



# AGENDA

## DESIGN REVIEW BOARD

### Regular Meeting Agenda

Thursday, July 17, 2025, 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](mailto: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 disclosable public records provided to a majority of the Board regarding any open session item on this agenda will be available for public inspection at the following designated locations: Office of the City Clerk, located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 and on the City's website at: <https://www.imperialbeachca.gov/129/Agendas-Minutes>.

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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 MINUTES.**

**Recommendation:**

Staff recommends approval of the May 15, 2025 Regular Meeting minutes.

4.b **JR DEVELOPMENT, LLC (APPLICANT); CONSTRUCTION OF A NEW MIXED-USE BUILDING, FEATURING A TRIPLEX, COMPLETE WITH A TWO-CAR GARAGE AND A ROOF DECK FOR EACH UNIT, AND A GROUND-FLOOR COMMERCIAL SPACE WITH AN ATTACHED RESIDENTIAL STORAGE AT 209 PALM AVE.**

**Recommendation:**

That the Design Review Board consider the design of the proposed new mixed-use building, featuring a triplex and ground-floor commercial space with an attached residential storage space above, provide staff with input regarding a request for an administrative adjustment to reduce the commercial floor-to-ceiling height from 15'-0" to 13'-6" (ref. Attachment 6), 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**