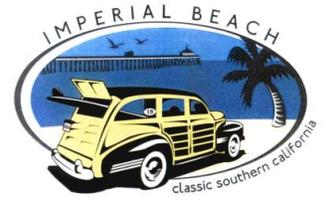




A G E N D A



CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, MARCH 19, 2015– 4:00 P.M.

**Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

NOTICE TO THE PUBLIC

SPEAKERS ARE REQUESTED TO COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE SECRETARY. "REQUEST TO SPEAK" FORMS ARE LOCATED IN THE BACK OF THE COMMUNITY ROOM. PERSONS ADDRESSING THE COMMITTEE ARE LIMITED TO THREE (3) MINUTES.

AMERICANS WITH DISABILITIES ACT

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 DRB meetings, please contact Larissa Lopez at (619) 628-1356, as far in advance of the meeting as possible.

1.0 CALL TO ORDER

Roll call of members: Nakawatase, Bowman, Lopez, Schaaf

2.0 PUBLIC COMMENTS

The Public may address the Board for up to three (3) minutes on any subject within the Design Review Board's jurisdiction. In accordance with State law, the Board may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to staff or placed on a future agenda.

3.0 CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine by the Design Review Board, and will be enacted by one motion. There will be no separate discussion of these items, unless a Board member or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately.

3.1 MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 5, 2015 MEETING.

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

5.0 INFORMATIONAL ITEMS/REPORTS

6.0 ADJOURNMENT

/s/
LARISSA LOPEZ,
ADMINISTRATIVE ASSISTANT (TEMP)

DRAFT

MINUTES

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

**SPECIAL 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 05, 2015

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the Special meeting to order at 4:02 P.M.

ROLL CALL

BOARDMEMEBERS PRESENT: Bowman, Lopez, Schaaf, Nakawatase

BOARDMEMBERS ABSENT: None.

STAFF PRESENT: Senior Planner Foltz, Recording Secretary Lopez

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

**3.1 MOTION BY NAKAWATASE, SECOND BY LOPEZ, TO APPROVE THE
MINUTES FOR THE AUGUST 2, 2014 DRB MEETING.
MOTION CARRIED UNANIMOUSLY.**

**MOTION SCHAAF, SECOND BY BOWMAN, TO ELECT NAKAWATASE AS
CHAIRPERSON.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BOWMAN, SECOND BY LOPEZ, TO ELECT SCHAAF AS VICE
CHAIRPERSON.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that at 4:04 P.M. Chairperson Nakawatase chose to remove herself from the council chambers for the duration of the meeting. She stated that she does not have a conflict of interest. However, because her office building is adjacent to the proposed project, she does not want a perception of having a conflict of interest.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 CITYMARK COMMUNITIES (APPLICANT); REGULAR COASTAL PERMIT (CP 140050), CONDITIONAL USE PERMIT (CUP 140051) DESIGN REVIEW CASE (DRC 140052), SITE PLAN REVIEW (SPR 140053), AND TENTATIVE MAP (TM 140054) FOR THE DEMOLITION OF NINE EXISTING APARTMENT UNITS AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH 11 RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 110 EVERGREEN AVENUE (APNs 625-351-25-00 & 625-351-26-00). MF1169

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. The project would be to demolish an existing apartment building and construction on a vacant lot with the construction of a new mixed use project at 110 Evergreen Avenue. He reviewed the site plan and the zoning. He also reviewed parking spaces for the units, the residential units themselves and the landscape for the proposed project. He stated that the project is proposing a relocation of the bus stop and they are in communication with MTS. He recommended consideration of the public comments and design of the project and recommended approval of the project to the City Council with the recommendations of the Design Review Board.

BOARD MEMBER LOPEZ asked if there are any concerns that are not being met that they should be explained as far as the proposed and provided items.

SENIOR PLANNER FOLTZ stated that the project is meeting the setback and requirements. The only notable concern would be the height limit.

BOARD MEMBER BOWMAN questioned if there would be three commercial spaces.

SENIOR PLANNER FOLTZ stated that is still to be determined. It could be one or it could be split into smaller commercial tenants.

VICE CHAIRPERSON SCHAAF asked if the trees on Seacoast Drive are new and if those trees are included in their percentage for landscaping. He was opposed to the design of the trees but wasn't sure if the city was changing their plans for Seacoast Drive.

SENIOR PLANNER FOLTZ responded the trees are being proposed by the applicant if they fit with public works and MTS. The trees are not calculated into their onsite landscaping. The trees are part of the design and still need to be reviewed.

In response to Board Member Lopez regarding the frontage on Seacoast Drive, SENIOR PLANNER FOLTZ stated there is a limited amount of right of way to fit ADA dimensions for wheel chair access and the bus stop. The bus stop is currently on their property and it is difficult to fit all these aspects onto their property as it is today.

VICE CHAIRPERSON SCHAAF supported the proposed colors for the project.

BOARD MEMBER BOWMAN said as a standalone she really likes it, but with the surrounding structures it seems like a drastic change in architecture. She would like to see a rendering that shows more of the surrounding area with the proposed project.

BOARD MEMBER LOPEZ likes the widening of the sidewalk on the corner of Seacoast Drive and Evergreen Avenue.

Vice Chairperson Schaaf opened up comments for the public at 4:18 P.M.

ED SPRIGGS spoke as a member of the Imperial Beach public and as a Cochairman of "The Seacoasters". The Seacoasters are a voluntary association of business owners on Seacoast and other citizens that are concerned about how Seacoast develops. The design is very attractive and he is delighted that it is being proposed at that location. He asked the board to consider that this is a prime location in South Bay being across from Pier Plaza. This is a landmark project and it sets an architectural standard for the "new Imperial beach/new Seacoast Drive". He is concerned with the open space across the street and the vertical design of the structure with the brick which is very unappealing. Also, the blank wall is completely inconsistent with the concept of having a pedestrian friendly design. He commented the tandem parking is very viable for the residents. He requested a non-twilight rendering to see what the transparency of the windows would look like in the daytime.

RUSS HAYLEY with CityMark Communities spoke that they noticed that the sidewalk area is narrow, so they wanted to set the retail back to give more openness to that corner. The solid wall to the north is mostly structural and there to shield the cars that will be parked behind it. They are also challenged with the 30' height limit so they tried to do a lot of horizontal movement as well as vertical. They tried to make sure the project was contemporary as well as beachy. They use a color consultant in all their projects as well that canvas' the entire neighborhood and takes photos of all the projects to see how they can be compatible as well as contrasting.

VICE CHAIRPERSON SCHAAF asked about the exterior lighting at night.

RUSS HAYLEY with regard to trees on Seacoast Drive, they assumed planting of trees would be acceptable. However, if it is not desired the trees do not have to be in the landscape design. As far as lighting they would like building lighting and wall washer lighting at the street level and more ambient lighting outside.

SENIOR PLANNER FOLTZ said the lighting was mentioned but they do not have a plan for it yet. The Design Review Board could make it a condition of approval.

RUSS HAYLEY stated the residential lobby would also be downstairs. It will be lit and have a contemporary feel for the residents before they go upstairs.

VICE CHAIRPERSON SCHAAF asked where the bus bench is in relation to the building.

RUSS HAYLEY stated that the bus bench is currently directly in the front of their property but they would like to have it moved closer to the alley so that it's more conducive to the restaurant space.

VICE CHAIRPERSON SCHAAF liked the variance in the block and the step back.

BOARD MEMBER BOWMAN wants to know what the roll up glass doors look like when they are down.

RUSS HAYLEY responded the doors would have a grid pattern.

SCHAAF CLOSED MEETING TO THE PUBLIC AT 4:33 P.M. so that the DRB could discuss the project.

There were no public comments.

BOARD MEMBER LOPEZ supported the widening of the sidewalks. The trees are not a big concern, as they are traffic calming, give good ambiance and they would complement the park across the street. The verticalness and flat roof would help the developer make the project work economically, giving each one of the units privacy with a few feet of step back on the patios. He also likes the colors and it sets a precedent for future projects along Seacoast. If there is a way to eliminate the parking spots on the north side up to the edge of the bench it would give less of a hard look and a nicer commercial look. As far as the benches, he proposed that the bus stops be alleviated and only have them at Seacoast and Imperial Beach and Seacoast and Palm Avenue and have people walk to each bus stop.

BOARD MEMBER BOWMAN stated that she disagreed with Lopez's idea of moving the bus stops. She was in support for discouraging use of vehicles and increasing use of public transportation. Also, do away with a few of their parking spaces since they go over their minimum parking space limit in order to accommodate the commercial and residential requirements. She asked if they a mosaic or mural could be placed on the brick wall so that it wouldn't look plain.

VICE CHAIRPERSON SCHAAF supports the idea of a mosaic or mural as well. He likes the idea more of a mosaic than art. He is, however, concerned with the exterior lighting of the building and signage. He stated the trees look beautiful but isn't sure if they will fit in with the narrowness of Seacoast Drive. He agreed with Bowman on the bus stops.

BOARD MEMBER LOPEZ wanted to add the idea of possibly moving the bus stop to the west side instead of dropping off on both sides.

BOARD MEMBER BOWMAN mentioned the possibility of rerouting the bus routes so that the one at Imperial Beach Blvd went the other way instead of going down Seacoast so that both routes could meet on the other side.

SCHAAF OPENED MEETING BACK UP AT 4:44 P.M.

VICE CHAIRPERSON SCHAAF questioned what is envisioned for the lighting since it is a focal point on Seacoast.

SENIOR PLANNER FOLTZ stated the only vision of lighting right now is what is shown on the rendering.

VICE CHAIRPERSON SCHAAF would like the committee to receive a copy of the lighting and if there is a concern then they could bring it back at another meeting.

SENIOR PLANNER FOLTZ stated that the Board could make it a condition of approval to review the lighting plan and the signage for the project before proceeding with building permits.

VICE CHAIRPERSON SCHAAF questioned where they are planning on putting signage

BOARD MEMBER LOPEZ commented with the clear space of 80" they could probably put signage under the set back of the awnings with some down lighting.

VICE CHAIRPERSON SCHAAF stated that the Board likes the colors and the design. When the signs return to the Board for consideration they would like to make sure they look professional. He also asked what can be done with the bus stops.

SENIOR PLANNER FOLTZ stated that right now they are working with MTS on this. They will be meeting with MTS to discuss where they may be able to move the bus stops. However, ultimately it is a discussion for City Council where the bus stops will be.

VICE CHAIRPERSON SCHAAF said he would rather have the wall where it is than a parking lot.

SENIOR PLANNER FOLTZ said there are other architectural features that could be presented so that it is not just a plain block wall.

BOARD MEMBER LOPEZ spoke in support of the project and did not want to lose the applicant.

VICE CHAIRPERSON SCHAAF spoke in support of the project but would like to note the Boards concerns.

RUSS HAYLEY (applicant) stated as far as the lighting is concerned they are willing to work with whatever the Board would like. He requested that the signage be deferred indefinitely because it depends on who would decide to occupy that space. He also stated that the wall could be made more transparent but it is structurally necessary. He also thought they were complying with the code having three parking spots and was not aware of the possibility of two parking spots. He stated that if two parking spots are allowed as a minimum, they might like to put in more landscaping instead of a third parking spot.

VICE CHAIRPERSON SCHAAF noted that the signage will come back. He stated the Board is okay with the exterior lighting if it goes with the design. They do not want the process to be put off contingent on another meeting.

BOARD MEMBER LOPEZ would like the Board to see the lighting prior to construction but the overall concept of what they provided is okay with the Board. He recommended

approval of the project as presented but requested the applicant look at providing more commercial frontage.

RUSS HAYLEY said they could lose only one parking spot. The biggest concern is the ADA parking that cannot go into the alley. There isn't enough space for more retail, but they can look into more art on Seacoast.

