

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, DECEMBER 17, 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 4:03 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase, Chairperson
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Bowman, Lopez, Schaaf

ABSENT: Phelps

STAFF PRESENT:

Jim Nakagawa, City Planner
Jim Coates, Sports Park Director
Elizabeth Cumming, Assistant Project Manager
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

AYES: Nakawatase, Bowman, Schaaf

ABSTAIN: Lopez

NOES: None

ABSENT: Phelps

ITEM#2.0

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 CITY OF IMPERIAL BEACH/PUBLIC WORKS DEPARTMENT; REGULAR COASTAL DEVELOPMENT PERMIT (CP 090023) DESIGN REVIEW (DRC 090024), SITE PLAN REVIEW (SPR 090025), AND MITIGATED NEGATIVE DECLARATION (EIA 090026), FOR A SKATEBOARD PARK LOCATED AT 425 IMPERIAL BEACH BLVD (SPORTS PARK) IN THE PUBLIC FACILITY (PF) ZONE. MF 1019

Staff Report:

Chair Nakawatase inquired about Hank Levien and Jim Coates and if they would be present for item 4.1. Chair Nakawatase asked to move on to the next item until they came. Meeting stopped at 4:05pm to and resumed 4:11pm

Staff report for Item 4.1 was given after Item 4.2 was heard and voted on.

4.2 REVIEW AND APPROVAL OF FAÇADE IMPROVEMENTS – 629-641 9TH STREET (IMPERIAL BEACH SHOPPING CENTER) AND 903-A & B SEACOAST DRIVE (BIBBEY’S SHELLS AND ROCKS & BIBBEY’S GIFT SHOP

Chair Nakawatase announced she will recuse herself from the second part of Item 4.2, 903-B Seacoast Drive (Bibbey’s) due to conflict.

Staff Report:

Staff Cumming gave staff report. Imperial Beach Shopping Center: Agency staff and the applicant/building owner propose improvements to the exterior façade of the property at 629-641 9th Street including painting, lighting, landscaping, and signage. The owner of the property has, in the past few months, reconfigured the parking lot to bring it up to current ADA standards and compliance. As part of the proposed improvements, the existing pole sign that is in the city right-of-way sign will also be removed. The color palette proposed by the owner/applicant is provided on the color chart. Parking lot upgrades done for ADA requirements. This had to be done before façade work can be done. All work to be done will not clash with the design elements currently proposed at the 9th & Palm project.

Attachment 1- Elevation - Green area shown without corrugated element showing. Para pit and narrow band of roof (shingle part). Presenting green portion, corrugated lighting, shingles.

Attachment 2 – Lights

Attachment 3 – Signage will be raised metal

Attachment 4 – Landscape proposal – reflects drought tolerant native planting. Pots to be put next to stores themselves to break up monotony of line.

Staff recommends approval of the proposed Façade Improvements as presented at 629-641 9th Street.

ITEM#4.2

Questions to Staff:

Nakawatase: Is there a path between sidewalk and parking lot?

Staff Cumming: We can put stepping stones or something that would mitigate people from walking through landscape.

Bowman: Yes, there would be people that would walk through there.

Nakawatase: Don't want to ruin aesthetic appeal.

Staff Cumming: Trying to keep in tone with what will be happening across the street – don't want to make too bright or too bold.

Lopez: Safe.

Staff Cumming: Yes

Bowman: Why are we going with a whole different kind of sign.? Have channel lettering elsewhere.

Staff Cumming: Don't want to perpetuate the channel letters everywhere. Do want to get rid of the box signs. This is similar to VFW. More industrial.

Bowman: Not a preference, just curious.

Staff Cumming: Trying to do things different in different places.

Lopez: I haven't looked that close at the façade – window frames, are they in good shape? You go that far...

Staff Cumming: It is difficult to paint because metal, can clean them up. A lot of signage in the windows which will have to come out. If can do something with that molding we will do it.

Public Comment: None

Public Comment: Closed

Discussion:

Nakawatase: Janet, are you feeling one way or another about lettering?

Bowman: No.

Nakawatase: Go back to Attachment 3 – take brick color out in back and put in green looks kind of jazzy. Nice.

Discussion: Closed

**Motion by Member Schaaf to accept as presented Item 4.2, 629-641 9th Street
Second by Member Bowman**

Discussion: None

AYES: Nakawatase, Bowman, Lopez, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Phelps

**Nakawatase recused herself at 4:22pm for Item 4.2, 903-B Seacoast Drive (Bibbey's)
Will return for Item 4.1, Skate Park presentation**

Staff Report:

Bibbey's has considerable motif at the bottom of building. Buckling out, tried to make it flatter, closer to building. Suggested taking it all off but the Bibbey brothers said no.

The para-pit is a disaster. Taken down and resurfaced. Suggest putting hardiplank either white or grayish color. Would like to go with gray color because goes with lower portion of building better. The Bibbey brothers want to put their original sign up there; staff is trying to convince them that there is a better way to go with signage. Staff will come back to DRB if staff can convince them. But want to get going on this and want to get this hardiplank started and then come back with sign.

Questions to Staff:

Schaaf: South side of building looks like a electrical code violation.

Staff Cumming: It is not a code violation, but looks very nasty. Will try and get that repaired. The shark painting on the building, the Bibbey brothers are convinced that people come worldwide to take picture with it.

Staff recommends approval of the proposed Façade Improvements as presented for 903 A & B Seacoast Drive.

