

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, OCTOBER 15, 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, Phelps, Schaaf

ABSENT: Lopez

STAFF PRESENT:

Elizabeth Cumming, Assistant Project Manager

Tyler Foltz, Associate Planner

Hank Levien, Public Works Director

Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1

Correction needed on Page 8 of 10, parking is PROHIBITIVE not prohibited. With correction, vote to approve minutes of August 20, 2009

AYES: Nakawatase, Bowman, Phelps, Schaaf

ABSENT: Lopez

ABSTAIN: None

3.0 BUSINESS FROM THE PUBLIC

None.

ITEM#3.0

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REVIEW AND APPROVAL OF FAÇADE IMPROVEMENTS – 1268 IMPERIAL BEACH BOULEVARD (LA POSTA MARKET #2), AND 775 13TH STREET (K PASTA)

Staff Report:

Agency staff and the applicant/building owner proposed on August 20, 2009 the following improvements be made to the property at 1268 Imperial Beach Blvd. Remodel the exterior through painting, lighting, landscaping, signage, and to reconfigure the parking lot to bring it up to the current ADA standards and compliance. The owner/applicant also proposes to apply stone veneer to a portion of the existing wall facing Imperial Beach Blvd. and Florence Ave. The existing pole sign will be removed and replaced with a monument sign no taller than 8 feet listing the names of the businesses. The colors proposed by the owner/applicant are seen on the color chart. Staff would like that the accent color “Kenricia” be changed to “Mexican Chile”.

The Design Review Board asked that several issues be revisited – all elevations of all buildings. Signage showing on existing businesses as they are currently (La Posta, Hair Cutting, I.B. Mortgage) – channel lettering in black with halo lighting. Additionally asked to have new palm trees where the new landscaping would be – would not work, not enough room. Existing landscaping would not block the signage.

Questions to Staff:

Nakawatase: Illumination green all the way around?

Cumming: No, it will be just white illumination.

Phelps: Wall painted?

Cumming: It might be, that’s what I’m thinking.

Nakawatase: Colors, chile, formally another color, more of a brick color.

Schaaf: Pavers, where are they going to go?

Tom Bushfield (Architect for La Posta Market): For between landscaping for walkways, not called out.

Schaaf: That’s what I thought.

Phelps: Just in the planter area?

Bushfield: Yes.

Bowman: Signage – will the signs be up as high as La Posta?

Nakawatase: Businesses upstairs, where will the signs go?

Cumming: Currently upstairs businesses don't want signage.

Nakawatase: What about in the future?

Cumming: (She pointed out on the elevation where they would go). There will be a comprehensive sign plan and all businesses will have to comply with that policy. Have to conform, would go to planning they would make sure they conform to comprehensive sign plan.

Nakawatase: Want to make sure the signs will be the same – don't want a banner hanging off.

Cumming: Additionally, the monument sign you wished to have drawn up, currently may not have enough money to make the way you had suggested raising the elevation and some of the motif of the siding

Nakawatase: Could compromise. Not so costly but have some of the design elements in the sign.

Cumming: Raised bed, issues with visibility, more than likely have to be set in the existing ground, may be able to make a more elaborate sign. Big pole sign will come down.

Nakawatase: Big pole sign does not comply with Imperial Beach standards.

Phelps: Later date, if they have a monument sign, we will have that come back to us.

Questions to Staff Closed

Public Comments: None

Public Comment: Closed

Discussion:

Schaaf: Like the complete set of plans. Can envision when you go by. Like the design, will be a good improvement.

Phelps: Will be a good improvement of Imperial Beach Blvd. Center will pop out more with colors.

Schaaf: Frontage will be nice.

Bowman: Happy with design and have a motion that recognizes the sign design for second level and monument sign.

Discussion Closed

Motion by Bowman to accept the design as proposed with the stipulation that signs for the upper level conform with signage that is existing with this design and at a future date we will see rendering of monument sign that has some of the design elements.

Second by: Nakawatase

AYES: Nakawatase, Bowman, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Lopez

STAFF REPORT:

K Pasta – 775 13th Street. Corner of Donax and 13th, south east corner. This building used to be IB Scrap Booking. The owners are present. Bought property to turn into a restaurant. Photo shows that building next door is residential and a commercial building, on east side. On west side, existing mall between Donax and Palm Ave. No signage to identify it as a mall.