MOTION BY LOPEZ, SECOND BY BOWMAN, TO ACCEPT THE PLANS PRESENTED BY CITYMARK COMMUNITIES (APPLICANT); REGULAR COASTAL PERMIT (CP 140050), CONDITIONAL USE PERMIT (CUP 140051) DESIGN REVIEW CASE (DRC 140052), SITE PLAN REVIEW (SPR 140053), AND TENTATIVE MAP (TM 140054) FOR THE DEMOLITION OF NINE EXISTING APARTMENT UNITS AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH 11 RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 110 EVERGREEN AVENUE (APNs 625-351-25-00 & 625-351-26-00). MF1169. WITH RECCOMENDATION TO FIND A WAY TO ENHANCE THE "BUS WALL" TO MAKE IT MORE VISUALLY APPEALING.

MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BOARD MEMBERS: SCHAAF, BOWMAN, LOPEZ
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NAKAWATASE
ABSTAIN: BOARD MEMBERS: NONE**

4.2 REPORT: CITYMARK COMMUNITIES (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 140055), CONDITIONAL USE PERMIT (CUP 140056), DESIGN REVIEW CASE (DRC 140057), SITE PLAN REVIEW (SPR 140058), AND TENTATIVE PARCEL MAP (TM 140059) FOR THE DEMOLITION OF AN EXISTING GARAGE AND CONSTRUCTION OF THREE NEW RESIDENTIAL CONDOMINIUM UNITS AT 119 ELM AVENUE (APN 625-351-02-00). MF 1170.

SENIOR PLANNER FOLTZ gave a power point presentation on the item. The proposed project is for three residential condominium units, each with a two car garage.

All members of the board stated they like the project as presented.

MOTION BY SCHAAF, SECOND BY LOPEZ, TO ACCEPT THE PLANS PRESENTED BY CITYMARK COMMUNITIES (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 140055), CONDITIONAL USE PERMIT (CUP 140056), DESIGN REVIEW CASE (DRC 140057), SITE PLAN REVIEW (SPR 140058), AND TENTATIVE PARCEL MAP (TM 140059) FOR THE DEMOLITION OF AN EXISTING GARAGE AND CONSTRUCTION OF THREE NEW RESIDENTIAL CONDOMINIUM UNITS AT 119 ELM AVENUE (APN 625-351-02-00). MF 1170.

MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BOARD MEMBERS: SCHAAF, BOWMAN, LOPEZ
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NAKAWATASE
ABSTAIN: BOARD MEMBERS: NONE**

BOARD MEMBER BOWMAN stated for the record that the 193 Units presented by Bernardo Shores have not been discussed enough with the community. She also stated that it will increase traffic on Palm Avenue.

5.0 **ADJOURNMENT**

VICE CHAIRPERSON SCHAAF adjourned the meeting at 5:15 P.M.

Approved:

Tom Schaaf, DRB Vice Chairperson

Attest:

Larissa Lopez, Recording Secretary

DRAFT



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: DESIGN REVIEW BOARD

FROM: TYLER FOLTZ, SENIOR PLANNER *TF*

MEETING DATE: MARCH 19, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

BACKGROUND:

An application has been submitted to the City of Imperial Beach for a Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the proposed demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above 2,279 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because it will require site plan review by the Planning Commission (City Council) pursuant to Imperial Beach Municipal Code (IBMC) 19.83.020.



**ANALYSIS:**

The project site includes one lot measuring 4,763 square feet fronting Seacoast Drive at the northeast corner of Seacoast Drive and Elder Avenue in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The property to the north of the site is mixed-use, the property to the west is Pier Plaza, and the properties to the south and east are comprised of residential uses on commercially zoned land.

The three-story project proposes 2,279 square feet of commercial space on the ground floor and three residential dwelling units located above the first floor. The building would provide pedestrian access to the commercial space from Seacoast Drive. Pedestrian access to the residential units would also be provided from Seacoast Drive and also from the enclosed parking areas off the alley on the ground floor. Two parking spaces, one of which would meet Americans with Disability Act (ADA) standards, would be provided for the commercial space and four parking spaces would be provided for the residential units. One commercial parking space and the four residential parking spaces would be accessed off of the alley to the north of the site and access to the at-grade. The ADA parking space would be accessed off of a proposed curb cut on Elder Avenue to the south of the site. The new curb cut is proposed due to the limited available space to provide a van accessible ADA parking space.

The maximum allowable building height in the C/MU-2 Zone is typically 30 feet; however, IBMC Section 19.27.070 provides that properties east of Seacoast Drive may have a height limit not to exceed three stories and 35 feet with approval of a conditional use permit that demonstrates compliance with side yard setbacks and/or setbacks that protect street-end public views towards the ocean, and provided that two or more of the development incentives listed in IBMC Section 19.27.020(A)(5) are provided. As such, the project applicant is requesting a conditional use permit for a building height of 35 feet. The project would not impact street-end public views toward the ocean by incorporating the required setbacks and setbacks, and the applicant is

proposing to meet the following two development incentives listed in IBMC Section 19.27.020(A)(5):

- 1) At least 25% of the proposed residential units would be three-bedroom units (100% proposed); and
- 2) The project would provide a minimum of seventy-five percent “active commercial uses” on the ground floor.

It should be noted that portions of the project are proposing to extend above the height limit. A roof structure proposed for the northwest corner of the roof measures approximately 46 feet in height and would house mechanical equipment. In addition, elevator and stairwell enclosures providing access to the upper stories and roof deck measure approximately 44 feet in height. Also, parapet walls extend 42-48” above the roof deck for safety purposes. Though the height limit is 30 feet in the C/MU-2 Zone, or 35 feet on the east side of Seacoast Drive with approval of a Conditional Use Permit, the Imperial Beach Municipal Code Section 19.40.020 allows for exceptions to the height limit as follows:

- Roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to maintain and operate the building;
- Fire or parapet walls required by law;
- Skylights chimneys, smokestacks or utility towers;
- Flagpoles, antennas, radio masts, risers and similar structures.

Due to these height exceptions, the proposed parapet walls and mechanical, elevator, and stairwell enclosures may extend above the height limit. However, the design for each element should be considered. Staff would recommend that all portions of the parapet walls be lowered to the minimum 42” safety height requirement for parapets that also perform the function of a railing.

Portions of the roof overhang for the proposed mechanical equipment enclosure on the northwest corner of the roof would extend approximately 1.5 feet over the public right-of-way at an elevation of approximately 37 feet. Buildings are typically required to remain within the confines of private property; however, this design proposal may be considered because the City would be requiring dedication of portions of the property for pedestrian access (accessible sidewalk on Elder Avenue and pedestrian ramp at Elder Avenue and Seacoast Drive).

In addition, the applicant is requesting approval of an administrative adjustment of 10% to reduce the commercial vertical floor-to-ceiling dimension from 15 feet to 13.5 feet, as provided for in IBMC Section 19.84.150, which allows for an adjustment of up to 10% for certain development standards listed in the Municipal Code. The applicant is requesting the administrative adjustment to allow for more desirable/livable vertical floor-to-ceiling dimensions above the first floor. A vertical floor-to-ceiling dimension of 13.5 feet at the first level allows for a vertical floor-to-ceiling dimension of approximately nine feet on the second floor and third floors.

The proposed project design would contribute positively in making an architectural statement along this commercial corridor, which incorporates both natural stone and modern elements along with a “lighthouse” element. It is staff’s opinion that the proposed design conforms with the intent and purpose of the design standards outlined in IBMC Section 19.83.010 and the City’s Design Guidelines for Commercial/Mixed-Use Zones (Attachment 3). The applicant’s design provides varied rooflines and architectural relief through the incorporation of building

pop-outs, vertical articulation, and façade variation. In addition, the project would provide architectural interest on all elevations with varied building materials such as glass, copper, board siding, roll-up glass doors, and stone elements.

Due to the narrow lot size and required parking and pedestrian accessibility requirements, there are limited areas to provide for landscaping. In order to comply with the landscaping and drainage requirements, the applicant is proposing a ground floor landscape basin near the eastern property line and landscaped roof decks. Street trees are proposed on the Seacoast Drive and Elder Avenue public rights-of-way, though the final design would depend on the eventual Seacoast Drive Aesthetic Improvement plan that is currently being prepared and would be considered at a future date.

General Plan Consistency:

C/MU-2 (Seacoast Commercial and Mixed-use) Zone: The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). The proposed mixed-use project meets the purpose and intent of the C/MU-2 land use designation because mixed-use buildings are permitted in the C/MU-2 Zone and the project would encourage pedestrian activity through the design, location, and use of the building frontage and would provide commercial goods and services required by the tourist population and local residents.

C/MU-2 STANDARDS	PROVIDED/PROPOSED
Maximum density of one dwelling unit for every one thousand five square feet of lot area, or if located on the east side of Seacoast Drive or Palm Avenue, east of Seacoast Drive, one dwelling unit for each one thousand two hundred and ten gross square feet of lot area with approval of a conditional use permit by the City Council that demonstrates compliance with two or more development incentives (Section 19.27.020(A)(5)).	The property measures 4,763 square feet and proposes three units at a density of one unit for each 1,500 sq. ft. of lot area. A density bonus is not being requested for the project.
Yard requirements for the C/MU-2 zone are as follows (Section 19.27.040): A. On property fronting on Seacoast Drive, the front of each building shall be set on the front property line. For purposes of this requirement an arcade is considered a part of the building.	A. The project fronts Seacoast Drive with the building and arcade/patio.
Stepback requirements for the C/MU-2 Zone are as follows (Section 19.27.041): A. On property with a side or rear yard abutting a residential zone, the second-floor stepback shall be a minimum of five feet from the abutting residential property line and the third-floor stepback shall be a minimum of ten feet from the abutting residential	A. The property abuts commercially zoned properties. As such, stepbacks are not required. Most of the building is located on the property lines with various stepbacks on the east and

<p>property line.</p> <p>B. Stepbacks are not required where the ten-foot setback is required or observed for at least fifty percent of the property line abutting residential property.</p> <p>C. On properties fronting Seacoast Drive, an upper-story setback of five to ten feet is required for a minimum of fifty percent of street-facing facades along Seacoast Drive.</p>	<p>west elevations.</p> <p>B. The property abuts commercially zoned properties. As such, stepbacks are not required. Most of the building is located on the property lines with various stepbacks on the east and west elevations.</p> <p>C. The property fronts Seacoast Drive and provides an upper-story setback of five to ten feet for at least fifty percent of street-facing facades.</p>
<p>Minimum lot size of 3,000 square-feet (Section 19.27.050).</p>	<p>The lot size measures 4,763 square feet.</p>
<p>Minimum street frontage of 30 feet (Section 19.27.060).</p>	<p>The Seacoast Drive frontage is approximately 95 feet and the Elder Avenue frontage is approximately 50 feet.</p>
<p>Maximum height of three stories or thirty feet, whichever is less, except as follows (Section 19.27.070(A)):</p> <p>Properties east of Seacoast Drive shall have a height limit not to exceed three stories and thirty-five feet with approval of a conditional use permit that demonstrates compliance with the following:</p> <ul style="list-style-type: none"> a. Side yard setbacks and/or stepbacks have been incorporated into the project to protect street-end public views towards the ocean; b. Two or more of the development incentives listed in Section 19.27.020(A)(5). <p>Exceptions to the height limit as follows (Section 19.40.020):</p> <ul style="list-style-type: none"> A. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to maintain and operate the building; B. Fire or parapet walls required by law; C. Skylights chimneys, smokestacks or utility 	<p>The project proposes a building height of 35 feet and is requesting a conditional use permit.</p> <ul style="list-style-type: none"> a. The project incorporates the required setbacks and stepbacks and would not impact street-end public views. b. The project is proposing the following development incentives: 1) At least 25% of the proposed residential units will be three-bedroom units (100% proposed); 2) The project would provide a minimum of seventy-five percent “active commercial uses” on the ground floor. <p>The project is proposing a roof structure that would house mechanical equipment that would measure approximately 46 feet in height. In addition, elevator and stairwell enclosures measure approximately 44 feet in height. Also, parapet walls extend 42-48” above the</p>

