

MINUTES

CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD
REGULAR MEETING

THURSDAY, JUNE 16, 2022 – 4:00 P.M.

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

CALL TO ORDER

Chair Bradley called the meeting to order at 4:00 p.m.

ROLL CALL

Chair Present: Bradley
Vice Chair Present: Beltran
Board Members Present: Voronchihin, Rogers
Board Members Absent: Grace
Staff Members Present: Community Development Director Foltz, Senior Planner Openshaw, Associate Planner Ayala, Deputy City Clerk Carballo

PUBLIC COMMENTS

Deputy City Clerk Carballo announced there were no public comments.

CONSENT CALENDAR (1)

- 1. **APPROVAL OF THE MARCH 17, 2022 REGULAR MEETING MINUTES.
MOTION BY VORONCHIHIN, SECOND BY BRADLEY, TO APPROVE THE MARCH 17, 2022 REGULAR MEETING MINUTES. MOTION CARRIED BY THE FOLLOWING VOTE:
AYES: BOARDMEMBERS: ROGERS, VORONCHIHIN, BELTRAN, BRADLEY
NOES: BOARDMEMBERS: NONE
ABSENT: BOARDMEMBERS: GRACE**

BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT (1-2)

- 1. **DEL TACO / IRFAN BOUKAI, COASTLINE DESIGN CONSTRUCTION, INC (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC 210016) PROPOSING TO DEMOLISH AN EXISTING BUILDING AND CONSTRUCT A NEW DEL TACO RESTAURANT WITH A DRIVE-THROUGH FACILITY AND OUTDOOR PATIO SEATING AT 1333 PALM AVE. (APN 627-011-19-00). USE-21-0049.**

Associate Planner Ayala gave a PowerPoint Presentation on the item.

Member Rogers stated he liked the design, and the energy efficiency. He commended the developer for including an EV fast charger and solar panels. He inquired about the choice of a wood screen on the resident side of the parking lot.

Associate Planner Ayala stated the fence is required, and the applicant added the wood screen as an additional buffer between the residents and the parking lot.

Member Voronchihin stated it was a very likable project and it will improve that corner quite a bit.

In response to Member Voronchihin's question, Senior Planner Openshaw stated King Palms are allowed in IB. Mexican Fan Palms are not permitted as the Coastal Commission regulation considers them an invasive species.

Member Voronchihin stated he liked the EV charging station and solar panels. He liked that the building design was visually interesting and not monotonous. He stated the building is well thought out but recommended bringing similar materials from the building design to the trash enclosure so it looks cohesive.

In response to Member Beltran's question, the applicant, Mr. Boukai, stated the store front would be done in an anodized bronze finish.

Member Voronchihin requested the applicant consider staggering the parapet height. He stated he was not fond of using EIFS (exterior insulation and finish systems) because it was not as durable as stucco and recommended using stucco instead of the foam. Mr. Boukai was open to using stucco if directed. Member Voronchihin stated other than those two recommendations it was a great project.

Vice Chair Beltran thanked Mr. Boukai for bringing this business to Imperial Beach. In response to his question, Mr. Boukai stated this was a franchise, however, this particular design is the first one of its kind in California.

Vice Chair Beltran stated in the past Imperial Beach was hesitant to bring in franchises because from a design standpoint the City was trying to keep the beach community feel. He stated the general layout works but inquired if the lights in the parking lot can be moved to the north.

Mr. Boukai stated they had a photometric study done on another project and once you're 10 feet away the light doesn't project.

Chair Beltran stated that since the residences were 5 feet away, he recommended using a shield around the bulbs.

In response to Vice Chair Beltran's question, Mr. Boukai stated the south sign would be lit but there are two landscape buffers between the building and the residential area.

Vice Chair Beltran stated he appreciated the modern style of architecture but recommended using a different color other than the bright green. He also stated the description of the plants should be accurate and match the legend. He suggested using evergreens instead of the Cassia for screening and shade using, something other than wood on the fence for longevity and placing the planks vertical and right up against each other.

Associate Planner Ayala stated the 6-foot fence is along the west elevation is to shield the electrical equipment. The material for the south fence has not been decided yet.

Mr. Boukai stated they could use a masonry wall that followed the style.

Chair Bradley stated the retaining wall on the Georgia Street side needs some cosmetic upgrades, however, Mr. Boukai stated they would remove it. Member Bradley voiced concerns about the removal of the handicapped corners and curb cuts. He was also concerned that the sidewalk would not look right mixing old and new.

Associate Planner Ayala stated the ADA compliant issues have been reviewed by staff and the Public Works Department will ensure all codes are met. ADA compliance is set as a conditions of approval.

Chair Bradley voiced concerns about the customer having to enter the drive-thru by accessing the alley.

Mr. Boudaki stated they can also enter through Georgia Street, and a traffic study has been done regarding the drive-thru to address the concerns.