Propose to completely renovate the building. All proposed elevations are shown. Brick red color with teal trim. Luster white around the windows. Deck on north elevation planned. New windows, new landscaping. All landscaping from now on will be drought tolerant. May have to revisit to make sure this is drought tolerant.

Two signs, one on the north elevation, K Pasta with logo in between K and Pasta and one on the parapet of the east elevation.

Questions to Staff:

Nakawatase: Are the north and south elevations reversed?

Cumming: Yes, both signs will be facing the streets.

Schaaf: Parking in the back?

Cumming: Still working on meeting all ADA codes. Parking will be in back and landscaping will be in front facing the streets.

Bowman: What is next to the house? Another house?

Cumming: Yes, all one property. A rental.

Phelps: Parking behind building, to the east, or will that be preserved as a private yard area?

Foltz: Sloping driveway cannot do that, need to make path. Still working on it.

Schaaf: Still working on it?

Foltz: Yes, required to have 5 parking spaces. (Staff pointed out where ADA will probably go). Have to have ADA.

Bowman: What is striped off area?

Foltz: Handicap unloading.

Phelps: Currently a driveway?

Foltz: Yes, real long driveway. Has to be re-done.

Bowman: Deck open?

Cumming: Similar to IB Forum. No trellis, railing.

Schaaf: Roofing proposed?

Kraig Kirsner (Owner K Pasta): New roof. Poly sign will come off, but roof will not be changed.

Questions to Staff Closed

Public Comment:

Kraig Kirsner, Owner of K Pasta

Trying to propose a restaurant, K Pasta. Bring a new eatery to Imperial Beach. Has been a resident for 17 years and know Imperial Beach well. Think the way we're going is a good thing. We like to eat and feel another eatery would be a good thing. Worked hard on design to make it appealing to residents and people coming in on the 13th Street corridor. Make it look like a nice building. Hope you like plans and hope to get going on it.

Public Comment Closed

Questions to Owner/Applicant:

Schaaf: Roof it new, but red?

Kirsner: Grayish color.

Schaaf: Liking the renderings, light tan. Nice elevations, light tan with brown proposed, like the rendering.

Kirsner: The teal and white will really make it stand out. If we have to change it out...

Schaaf: Coloring, shingles with color. Flat right now.

Kirsner: Color right now is tan.

Schaaf: Light roof won't match the doors. Rendering made the signs stand out, thought the roof would be changed. Doors and trim similar. I like the drawings...

Kirsner: Can change colors. Understand your concern/ideas.

Nakawatase: Signs?

Cumming: As shown on rendering, attachment 2 is what is proposed.

Schaaf: Sign on roof line?

Cumming: Sign is just lettering, up high.

Schaaf: With sign up there, it looks more professional. Really in favor of the architectural renderings.

Nakawatase: Concern with south elevation (listed as north), a little empty.

Kirsner: That's the kitchen area.

Nakawatase: Maybe put something to balance it out. A tree, something small.

Kirsner: All kitchen back there.

Nakawatase: Putting in a different size window?

Kirsner: That's the way the architect drew it. Same window is remaining.

Bowman: Question about property on south side of Donax, is that residential?

Foltz: Yes. Commercial zone, have notified all residents to make comment, no comments received, no one came today. All commercial zone. Noise, met with sheriff and public safety before approving project.

Questions to Owner/Applicant Closed

Discussion:

Schaaf: I like this as presented.

Bowman: Would we have a chance to see again with parking?

Foltz: Parking is designed to be behind the building.

Bowman: What is it going to look like?

Foltz: Handicap spot, trash enclosure, new driveway shown and parking. Outlined with landscaping and walkway with landscaping. Landscaping and patio in front.

Nakawatase: I would like to see a little more balance on south elevation to compliment.

Schaaf: Doesn't bother me. With cars and parking, more of a restaurant and not a house.

Phelps: Could put a large tree similar to the ones they have proposed so it doesn't look so unbalanced.

Schaaf: Going to have to have a walkway.

Nakawatase: I'm throwing it out there and applicant can choose.

Motion by Nakawatase to accept project as proposed with colors shown on Attachment 2.