<p>towers; D. Flagpoles, antennas, radio masts, risers and similar structures.</p>	<p>roof deck Due to the height exceptions, the proposed parapet walls and mechanical, elevator, and stairwell enclosures may extend above the height limit. Staff recommends that all portions of the parapet walls be lowered to the minimum 42" safety height requirement.</p>
<p>All commercial spaces on the ground floor shall have a minimum fifteen-foot vertical floor-to-ceiling dimension; and single-story commercial buildings shall have a minimum building height of twenty feet (Section 19.27.070(B)).</p>	<p>The project is requesting an administrative adjustment of 10% to deviate from the typical 15 foot ground floor vertical floor-to-ceiling dimension (Section 19.84.150). As such, the project is proposing a vertical floor-to-ceiling dimension of 13.5 feet for the ground floor commercial space.</p>
<p>No buildings shall be located less than five feet from any other building on the same lot. (Section 19.27.080)</p>	<p>Only one building is located on the lot.</p>
<p>Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030(A)).</p>	<p>The 4,763 square foot lot requires a minimum of 714.45 square feet of landscaping (4,763 x .15 = 714.45). Approximately 1311 square feet of landscaping is proposed.</p>
<p>Required parking spaces for multiple-family residential in the C/MU-2 Zone: 1.5 spaces per dwelling unit. A 25% reduction may be allowed for vertical mixed-use (Section 19.48.035).</p> <p>The C/MU-2 Zone requires 1 space per 1,000 gross square feet of commercial space. A 25% reduction may be allowed for vertical mixed-use (Section 19.48.035).</p>	<p>Three residential units are proposed for the project in total, which would require 4.5 parking spaces. A 25% reduction would allow for a minimum of three parking spaces (4.5 x .25 = 1.125; 4.5 – 1.125 = 3.375 required spaces). However, four parking spaces are proposed for the residential units.</p> <p>The project proposes 2,279 square feet of commercial space, which would require two parking spaces. A 25% reduction would still require two commercial parking spaces (2 x .25 = .50; 2 – .50 = 1.5 required spaces; the Municipal code requires parking fractions of .5 or greater to be rounded up to one space). As such, two commercial parking spaces are proposed.</p>

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Mixed-Use
South	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
West	PF (Public Facility)	Pier Plaza

ENVIRONMENTAL IMPACT:

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

COASTAL JURISDICTION:

The project is located in the Coastal Zone and the City will need to consider evaluating the project with respect to conformity with coastal permit findings.

FISCAL ANALYSIS:

The Applicant has deposited \$11,000.00 to fund processing of the application.

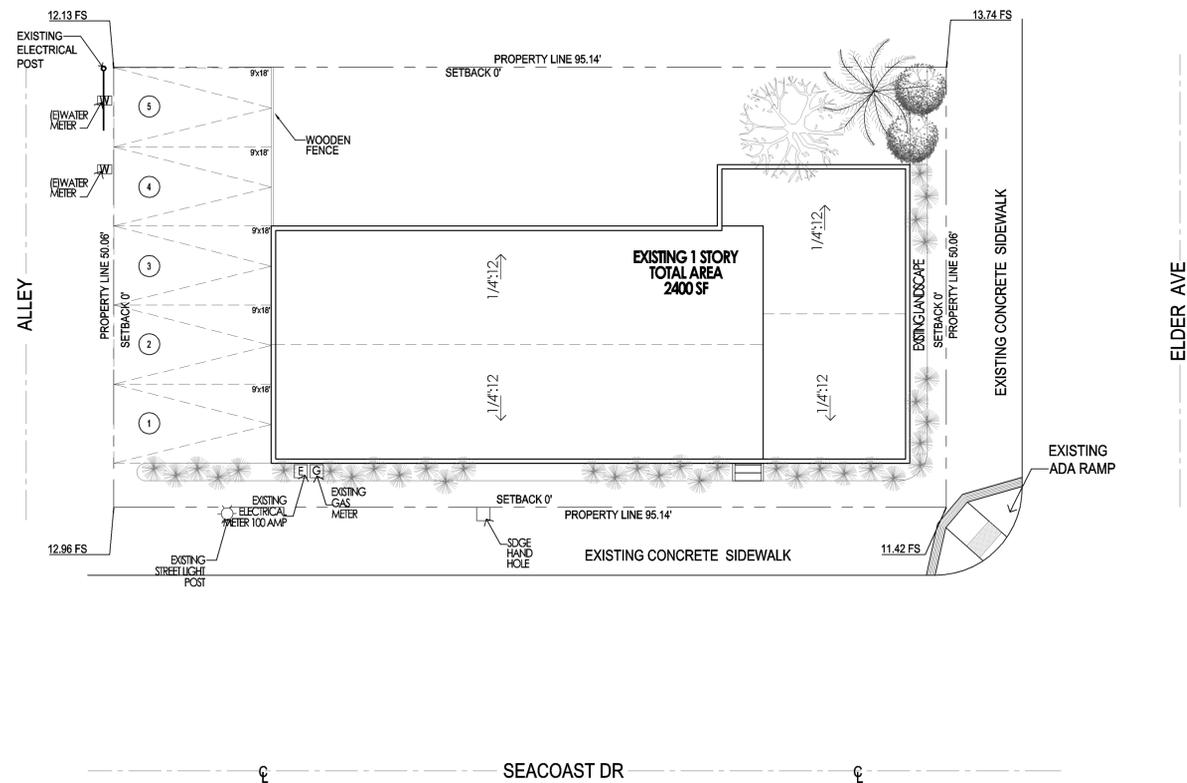
DEPARTMENT RECOMMENDATION:

1. Receive report;
2. Consider public comment and the design of the project; and
3. Recommend approval of the project to the City Council with recommendations provided by the Design Review Board.

Attachments:

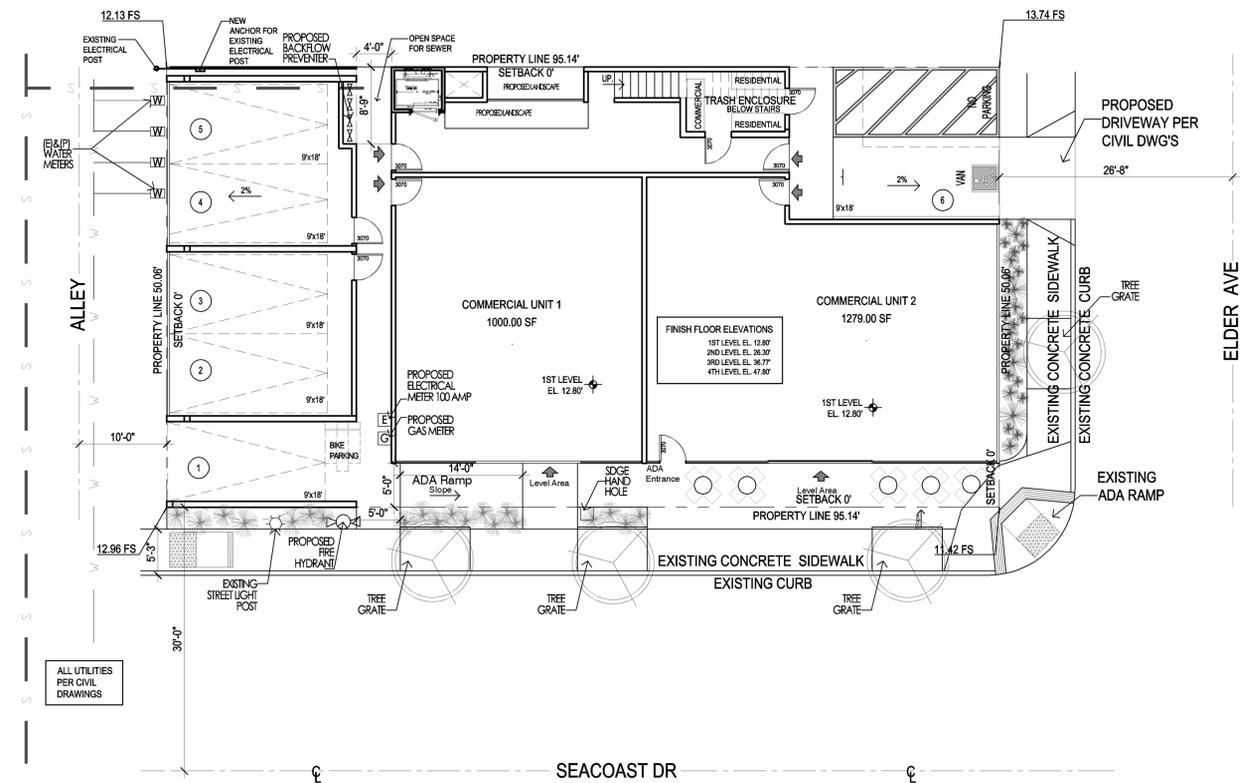
1. Plans
2. Colored Plans and Conceptual Renderings
3. Design Guidelines for Commercial/Mixed-Use Zones

c: file MF 1149



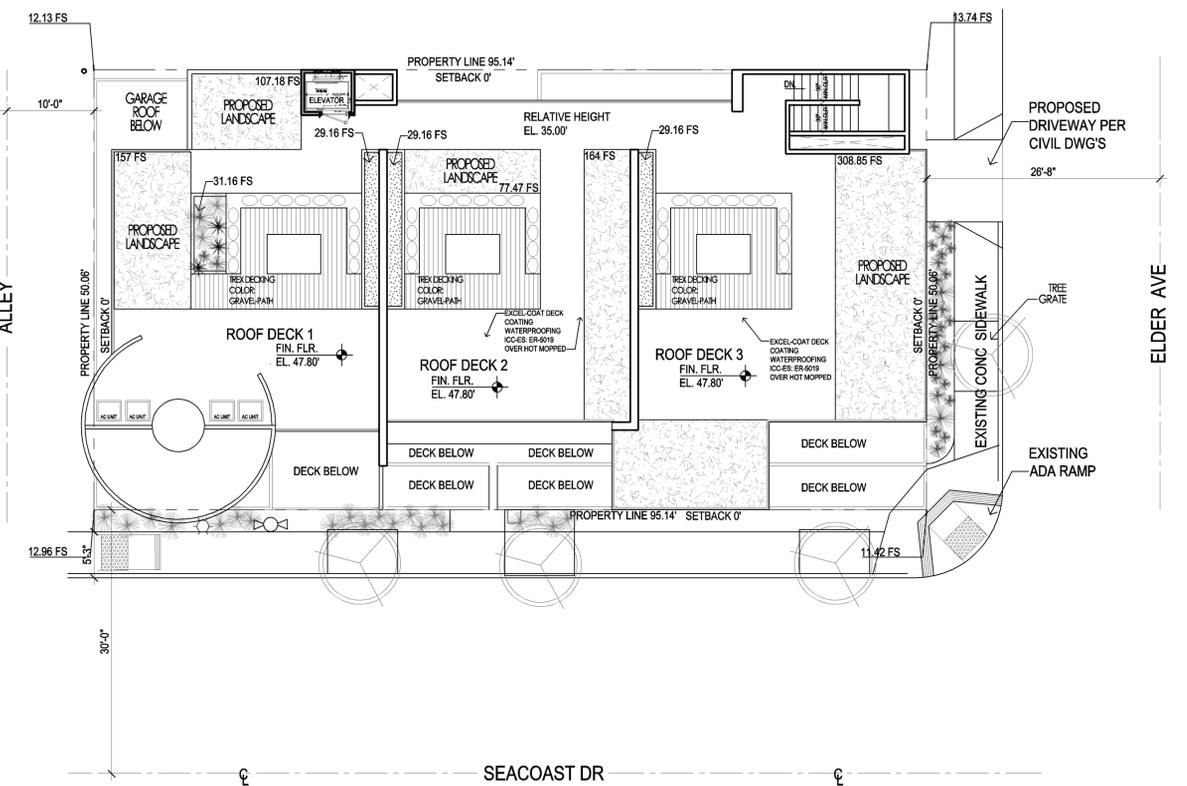
(E) SITE/ROOF PLAN

SCALE: 1" = 10'