Chair Bradley stated he agreed with Vice Chair Beltran that green is a very bold color and future submissions should include a plant schedule that shows where each plant goes. He requested that staff require that on future submittals. He stated he liked the inclusion of solar panels.

In response to his question, Associate Planner Ayala stated that, per the California Building Code, depending on how many parking spaces are provided, that dictates how many EV charging stations and how many clean air stations the restaurant needs to provide, and the building would also need to comply with any building codes.

MOTION BY BELTRAN, SECOND BY VORONCHIHIN TO RECOMMEND THE PROJECT FOR APPROVAL TO CITY COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

- **RELOCATE PARKING LIGHTS LOCATED ALONG THE SOUTHERN PROPERTY LINE OR INSTALL SHIELDING ON LIGHT POLES.**
- **APPLY A COSMETIC TREATMENT OR REMOVE THE EXISTING RETAINING WALL ALONG THE GEORGIA STREET RIGHT OF WAY.**
- **CONSIDER AN ALTERNATE COLOR INSTEAD OF THE NEON GREEN.**
- **REMOVE OR DON'T ILLUMINATE THE SIGNAGE ON SOUTH SIDE OF THE STRUCTURE (SOUTHERN ELEVATION).**
- **USE SIMILAR MATERIALS AS USED ON THE BUILDING ON THE TRASH ENCLOSURES FOR COHESIVENESS.**
- **GOLDEN MEDALLION TREES ALONG THE SOUTHERN PROPERTY LINE MUST BE REPLACED WITH EVERGREEN TREES.**
- **WOOD FENCING MUST BE VERTICAL WITH NO SPACE BETWEEN THE PANELS AND CONSIDER USING BLOCK OR VINYL WITH STEEL POSTS FOR LONGEVITY.**
- **CONSIDER USING STUCCO INSTEAD OF FOAM EIFS FOR LONGEVITY.**
- **CONSIDER STAGGERING THE PARAPET HEIGHTS ON THE NORTH AND SOUTH ELEVATION.**
- **SEAL WOOD ELEMENTS.**
- **WOOD FENCING ON THE WEST ELEVATION USED TO SHIELD SWITCHGEAR SHOULD BE REPLACED WITH A BLOCK WALL AND FINISH MATERIALS MUST MATCH THE BUILDING'S EXTERIOR FINISH.**
- **PROVIDE LEGEND ON LANDSCAPE PLAN.**

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOARDMEMBERS: ROGERS, VORONCHIHIN, BELTRAN, BRADLEY
NOES: BOARDMEMBERS: NONE
ABSENT: BOARDMEMBERS: GRACE

2. BRANDON LAYMAN, RAISING CANE'S (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC-21-0017) PROPOSING TO DEMOLISH AN EXISTING BUILDING AND CONSTRUCT A NEW RAISING CANE'S RESTAURANT WITH A DRIVE-THROUGH FACILITY AND OUTDOOR PATIO SEATING AT 900 PALM AVE. (APN 626-212-36-00). USE-21-0054.

Senior Planner Openshaw gave a PowerPoint presentation on the item and introduced Property Development Manager Brandon Layman.

Member Rogers stated he was looking forward to this business. In response to his question Mr. Layman stated the business was corporate owned.

Member Rogers stated it's a beautiful building and design, he likes the art and landscape, he was excited for this type of food and it's the property has lots of space. He voiced concerns with the homeless issue and was concerned with lighting and security and putting deterrents in place to resolve that issue.

In response to his question, Senior Planner Openshaw stated the State Green Building Code requires businesses to provide the capacity for EV charging stations, in other words install conduit so that EV charging stations can be activated in the future as well as solar panels. Solar panels are also a part of the City's Climate Action Plan so that needs to be included in the projects whether at present or in the future.

In response to Member Bradley's question, Senior Planner Openshaw stated depending on the number of parking stations they wish to provide, they are required to provide the capacity for an EV charging station. The conduit is installed under the parking lot for future use. Staff can also include installing the solar panels as a condition of approval.

Member Rogers stated he supported energy efficient buildings that not only have the ground-work laid but are actually implementing it. If the capacity of an EV charging station or solar panels is already laid, then it should be utilized. He stated it was a beautiful building that will do great things for that corner. Hopefully with the lighting there will be more visibility and more people coming to the surrounding areas.

Member Voronchihin stated it was a very likable project and thanked the developer for bringing it to IB. He stated it was a well-balanced project and he doesn't have an issue with the drop ceiling since there will be no customers inside.

In response to Member Voronchihin's question about parking, Senior Planner Openshaw reviewed the parking requirements and stated that the project had enough parking spaces. The applicant also provided bicycle parking spaces and bus information as well as mobile curbside pick-up spaces.

