

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES**

**June 15, 2023, 4:00 p.m.
Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

Members Present: Chair Bradley, Vice Chair Beltran, Member Grace, Member Rogers

Members Absent: Member Voronchihin

Staff Present: Community Development Director Openshaw, City Planner/Management Associate Ayala, Assistant City Clerk Malone

1. CALL TO ORDER

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

2. ROLL CALL

Assistant City Clerk Malone took the roll.

3. PUBLIC COMMENT

None.

4. BUSINESS ITEMS

4.1 APPROVAL OF MEETING MINUTES.

Motion by Vice Chair Beltran

Seconded by Member Rogers

Approved the Design Review Board regular meeting minutes of 05-18-2023.

AYES (4): Chair Bradley, Vice Chair Beltran, Member Grace, and Member Rogers

ABSENT (1): Member Voronchihin

Motion Carried (4 to 0)

**4.2 COLIN LOWRY (APPLICANT)/QJ DEVELOPMENT (OWNER);
CONSTRUCTION OF A NEW 3-STORY MIXED-USE BUILDING WITH A
777 SQ. FT. COMMERCIAL SPACE AND 12 RESIDENTIAL UNITS
(TWO VERY-LOW INCOME) AT 981 & 983 CALLA AVENUE (APN 626-
221-24-00). USE-22-0100.**

City Planner/Management Associate Ayala gave a PowerPoint presentation.

Written Public Comment read outloud by Chair Bradley, from Lj Esslinger.

Public Comment: Lj Esslinger spoke in opposition of the project.

Design Review Board discussion ensued.

Motion by Vice Chair Beltran

Seconded by Member Grace

Recommended approval of the project's design to the City Council for the proposed new three-story mixed-use building that includes a 777 square foot ground floor commercial space, twelve residential units (inclusive of two very low-income affordable units), and a six-car garage at 981 & 983 Calla Avenue (APN 626-221-24-00) with the following recommendations;

1. Adding additional outdoor communal space for the health of the community,
2. Create negative space on the north and east facing walls,
3. Install bike storage for the commercial space,
4. Consider the residential location of the project and incorporate More screening for the privacy of the neighbors and more beautiful landscaping (not DG and decorative pebble) that the residents could enjoy. If DG is used, to use DG with bio-additives to breakdown pet waste,
5. Replace wood fencing with CMU wall for longevity and security,

6. Install bollards and CMU wall for the three open parking spaces,
7. Lower the lighting on Northwest and Southeast elevation to the side of the doors so there is no spillage into the adjacent property,
8. Use warmer tones to soften the institutional appearance of the building,
9. In the Northwest corner the DG space be used for storage space for residents,
10. Reconsider the decorative pebble and consider the utilization of artificial turf or similar material to incorporate landscaping,
11. Use planters on the West elevation or a green wall to soften institutional appearance,
12. Use permanent low wall to screen the SDG&E box in the front yard,
13. Change tree species from desert museum trees to more vertical and evergreen, for lower maintenance and less blockage of views,
14. Consider utilization of a brisbane box or a sweet shade tree,
15. Add verbiage to irrigation plans that the auxiliary equipment is not visible from the property line,
16. Should the artwork not be used where designated to consider a green wall treatment on East elevation,
17. For any future solar equipment, provide concealed infrastructure to avoid the need for surface mounted conduit,
18. Consider the use of larger materials that are more aesthetically pleasing in the areas that are not walkways and are currently DG,
19. Monitoring the Transportation Demand Management Strategies, and
20. Include condition of approval related to coordinating with the neighbors related to the design of the fencing.

AYES (3): Chair Bradley, Vice Chair Beltran, and Member Grace

NOES (1): Member Rogers

ABSENT (1): Member Voronchihin

Motion Carried (3 to 1)

5. INFORMATIONAL ITEMS/REPORTS

Chair Bradley made a motion to agendize a discussion on parking in the City for a future meeting, seconded by Vice Chair Beltran.

6. ADJOURNMENT

Chair Bradley adjourned the meeting at 5:25 p.m.



Audrey Malone
Assistant City Clerk



Karl Bradley
Chair