(E) SITE/GROUND FLOOR PLAN

SCALE: 1" = 10'



(P) SITE/ROOF PLAN

SCALE: 1" = 10'



LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building

Project Data
 Apr: 625-352-2300
Legal description:
 Map: 1139 Blk: 20 Lot: 1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
 Imperial Beach 91932

Building Area Tabulation

COMMERCIAL	
1: 1,314.29 SF	
2: 966.60 SF	
UNIT 1	
Living Space: 2,480 SF	
Decks: 109 SF	
UNIT 2	
Living Space: 2,245 SF	
Decks: 214 SF	
UNIT 3	
Living Space: 2,331 SF	
Decks: 218 SF	
COMMON SPACE	
1st Flr: 570 SF	
2nd Flr: 675 SF	
3rd Flr: 675 SF	
PARKING	
ADA: 408 SF	
Garage: 905 SF	
ROOF DECK	3,867 SF
TRASH ENCLOSURE	91 SF
TOTAL LIVING SPACE:	7,056 SF
REQUIRED LANDSCAPE	
15% = 714.45 SF	
Landscaped:	1,311.59 SF > 714.45 SF
Lot Coverage: 92%	
F.A.R.: N/A	

Scope of Work
 A request to allow a Administrative Modification of Standards, in conjunction with the demolition of an existing residence to construct a 3 story mixed use commercial/residential and Roof Garden development project consisting of 2 commercial units, 5 car garage, ADA parking, The 2nd and 3rd floors will consist of 3 residential 3 bedrooms/3 baths units.

Plans prepared: 02.2015
 Revisions:

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 Responsible: **JOSE PEREZ**
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 4th floor
 San Diego, CA 92101
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 Fax: (619)923-3205

Check: Jose Perez
 Date: 02/2015
 Scale: AS NOTED

sheet content:
EXISTING AND PROPOSED SITE PLAN

sheet type: **a** sheet no. **1**

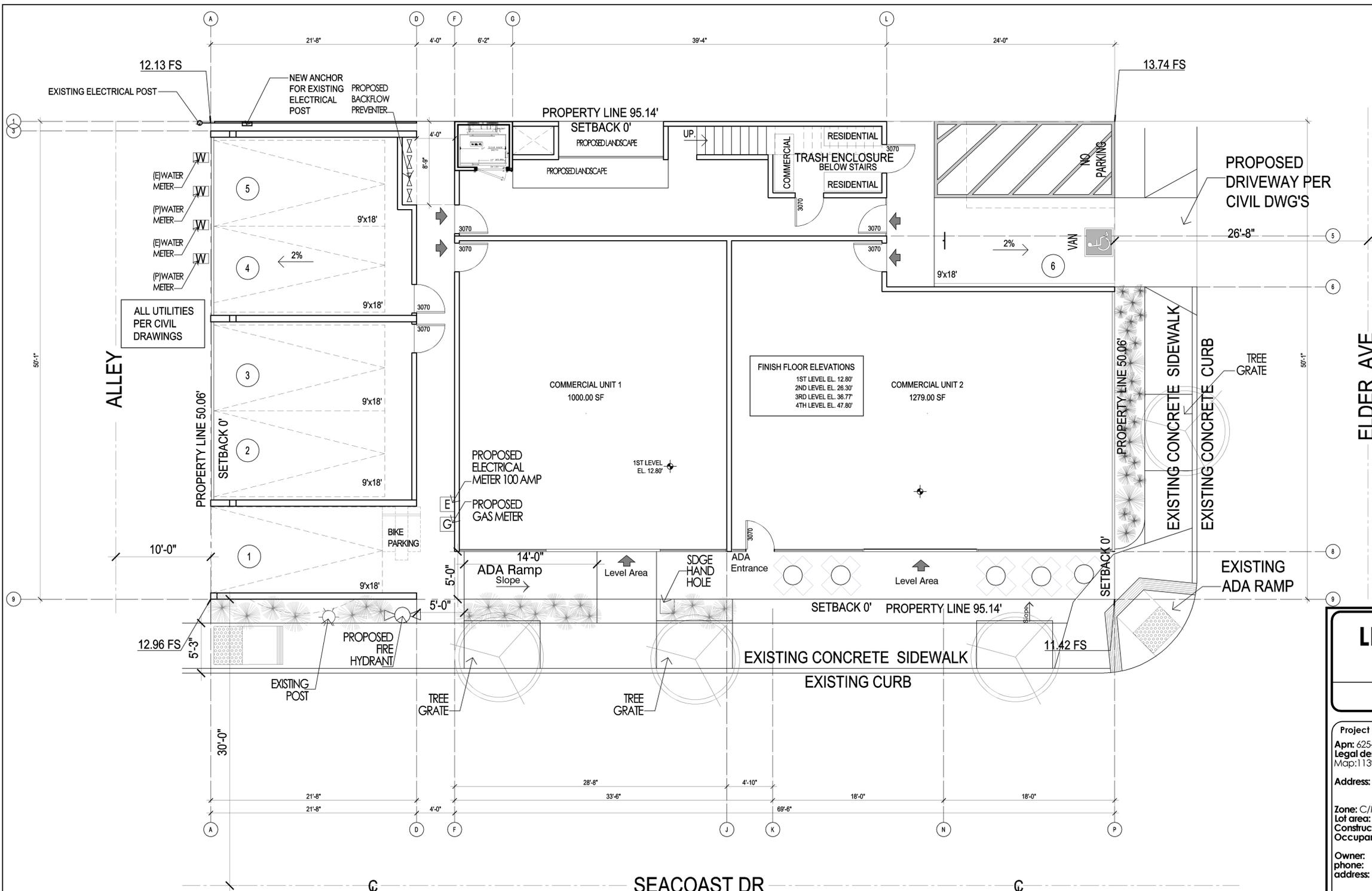
Vicinity Map

List of Drawings

- 1. A-1 (E) SITE & (P) SITE PLAN
- 2. A-1.1 (P) SITE PLAN
- 3. A-2 (P) GROUND LVL FLOOR PLAN
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- 10. A-9 PROPOSED LANDSCAPE PLAN
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- 12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
- 13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
- 14. A-13 PROPOSED FRONT 3D VIEW
- 15. A-14 PROPOSED REAR 3D VIEW
- 16. A-15 PROPOSED NIGHT VIEWS

sheet 1 of 16

signature



GROUND FLOOR 3/16"=1'

LIGHTHOUSE POINT
 951 SeaCoast Drive,
 Imperial Beach Ca 91932
 Existing Building to be Demolish
 New Mixed-Use Building

Arki Designs
 Cell (619) 666-0872 Fax (619) 923-3205
 402 W Broadway 4th Fl. San Diego, CA 92101

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16. A-15	PROPOSED NIGHT VIEWS

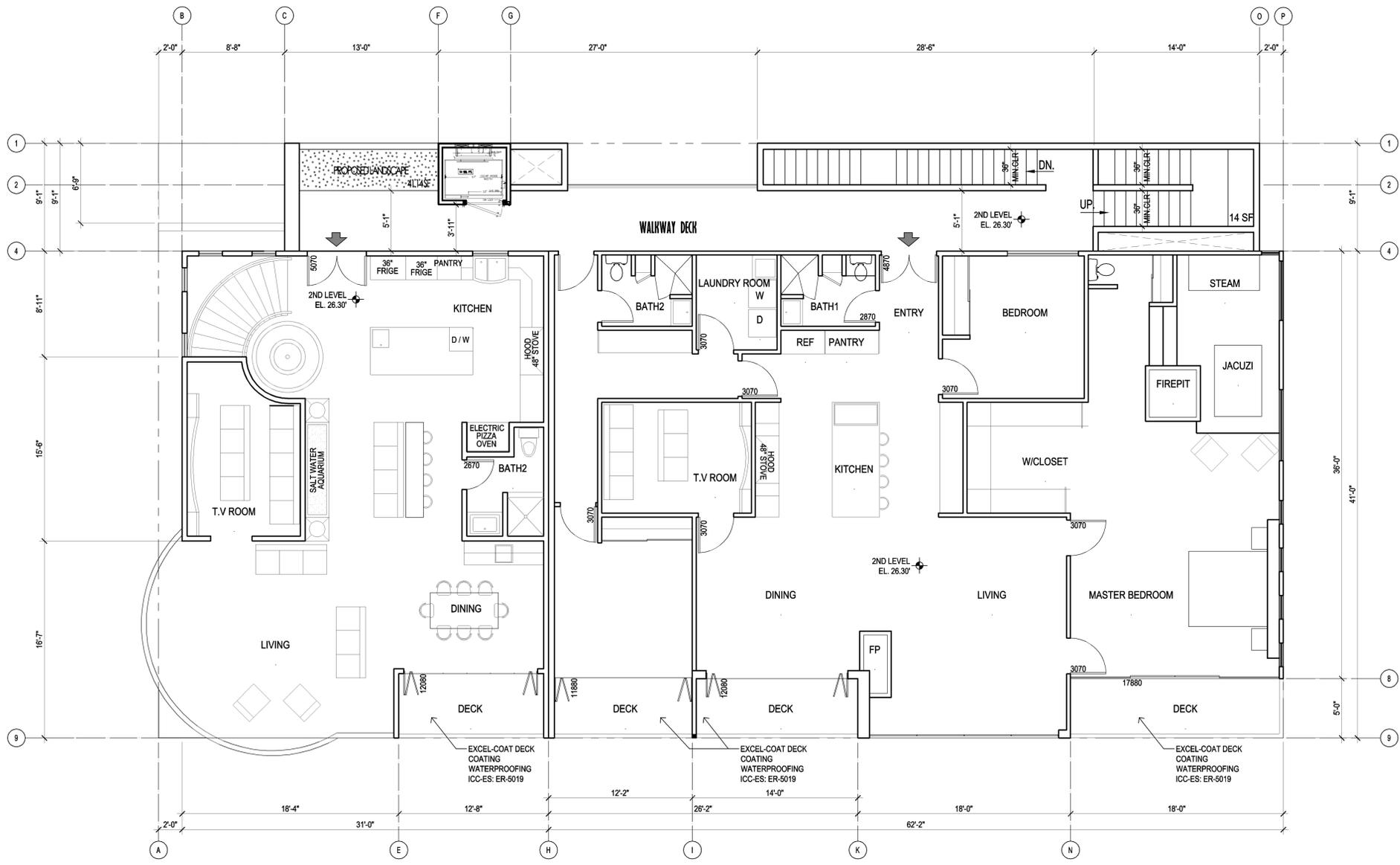
Plans prepared: 02.2015
 Revisions:

Drawn: **JOSE PEREZ**
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 Check: Jose Perez
 Date: 02/2015
 Scale: AS NOTED

sheet content:
PROPOSED GROUND LEVEL FLOOR PLAN
 sheet type: **a** sheet no. **2**

sheet 3 of 16

signature



1ST FLOOR PLAN 3/16"=1'