In response to Member Voronchihin's questions, Mr. Layman explained the drive-thru can be adapted depending on the number of vehicles. Vehicles enter both lanes then converge into one and staff take orders and payments in the lanes. He stated the northwest corner of the property has a biofiltration system and there is also a grease interceptor. The majority of the clients come through the drive-thru and they expect the patio to be used more here in IB due to the mild weather.

Member Voronchihin suggested moving the building westward to provide for more parking but was concerned that might back up the drive thru traffic.

Senior Planner Openshaw stated a parking analysis was provided. At peak time the average is 22 vehicles and the lanes can be adapted depending on the number of vehicles to accommodate overflow.

Member Voronchihin stated it was a well-designed building. He recommended using composite materials instead of wood for durability and requested the applicant state the materials on the elevations.

Vice Chair Beltran stated he liked the general layout. In response to his questions, Mr. Layman stated none of the previous building was used but they used a similar architectural language. The materials on the accent walls are painted stucco and there are crew members that help maintain aesthetic. The construction team gets graded on their work and employees take a lot of pride in how the buildings and landscape look.

Vice Chair Beltran stated he liked the variation in materials, the pop outs on the facade, and commended the applicant for the design of the building. He recommended using a brick veneer or cobble to obtain a more beachy feel. He recommended using more vertical greenery instead of succulents especially along the columns and perhaps mixing in some grasses. He stated oak trees don't do very well in this area and he would recommend something that grows faster and gives a bigger canopy of shade. He recommended blocking or screening the trash enclosure and inquired about the removal of the door.

Chair Bradley stated he liked the different textures and finishes, especially the screen for the pedestrians from the drive-thru lanes. In response to his question, Mr. Layman stated the modular wetland system was a two-step process.

Chair Bradley inquired if although code requirement for the EV station is that you provide it for the future, the City could require that they install it now. He stated the design was very thorough and he liked the aesthetics of it.

MOTION BY BRADLEY, SECOND BY BELTRAN TO RECOMMEND THE PROJECT FOR APPROVAL TO CITY COUNCIL INCLUDING THE FOLLOWING RECOMMENDATIONS:

- **INSTALL ALL OF THE PROPOSED EV CHARGING STATIONS IN THE PROPOSED EV CHARGING PARKING AREAS.**
- **LOOK INTO INSTALLING COMMERCIAL SOLAR PANELS.**
- **CONSIDER REPLACING THE WOOD MATERIALS ALONG THE PERIMETER WITH SOMETHING MORE DURABLE.**
- **PLACE THE MATERIALS KEY ON THE ELEVATIONS FOR MORE CLARITY.**
- **CONSIDER REPLACING THE COLOR OF THE BRICK VENEER WITH A LIGHTER TONE/STONE COLOR, OR USE COBBLE VENEER OR INTEGRATED SEASHELLS.**

- **INCORPORATE VERTICAL SHRUBS OR VINES ON COLUMNS FACING 9TH STREET (STREET FRONTAGES) INSTEAD OF SUCCULENTS.**
- **REPLACE THE COAST LIVE OAKS WITH FASTER GROWING TREES THAT INCORPORATE A SHADE CANOPY.**
- **CONSIDER THE AREA SOUTH OF THE TRASH ENCLOSURE FOR ADDITIONAL LANDSCAPING.**
- **REPLACE THE CONCRETE WITH PAVERS OR STAMPED CONCRETE IN THE DINING AREA.**

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOARDMEMBERS: ROGERS, VORONCHIHIN, BELTRAN, BRADLEY
NOES: BOARDMEMBERS: NONE
ABSENT: BOARDMEMBERS: GRACE

Mr. Layman stated the restaurant is very efficient due to the one item on the menu and their slogan “one love” refers to loving their one item – chicken fingers.

INFORMATIONAL ITEMS/REPORTS / DEVELOPMENT UPDATES

Deputy City Manager Foltz gave the following updates:

951 Seacoast: the building was recently demolished and construction will begin within 45 days.

801 Seacoast: a new property owner bought the project, and all the permits have been processed. There were some issues with the tenants but the building should be vacant by the end of July and then demolition and construction will begin.

236 Palm: – the project could not be built because COVID impacted the owners finances, and all the approvals expired. The project was sold to a new property owner, who is also the owner of 801 seacoast (Wave Café). This project will included two low income units.

Pizza Port: this project is a month and a half away from completion.

Blue Wave: There have been issues with financing on this project. The applicant requested and extension and Council will consider it in August.

IB Resort: this project is being processed through FEMA as a result of the change in the floodplane.

Bayshore Bikeway Resiliency: the project is still in the beginning phase – applying for grants and determining which concept to choose.

ADJOURNMENT

Chair Bradley adjourned the meeting at 5:52 p.m.



Karl Bradley,
Chair



Sunem Carballo, CMC
Deputy City Clerk