



AGENDA

DESIGN REVIEW BOARD

Regular Meeting Agenda

Thursday, September 19, 2024, 4:00 p.m.

Council Chambers

825 Imperial Beach Boulevard

Imperial Beach, CA 91932

Public Comments: Members of the public can participate in-person at the Design Review Board meeting to provide public comments. Members of the public can also submit written comments prior to the meeting via e-mail at: comments@imperialbeachca.gov.

Copies of the written comments received **by noon** on the day of the meeting, that are within the subject matter jurisdiction of the City of Imperial Beach, will be provided to the Board and be made available to the public at the meeting. They will be part of the official record of the meeting, but they will not be read aloud at the meeting.

Please note in your email subject line the item on the agenda you wish to comment on.

In compliance with the Americans with Disabilities Act, the City of Imperial Beach requests that individuals who require reasonable accommodation to fully participate in this meeting contact the City Clerk's office at (619) 628-2347 or TTY 711 as soon as possible during regular business hours and not later than at least twelve (12) hours in advance of the meeting to discuss your accessibility needs.

Any writings or documents provided to a majority of the Board regarding any item on this agenda will be made available for public inspection on the City's website at: <https://www.imperialbeachca.gov/129/Agendas-Minutes>

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

Each person wishing to address the Design Review Board regarding items not on the posted agenda may do so at this time. In accordance with State law, the Design Review Board may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to City staff or placed on a future agenda.

4. **BUSINESS ITEMS**

4.a **APPROVAL OF THE AUGUST 15, 2024 DESIGN REVIEW BOARD REGULAR MEETING MINUTES.**

Recommendation:

That the Design Review Board approve the August 15, 2024 Regular Meeting Minutes.

4.b **STEVE ABBO (APPLICANT); CONSTRUCTION OF ONE NEW WALL SIGN, ONE NEW MONUMENT SIGN, NEW LIGHTING, AND THE INSTALLATION OF NEW LANDSCAPING IN EXISTING LANDSCAPED AREAS AT AN EXISTING GAS STATION AT 681 HIGHWAY 75 (APN 626-250-12-00) USE-24-0036 MF 1631**

Recommendation:

That the Design Review Board approve Resolution 2024-01 for the construction of a new wall sign, new monument sign, new lighting, and new landscaping in existing landscaped areas with the following conditions of approval:

- Reduce the total window signage to 35% to comply with Imperial Beach Municipal Code (IBMC) Section 19.52.050 Table "B".
- Reduce the total area of the proposed monument sign to 40 sq. ft. to comply with Imperial Beach Municipal Code (IBMC) Section 19.52.050 Table "B".

4.c **TIM P. JONES (APPLICANT); CONSTRUCTION OF ONE NEW THREE-STORY FOUR-PLEX RESIDENTIAL TOWNHOME BUILDING, EACH UNIT IS PROVIDED WITH A TWO-CAR GARAGE AT 745 13TH STREET (APN 627-011-05-00) USE-22-0119 MF 1493**

Recommendation:

That the Design Review Board consider the design of the proposed new three-story four-plex residential townhome building, each unit is provided with a two-car garage at 745 13th Street (APN 627-011-05-00) and recommend approval of the project's design to the City Council.

5. **INFORMATIONAL ITEMS/REPORTS**

This item is intended for Staff to provide brief informational reports to the Board/Committee. Board/Committee members may also give brief reports related to items within the jurisdiction of the Board/Committee. Board/Committee members may ask brief questions of Staff, but cannot engage in dialogue or discussion with Staff or other members of the Board/Committee pursuant to the Brown Act. If appropriate, the item will be referred to a future agenda.

6. **ADJOURNMENT**