LIGHTHOUSE POINT
 951 SeaCoast Drive,
 Imperial Beach Ca 91932

Existing Building to be Demolish
 New Mixed-Use Building



Project Data
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 Map:1139 Blk: 20 Lot:1
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Occupancy: R-2
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phone: (619) 408-9090
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 Imperial Beach 91932

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Landscaping	1,311.59 SF > 714.45 SF
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F.A.R.:	N/A



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 - 15. A-14 PROPOSED REAR 3D VIEW
 - 16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02/2015

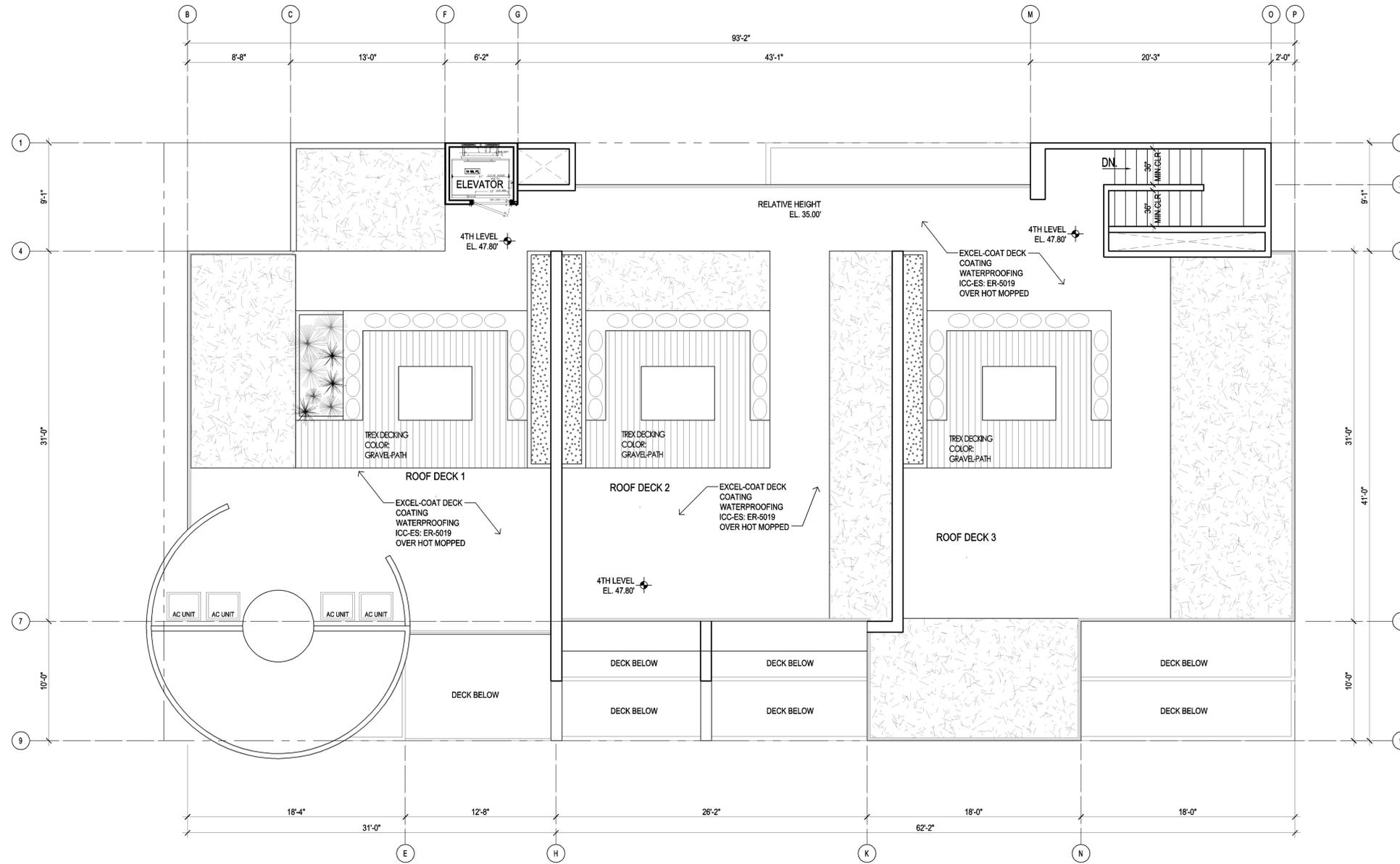
Revisions:	

Drawn: **JOSE PEREZ**
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Check: Jose Perez
 Date: 02/2015
 Scale: AS NOTED

sheet content:
PROPOSED FIRST LEVEL FLOOR PLAN

sheet type: **a** sheet no. **3**



ROOF DECK PLAN 3/16"=1'

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building



Cell(619) 666-0872 Fax(619) 923-3205
402 W Broadway 4th Fl San Diego, CA 92101

Project Data
Apr: 625-352-2300
Legal description:
Map: 1139 Blk: 20 Lot: 1
Address: 951 SeaCoast Drive,
Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
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UNIT 1
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ROOF DECK 3,867 SF
TRASH ENCLOSURE 91 SF

TOTAL LIVING SPACE: 7,056 SF

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15% = 714.45 SF
Landscape: 1,311.59 SF > 714.45 SF

Lot Coverage: 92%
F.A.R.: N/A

Vicinity Map



List of Drawings

1. A-1 (E) SITE & (P) SITE PLAN
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12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
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14. A-13 PROPOSED FRONT 3D VIEW
15. A-14 PROPOSED REAR 3D VIEW
16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02.2015

Revisions:

No.	Description

Drawn: JOSE PEREZ
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Check: Jose Perez

Date: 02/2015

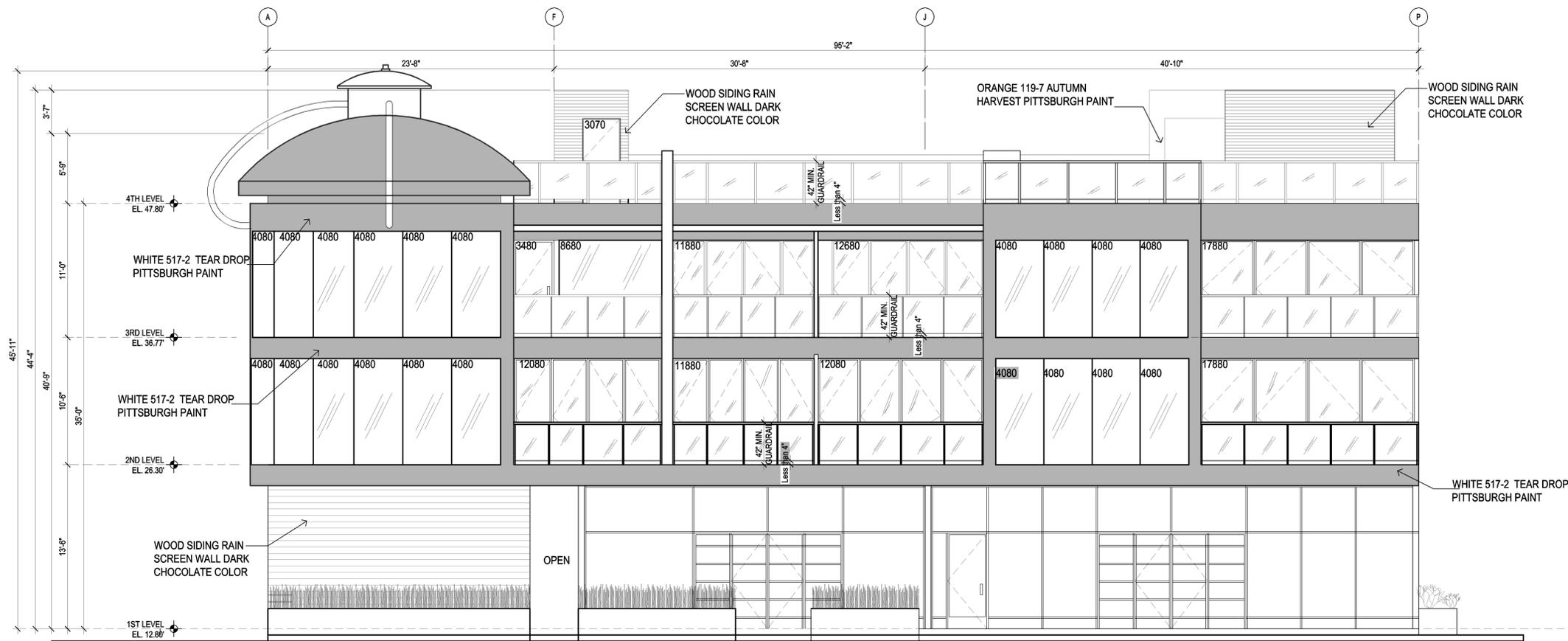
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Responsible: JOSE PEREZ

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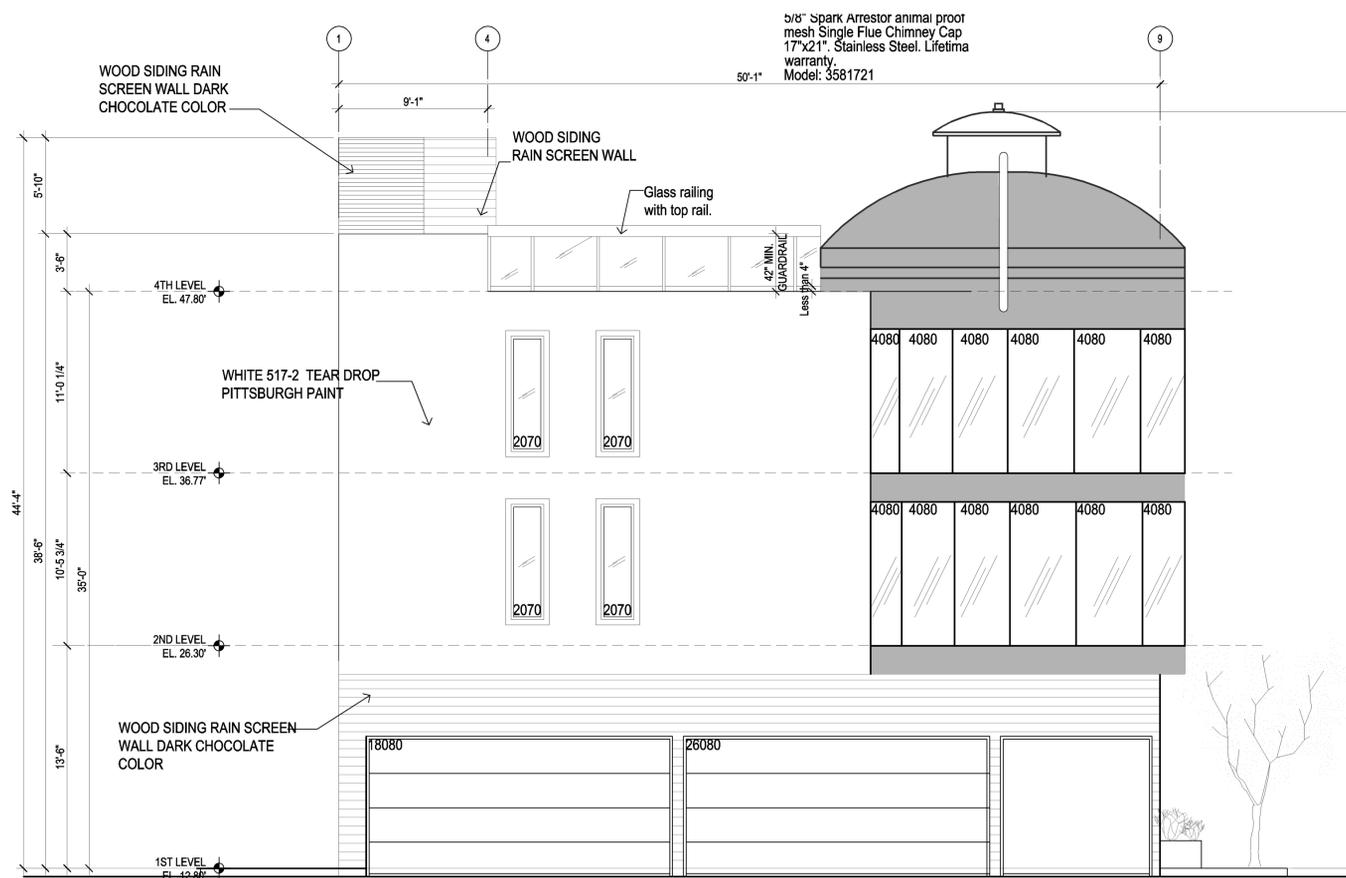
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sheet 6 of 16



