

June 29th, 2022

To: City of Imperial Beach

From: Amelia Beltran, P.E
Project Manager

Re: **City Project #USE21-0054**
Raising Cane's
900 Palm Ave
Imperial Beach, CA

COMMENT RESPONSES

Please see below for our response to your comments in red.

Response to Comments:

DRB Considerations

DESCRIPTION

1. **Comment:** Recommend installing all of the proposed Electric Vehicle Charging Stations
Response: Raising Cane's will install three (3) Electric Vehicle Charging Stations.
2. **Comment:** Recommend installing commercial solar on the project
Response: Raising Cane's will install Commercial Solar panels on the project.
3. **Comment:** Consider replacing wood materials along perimeter of site with something more durable (specifically assess the durability of the materials with consideration of the proximity to the coast)
Response: Plank materials along the perimeter of the site will be composed of Trex, a wood-alternative composite planks made of recycled materials. Trex products are tested to withstand extreme weather conditions and hold their color over the life of the product, outlasting wood and minimizing frequent maintenance.
4. **Comment:** Place materials key on the elevations for more clarity on the building elevations
Response: Coordinating. Revised elevations will be provided separately.
5. **Comment:** Consider lighter tone in brick/stone color, or cobble veneer, or integrated seashells consistent with beach community aesthetic.
Response: Raising Cane's' proposed material palette consists predominantly of stucco with an 'Oyster Shell' finish at the towers and Boral Brick/Meridian Brick with an 'Alamo' blend, which is a cream-colored brick. Each of these materials are considered lighter-toned and contribute to the beach community aesthetic.

6. **Comment:** Incorporate vertical shrubs or vines on columns along the screening elements frontages instead of succulents
- Response:** Vertical shrubs and vines on walls require excessive watering to maintain appearance, as well as promote habitation by unwanted rodents and pests, which will present a health and safety conflict. As an alternative to vertical shrubs or vines, Raising Cane's has elected to incorporate a combination of hand-painted beach-wave murals on the towers, along with Coral Aloe (2-3 ft. mature height) and Red Yucca (3-4 ft. mature height), to soften the appearance of the screening elements along the street frontage.
7. **Comment:** Replace oak trees with faster growing tree that incorporates a shade canopy in coastal environment (specifically those located along the eastern PL)
- Response:** Coordinating. Revise landscaping plan will be provided separately.
8. **Comment:** Consider area south of the trash enclosure for additional landscaping and assess the need for the pedestrian door
- Response:** Considering the distance of the trash enclosure from Palm Ave. and the series of (three) planters between the ROW and the trash enclosure, visibility from Palm Ave. to the trash enclosure will be minimal to non-existing. The pedestrian door to the rear of the enclosure is an integral part of Raising Cane's operations.
9. **Comment:** Concrete patio area should be pavers or stamped concrete
- Response:** Due to the polyolithic nature of pavers, they are susceptible to heaving/settlement over time, thus leaving unsightly ridges and valleys in walking surfaces and requiring frequent maintenance. The resultant ridges and valleys will conflict with the use of the patio as an accessible walking surface, forcing handicapped customers to navigate the drive aisle and drive-thru lanes to traverse from the north of the patio to south (and vice versa). Raising Cane's is proposing an integral colored concrete with 3/8" sawcut joints designed in a diamond pattern to enhance the surface of the patio area.