Questions to Staff: Closed

Public Comment: None

**Motion by Member Lopez to approve hardiplank with grey color on siding for 903 A & B
Seacoast Drive.
Second by Member Bowman**

AYES: Bowman, Lopez, Schaaf

ABSTAIN: Nakawatase

NOES: None

ABSENT: Phelps

4:27 pm – Chair Nakawatase came back to hear item 4.1

4.1 CITY OF IMPRIAL BEACH/PUBLIC WORKS DEPARTMENT; REGULAR COASTAL DEVELOPMENT PERMIT (CP 090023) DESIGN REVIEW (DRC 090024), SITE PLAN REVIEW (SPR 090025), AND MITIGATED NEGATIVE DECLARATION (EIA 090026), FOR A SKATEBOARD PARK LOCATED AT 425 IMPERIAL BEACH BLVD (SPORTS PARK) IN THE PUBLIC FACILITY (PF) ZONE. MF 1019

Staff Nakagawa gave the following staff report: This is brought before the Design Review Board because the proposed skate park is located in the Design Review Corridor (DRC/Coastal Review) The skate park would be located south of recreation center, north of softball field. 1998 there was a skate park, it was moved outdoors, rotted and hauled away. SITE Design Group conducted feasibility studies. Staff looked at Teeple Park, Reama Park, Camp Surf and two locations at the Sports Park. Council selected site B behind the recreation center, to be located in part of basketball courts.

Power point slides showed skate parks in area and across country – some lit and some not, some supervised and some not. In Imperial Beach, will not be lit or supervised to cut costs.

Jim Coates mentioned that there are actually lights from when Cricket put in cell tower.

Staff Nakagawa – showed different ideas. Grindline hired to design in 2 phases in case funding couldn't be acquired for whole thing. Phase 1 and 2 shown. Various view of skate park shown. Environmental document prepared –currently out for review. Comment period will close on Jan. 4th. 2010.

Grindline has done a lot of parks. A lot of “green”, storm water, fly ash in the mix. Grindline is on the green band wagon.

Council hearing is set for 1/20/2010. Staff recommend adopt resolution recommending approval of project design.

Questions to Staff:

Nakawatase: The east side...basketball court to half court. What are the black rectangular items?

Staff Coates: Benches and rails – sit and skate on them.

Nakawatase: Liability? City is happy with risk factor?

Staff Coates: Yes – looked at a lot of them. Posted skate at your own risk. Have not had lawsuits. What makes it simple...people that are good can take something simple like this and can still make it hard. Bowl sloped – so action will go forward, not backward. Not a lot of breakage of bones for this type of design. Designed with safety in it.

Nakawatase: \$5000 for upkeep – what does that entail?

Staff Coates: Graffiti. Cleaning up leaves after rain. Mainly graffiti.

Nakawatase: Is Carl still maintaining grounds?

Staff Coates: Yes

Nakawatase: The northwest corner is historically soggy....

Staff Coates: Have cut grass shorter and water runs off now. Also had a broken sprinkler cap and that has been fixed. Sprinkler system will be redone when work is done.

Schaaf: Will there be drains?

Staff Coates: Two drains.

Staff Nakagawa: We are having the engineer look at for storm water.

Staff Coates: There are two drain lines. One goes under basketball court.

Schaaf: What time will lights go off?

Staff Coates: Lights will be on a timer and off at 8:30 pm. Latest will be 9:50 pm because park closes at 10:00 pm

Nakawatase: I like the location, don't have to look at noise mitigation.

Staff Coates: This was the best place in city.

Staff Nakagawa: We did a noise survey. A lot of noise at other parks not from skate boards but more so from boom boxes and conversations.

Staff Coates: You will hear more from ball fields when a kid gets a good hit rather than skate park.

Bowman: With the older parks, how long has their concrete lasted?

Staff Coates: It depends on who builds it. These guys that do this do it well. Gunnited on, finished, keeps from wear and tear. Kit Carson Park, been there 14 years and have had to do only 2 or 3 repairs. Hold up real well if built correctly.

Lopez: I think this is a great location. Like light on timer. Build it and they will come. Since it was a skate park previously, it is already sheltered from street, alley helps visibility from homes.

Staff Coates: The trees continue to grow which will help with sound barrier.

Lopez: I also like keeping the other half of basketball court. Parking, you can sit and watch.

Nakawatase: I would like to have bowl deeper. Is there an age limit?

Staff Coates: No. In Utah, they have built skate parks near playgrounds so father can skateboard while mom watches kids at parks.

Lopez: To recap, you are asking us to adopt the resolution.

Schaaf: I like the design.

Bowman: This was designed to fund in two phases? What is going on with funding?

Staff Nakagawa: The City Council voted last night to take money from past raised funds and take \$200,000 from RDA funds and hoping that bids will come in under so that the whole thing can be done under our estimate and funding. This will happen next year.

Public Comment: None

Public Comment: Closed

**Motion by Member Bowman to accept Imperial Beach Skate Park design as presented.
2nd by Chair Nakawatase.**

Discussion: None

Discussion: Closed

AYES: Nakawatase, Bowman, Lopez, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Phelps

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

Schaaf: What was concrete being built at Sports Park last weekend?

Staff Coates: Visitor building – to grow plants.

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 4:47 p.m. on, December 17, 2009.

Approved



Shirley Nakawatase, DRB Chairperson

Attest



Tina Barclay, Recording Secretary

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