopen the Public Hearing:

Greg Neil: Logo in the window right now. Want to do neon around the windows with red like the Boxing Zone. So now we would be getting a lot of red.

Public Comment Closed

Motion by Schaaf: Approve as presented, with exception of fence to come back to a following meeting. Change awning color from green to red, similar to the red in Woody's logo, doors white, potted plants in the front, palms planted to the west of the building in the existing landscape area and the west facing wall will have a larger logo with a similar light on the front of the building.

Second by Lopez

Discussion: None

AYES: Nakawatase, Bowman, Lopez, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: None

5.0 INFORMATIONAL ITEMS/REPORTS

None

6.0 NEW BUSINESS

Mar Vista High School – noticed a lot people.

Staff Selby: Putting up a shield on the towers.

Nakawatase: Watering, landscaping, painting to coordinate – cell tower at Mar Vista High School. Needs to be completed.

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 4:47p.m. on, June 18, 2009.

Approved


Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary

[Back to Agenda](#)