FRONT ELEVATION

SCALE: 3/16" - 1'-0"



LEFT ELEVATION

SCALE: 3/16" - 1'-0"

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building



Cell(619) 666-0872 Fax(619) 923-3205
402 W Broadway 4th Fl San Diego, CA 92101

Project Data
 Apr: 625-352-2300
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 Map: 1139 Blk: 20 Lot: 1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
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 Imperial Beach 91932

Building Area Tabulation

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Living Space: 2,331 SF	
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COMMON SPACE	
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Landscape:	1,311.59 SF > 714.45 SF
Lot Coverage: 92%	
F.A.R.: N/A	

Scope of Work
 A request to allow a Administrative Modification of Standards, in conjunction with the demolition of an existing residence to construct a 3-story mixed use commercial/residential and Roof Garden development project consisting of 2 commercial units, 5 car garage, ADA parking. The 2nd and 3rd floors will consist of 3 residential 3 bedrooms/3 baths units.

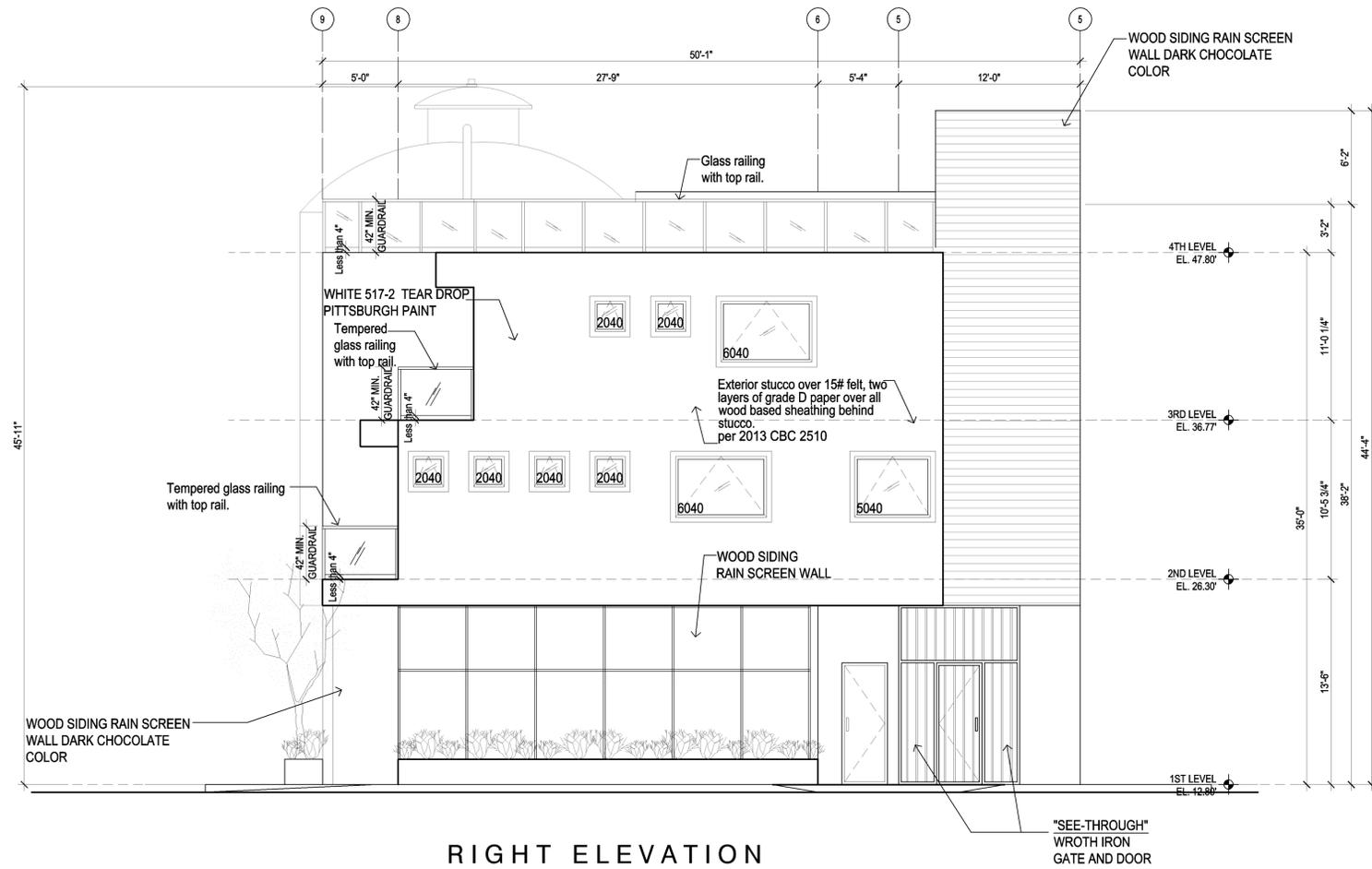
Plans prepared: 02.2015
 Revisions:
 sheet 7 of 16

Responsible:
JOSE PEREZ
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 Check:
 Jose Perez
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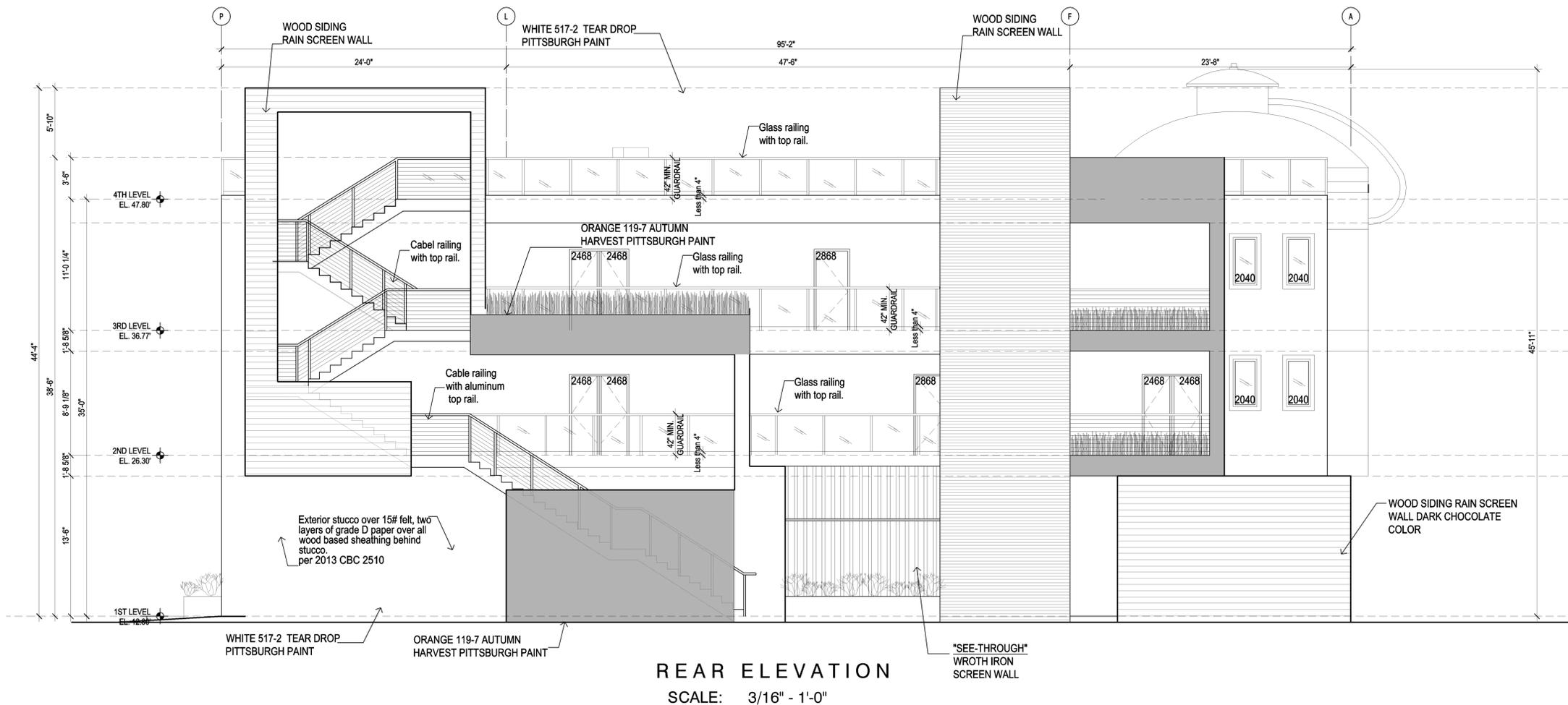


- List of Drawings**
- 1. A-1 (E) SITE & (P) SITE PLAN
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 - 14. A-13 PROPOSED FRONT 3D VIEW
 - 15. A-14 PROPOSED REAR 3D VIEW
 - 16. A-15 PROPOSED NIGHT VIEWS

sheet content:
PROPOSED EXTERIOR ELEVATIONS
 sheet type: **a** sheet no. **6**



RIGHT ELEVATION
SCALE: 3/16" - 1'-0"



REAR ELEVATION
SCALE: 3/16" - 1'-0"

LIGHTHOUSE POINT

951 SeaCoast Drive,
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Check: Jose Perez
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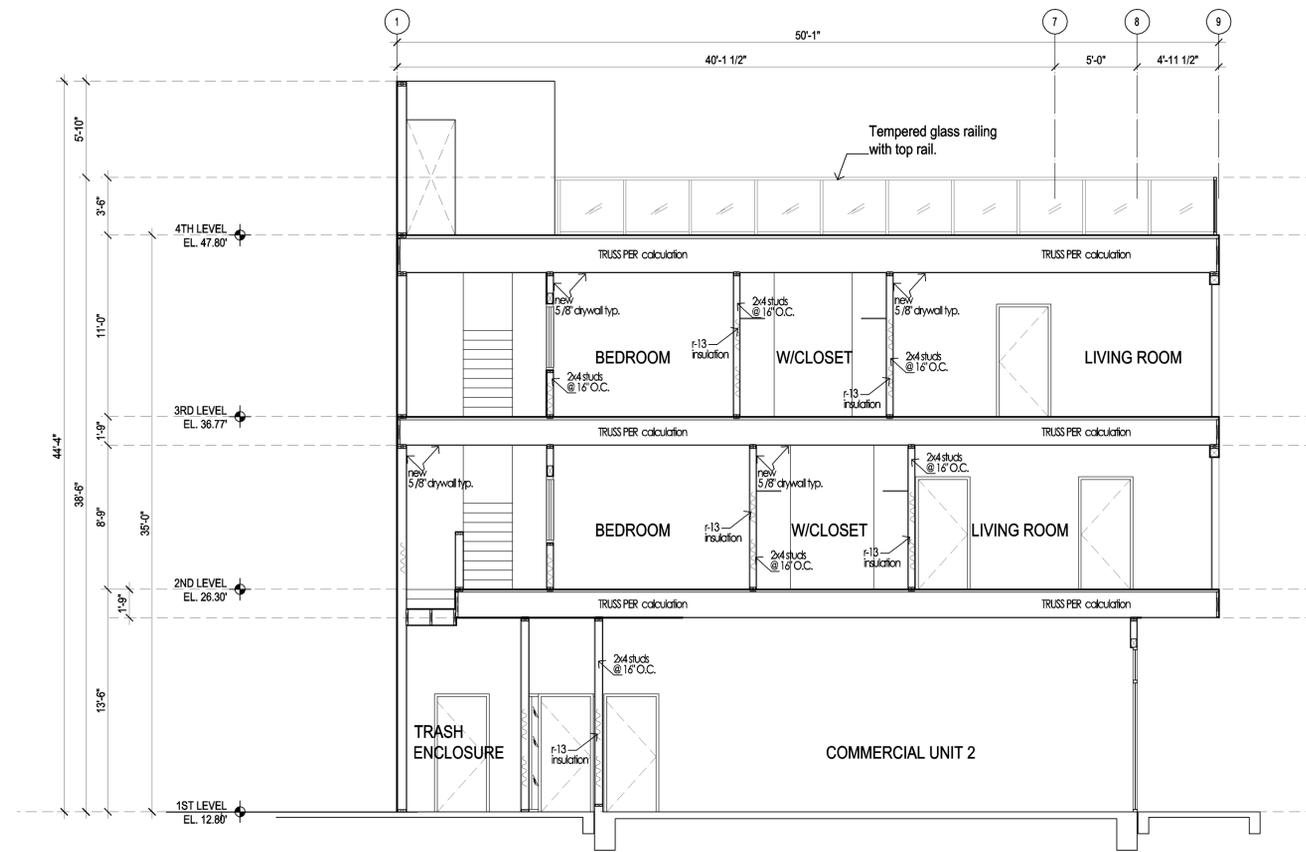
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PROPOSED EXTERIOR ELEVATIONS

sheet type: **a** sheet no. **7**

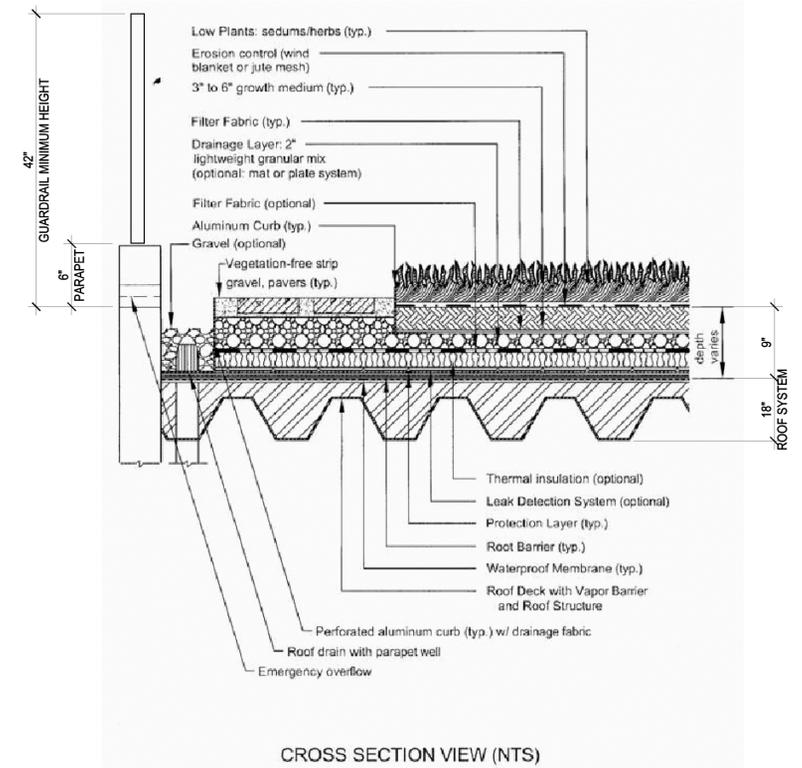
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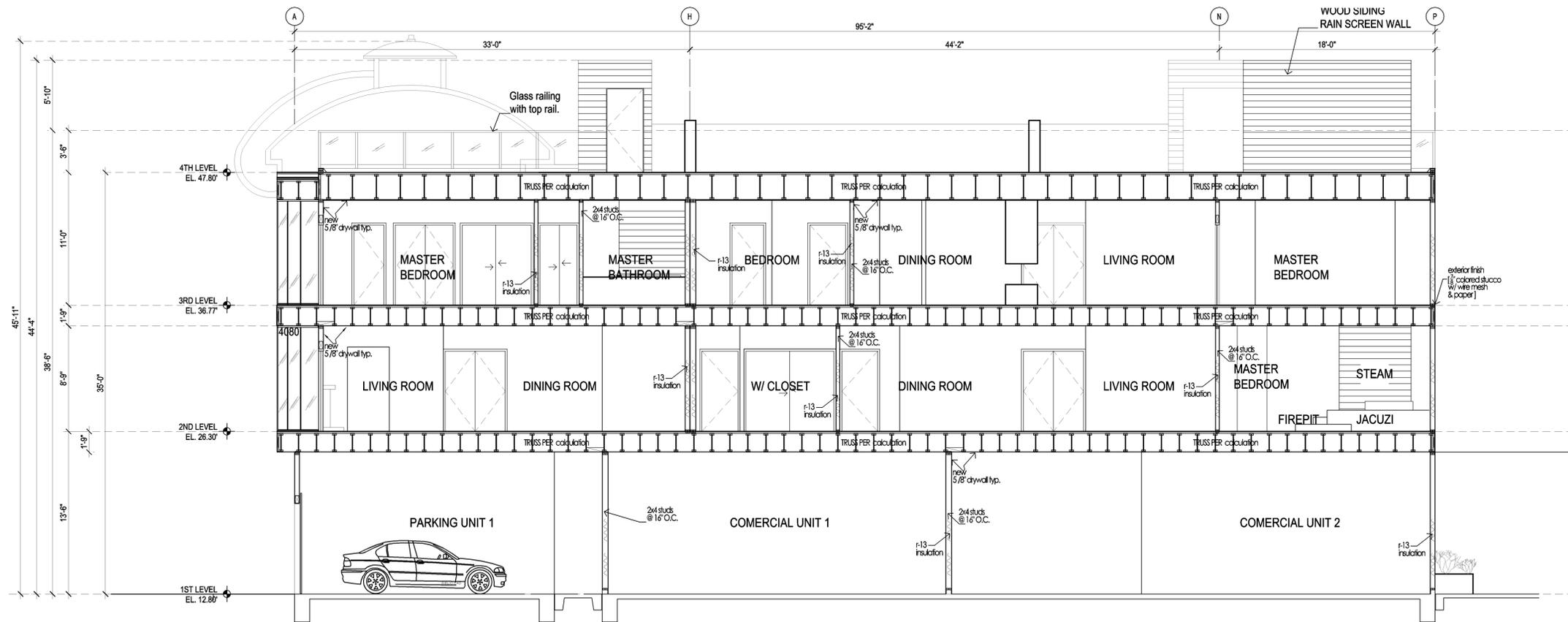
sheet 8 of 16



SECTION TRANSVERSE
SCALE: 3/16" - 1'-0"



CROSS SECTION VIEW (NTS)
ROOF GARDEN DETAIL



SECTION LONGITUDINAL
SCALE: 3/16" - 1'-0"

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

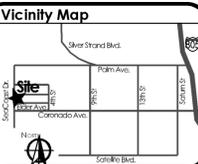
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PARKING	
ADA:	408 SF
Garage:	905 SF
ROOF DECK	3,867 SF
TRASH ENCLOSURE	91 SF
TOTAL LIVING SPACE:	7,056 SF
REQUIRED LANDSCAPE	
15% =	714.45 SF
Landscaped	1,311.59 SF > 714.45 SF
Lot Coverage:	92%
F.A.R.:	N/A



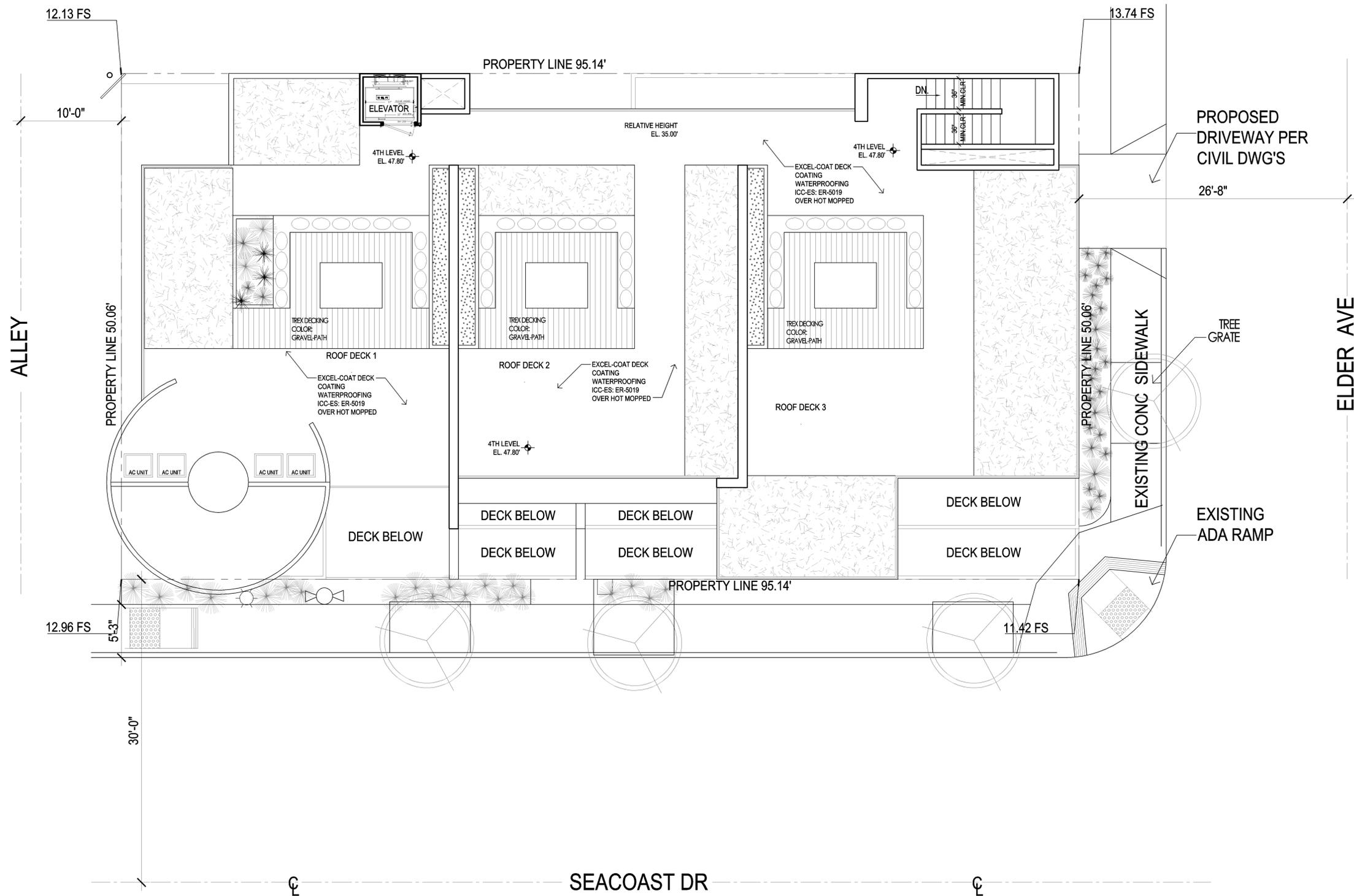
Scope of Work
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Plans prepared: 02.2015	Revisions:
Drawn: JOSE PEREZ	Responsible: JOSE PEREZ
Check: Jose Perez	402 W Broadway 4th floor San Diego, CA 92101 Ph (619)-666-0872 Fax (619)923-3205
Date: 02/2015	Scale: AS NOTED
Signature: [Signature]	

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 16. A-15 PROPOSED NIGHT VIEWS

sheet content:
PROPOSED BUILDING SECTIONS

sheet type: **a** sheet no. **8**



PLANT LIST		COMMON NAME/BOTANICAL	QUANTITY	MATURE SIZE/SPREAD	DETAIL No.
Shrubs					
	①	Regal Mist Deer Grass <i>Muhlenbergia rigens</i>	-	5 Gal	-
	②	Sherwood Gladiator daylily <i>Hemerocallis</i>	-	5 Gal	-
	③	Creeping Lily Turf <i>Liriope Spicata</i>	-	1 Gal	-
	④	Horsetails <i>Equisetaceae</i>	-	3 Gal	-
Ground Cover					
	⑤	3" THICK MULCH ON ALL LANDSCAPE AREA			
	⑥	Festuca arundinacea Tall Festuca	-	-	-

LIGHTHOUSE POINT
 951 SeaCoast Drive,
 Imperial Beach Ca 91932
 Existing Building to be Demolish
 New Mixed-Use Building

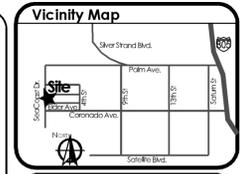


Arkidesigns.com
 Cell: (619) 666-0872 Fax: (619) 923-3205
 402 W Broadway 4th Fl San Diego, CA 92101

Project Data
 Apr: 625-352-2300
Legal description:
 Map: 1139 Blk: 20 Lot: 1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
address: 951 Seacoast Drive,
 Imperial Beach 91932

Building Area Tabulation

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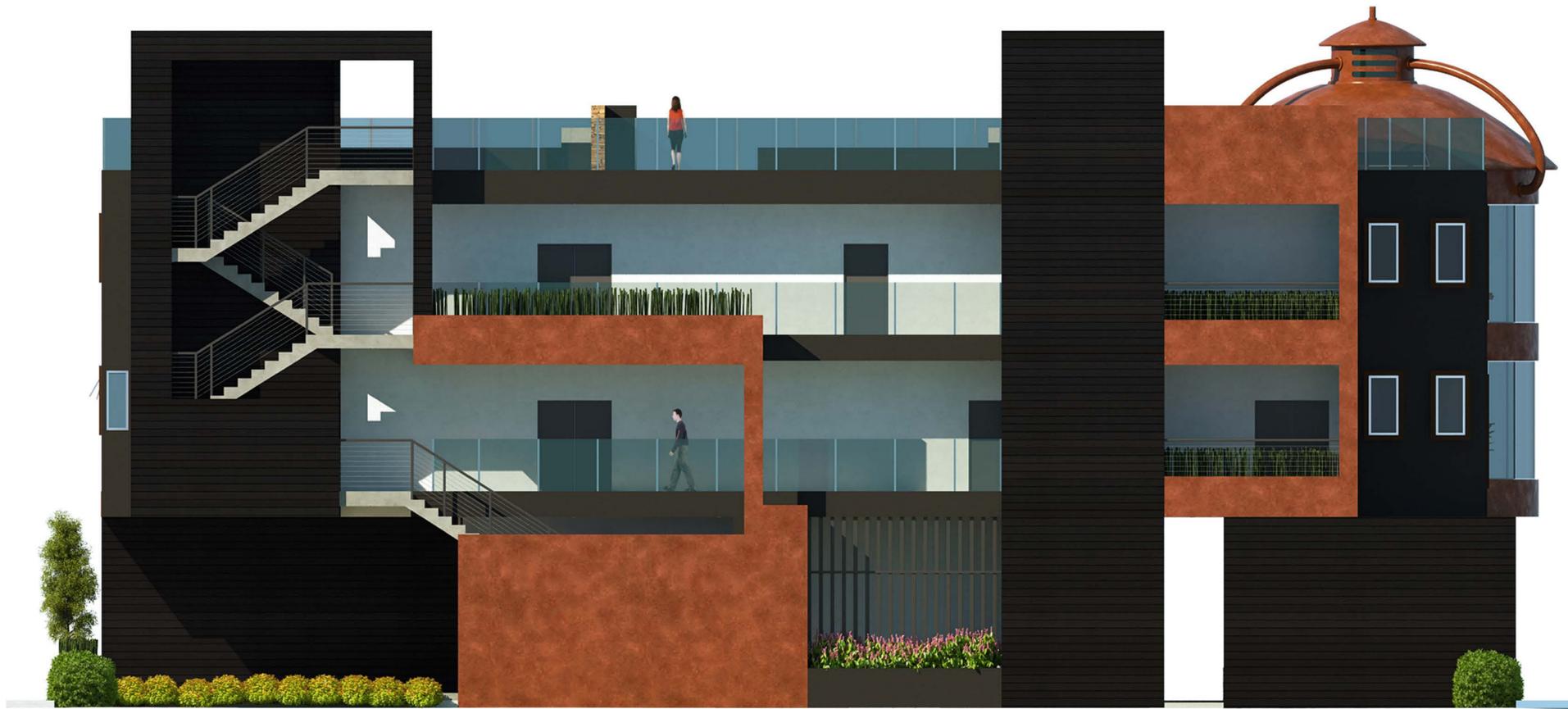
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Plans prepared: 02.2015
 Revisions:
 sheet 10 of 16

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 Responsible: **JOSE PEREZ**
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 signature

sheet content:
PROPOSED LANDSCAPE
 sheet type: **a** sheet no. **9**

(P) LANDSCAPE PLAN
 SCALE: 1" = 10'
 north



LIGHTHOUSE POINT

951 SeaCoast Drive,
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New Mixed-Use Building



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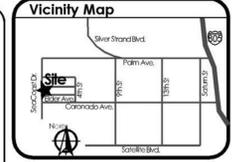
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sheet content: **PROPOSED EXTERIOR ELEVATIONS COLORED**
 sheet type: **a** sheet no. **11**



LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
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Project Data
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sheet content:
PROPOSED EXTERIOR ELEVATIONS COLORED

sheet type: sheet no.
a 12

signature



(P) FRONT 3D VIEW



(P) FRONT 3D VIEW

<h2>LIGHTHOUSE POINT</h2> <p>951 SeaCoast Drive, Imperial Beach Ca 91932</p> <p>Existing Building to be Demolish New Mixed-Use Building</p>		 <p>ArkiDesigns Cell(619) 666-0872 Fax(619) 623-3205 402 W Broadway 4th Fl. San Diego, CA 92101</p>									
<p>Project Data</p> <p>Apn: 625-352-2300 Legal description: Map:1139 Blk: 20 Lot:1</p> <p>Address: 951 SeaCoast Drive, Imperial Beach Ca 91932</p> <p>Zone: C/MU-2 Lot area: 4,763 SF/ .011 Acres Construction type: V-B Occupancy: R-2</p> <p>Owner: Richard Kegel phone: (619) 408-9090 address: 951 SeaCoast Drive, Imperial Beach 91932</p>											
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<p>sheet 14 of 16</p>											



(P) REAR 3D VIEW



(P) REAR 3D VIEW

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building



Project Data
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 Map:1139 Blk: 20 Lot:1
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Plans prepared: 02/2015
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sheet content:
PROPOSED REAR 3D VIEW
 sheet type: **a** sheet no. **14**



(P) FRONT 3D VIEW



(P) FRONT 3D VIEW

<h2>LIGHTHOUSE POINT</h2> <p>951 SeaCoast Drive, Imperial Beach Ca 91932</p> <p>Existing Building to be Demolish New Mixed-Use Building</p>		 <p>ArkitDesigns Cell(619) 666-0872 Fax(619) 923-3205 402 W Broadway 4th Fl. San Diego, CA 92101</p>													
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<p>sheet 16 of 16</p>															

DESIGN GUIDELINES

1.0 Relationship of Buildings to Site and Surrounding Area

- ❑ 1.1 View corridors to the oceanfront should be preserved, or created where possible. This can be accomplished through the use of upper story breezeways or courtyards that provide a view, or at the ground floor with mid-block pedestrian connections, plazas, or paseos that are oriented toward the view.

2.0 Circulation and Parking

- ❑ 2.1 Curb cuts or access to parking lots should be limited along Seacoast Drive, Old Palm Avenue, Palm Avenue/State Route 75, and 13th Street.
- ❑ 2.2 Parking lots should be placed at the rear of the building where feasible.
- ❑ 2.3 Parking lots should include shade elements such as trees, vine-covered trellises, or overhead solar panels. The design of shade elements should consider safety and visibility.

3.0 Commercial and Mixed-Use Development

- ❑ 3.1 All buildings located along Palm Avenue, Seacoast Drive, or the intersection of 13th Street and Imperial Beach Boulevard should locate their primary entrances facing on or toward the street or another public space that intersects the sidewalk. Primary entrances oriented only to parking lots are discouraged.
- ❑ 3.2 Innovative and imaginative design and architecture is strongly encouraged.

4.0 Building Facades Should Be Well Articulated

- ❑ 4.1 Variation and expression of building details, form, line, colors, and materials should be used to create visual interest.
- ❑ 4.2 Variation in wall plane and roof line is strongly encouraged to reduce the scale and bulk of the buildings, and to add visual interest.
- ❑ 4.3 Individual units should be expressed where possible.
- ❑ 4.4 Street-facing building facades should incorporate pedestrian-scaled elements such as balconies, awnings, and windows, to enliven the street edge.
- ❑ 4.5 Blank walls, or walls without windows, doors, or other articulation, are strongly discouraged. The maximum length of any blank wall should be limited to twenty feet.



DESIGN GUIDELINES

5.0 Ground Floor Uses and Street Level Design

- ❑ 5.1 Ground floors should consist of primarily active uses, such as active commercial, retail, and restaurants, as well as active residential uses such as building amenities, common rooms, and building lobbies.
- ❑ 5.2 A minimum of sixty percent of the street-facing facades of ground floor non-residential uses should be composed of clear non-reflective glass that allows views of the indoor space. Interior blinds, drapes, posters, signage, and/or interior shelving for product displays may potentially obscure a maximum of twenty-five percent of the required transparent area.
- ❑ 5.3 The maximum height of the bottom sill of required display windows should not exceed thirty inches above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be eighty inches above the adjacent sidewalk.
- ❑ 5.4 Architectural features such as canopies, awnings, lighting, and other design features should be incorporated into the ground floor to add human scale to the streetscape and add to the pedestrian experience.
- ❑ 5.5 Projects should strive to achieve three-sided or four-sided architecture to shield service and delivery areas, utility boxes, and associated infrastructure.



6.0 Landscape Improvements and Open Space

- ❑ 6.1 The public realm should be enhanced by creating an attractive pedestrian atmosphere. This may include the use of landscaping, seat walls, seating, plazas, fountains, public art, and other high-quality design features.
- ❑ 6.2 Common open space should be imaginatively landscaped, well designed, and well maintained.
- ❑ 6.3 Service areas, storage, trash collection areas, and equipment should be located at the rear of buildings if possible, and screened from view by the use of walls, high-quality fencing, planting, or a combination of these solutions.
- ❑ 6.4 Drought-tolerant, native plant materials should be used whenever possible.
- ❑ 6.5 Landscape plans should incorporate provisions for storm water runoff, including bioswales or other comparable methods.