Second by: Bowman

AYES: Nakawatase, Bowman, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Lopez

4.2 PUBLIC HEARING: KEVIN HILL FOR I.B. BEAUTIFUL (APPLICANT)/SILVERSTRAND PLAZA, LLC (OWNER); ADMINISTRATIVE SIGN PERMIT (ASP 090033) TO PROVIDE SIGNAGE FOR A CERTIFIED FARMER'S MARKET LOCATED AT 600 PAM AVENUE (SILVERSTRAND PLAZA) IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 985

STAFF REPORT:

Signage for Farmer's Market that has already been approved. Some signage will be in public right of way and want to show board. Red dots where applicant wants signage on light standards. Recommending 5 locations but one may not work because it currently says Rainbow Drive. On Palm Ave., 4 locations recommended. On Rainbow Dr., lights on private property, 4, smaller, and one on Hwy. 75 if on private property. If on Caltrans right of way, won't have sign.

Bigger sign size is recommended for Palm Ave., smaller size for the other signs. Staff recommends blue color for ocean, applicant wants the yellow/orange because it represents fruit and vegetables. Staff is asking Design Review Board for recommendation of color and if you want signs in the right of way. Light standard signs will stay up as long as planning commission deems okay.

Applicant shall install and maintain all signs.
Signs are considered temporary.
Temporary on a ongoing basis.
Planning Commission (City Council) must approve.

Staff is asking the Design Review Board to recommend color and placement to take to Council.

Questions to Staff:

Nakawatase: IB Beautiful, informal group to get improvements for residential areas.

Cumming: Currently IB Beautiful is under non profit status, Expanded Horizons, community based issues. Had thought their representative Kevin Hill would be here, but he's not.

Schaaf: Building, olive?

Nakawatase: Not real concerned what the building looks like. These are street signs. Street signs, what would be the most visually impacted, say WOW.

Bowman: I think I made need to recuse myself.

5 minute recess called at 4:52pm to check to see if Bowman within boundaries. 4:55 pm, meeting back in session, Bowman does not need to recuse self.

Schaaf: Like the green. Both pretty. But think the green/yellow will stick out.

Bowman: I agree.

Nakawatase: Me too.

Phelps: It will pop out more than the blue.

Questions to Staff Closed

Public Comment None

Discussion None

Motion by Schaaf to recommend green/yellow signs.

Second by: Bowman

AYES: Nakawatase, Bowman, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Lopez

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

Schaaf: Will the corner of 13th Street and Imperial Beach Blvd. be re-done?

Cumming: It will eventually become something else, once across the street is done. We will then figure out what to do with it.

Nakawatase: Elizabeth, just want you to know that a comment was made about how nice you are making our City.

Bowman: Fence at Woody's looks great.

Cumming: Awning should be up next week.

Levien: I am here to answer questions for front of City Hall landscaping.

Nakawatase: Is it true you are a boy scout leader, and they have done a lot of work on this?

Levien: Yes. History of project: CalAm Water had grant money to use for water conservation. Asked if we had something that needed to be contributed to. Council had wanted us to do something more drought tolerant for the front of City Hall. Had a lot of compliments about how it opens up the building. Brought it to Council, applied for grant for xeriscape concept. Portere Landscaping, they did the design for Old Palm and Seacoast Drive, glad to do something. Wanted to break it up into 5 Eagle Scout projects. Dad of one of the Eagle Scouts is a professional landscaper. Brought to Council and they said go with it. In May we did the 1st of 5 sections. \$15,500.00 of grant money, and about \$3000.00 of City money was used. Public Works Street Division did all the excavation and curbs to delineate different sections. Pallet of drought tolerant plants used. Boys selected and placed plants. Didn't want uniform all the way across, potpourris, variety of different plants as you walk across. Common theme but not identically placed.

Heavy work done by City employees, planting and irrigation and block work done by volunteers.

Schaaf: Thank you. You answered all my questions. I didn't know it was all Eagle Scouts. Speaks a lot about you. Very good. Proud of it.

Levien: Mr. O'Connor recommending applying for landscape planning award. Might get some recognition.

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 5:05 p.m. on, October 15, 2009.

Approved

 10/17/09

Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary