

**DRB RESOLUTION NO. 2024-01**

**A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF IMPERIAL BEACH, CALIFORNIA RECOMMENDING APPROVAL FOR ADMINISTRATIVE SIGN PERMIT (ASP-24-0014), DESIGN REVIEW CASE (DRC-24-0004), AND SITE PLAN REVIEW (SPR-24-0004) PROPOSING TO CONSTRUCT ONE NEW WALL SIGN, ONE NEW MONUMENT SIGN, NEW LIGHTING, AND INSTALL NEW LANDSCAPING IN EXISTING LANDSCAPED AREAS AT AN EXISTING GAS STATION AT 681 HIGHWAY 75 (APN 626-250-12-00) IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED USE) ZONE SUBJECT TO SPECIFIED CONDITIONS OF APPROVAL. USE-24-0036/MF 1631**

**APPLICANT: STEVE ABBO**

**WHEREAS**, on September 19, 2024, the Design Review Board of the City of Imperial Beach held a duly noticed public meeting to consider the design for Administrative Sign Permit (ASP-24-0014), Design Review Case (DRC-24-0004), and Site Plan Review (SPR-24-0004), proposing to construct one new wall sign, one new monument sign, new lighting, and install new landscaping in existing landscaped areas at an existing gas station at 681 Highway 75 (APN 626-250-12-00) in the C/MU-1 (General Commercial & Mixed Use) Zone on the Zoning Map,

**WHEREAS**, the purpose of the C/MU-1 zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. It is intended that the dominant type of commercial activity in the C/MU-1 zone will be community and neighborhood serving retail and office uses,

**WHEREAS**, this project, as designed, is subject to Design Review pursuant to Imperial Beach Municipal Code (IBMC) Section 19.83.020 (A4),

**WHEREAS**, this project, as designed, is subject to zoning requirements found in Chapter 19.26 C/MU-1 General Commercial and Mixed-Use Zone and Chapter 19.52 Signs of the Imperial Beach Municipal Code,

**WHEREAS**, the Design Review Board considered the consistency of the project with the Design Review Compliance Checklist, which is based upon the Design Review Manual and Design Review Guidelines adopted by the City Council on June 19, 1984.

**WHEREAS**, the Design Review Board of the City of Imperial Beach further offers the following findings in support of its decision to conditionally approve the project:

**NOW, THEREFORE, IT RESOLVED** by the Design Review Board of the City of Imperial Beach that Administrative Sign Permit (ASP-24-0014), Design Review Case (DRC-24-0004), and Site Plan Review (SPR-24-0004) is approved with the following conditions below:

**CONDITIONS OF APPROVAL**

1. The installation of the new signage, lighting, and landscaping shall be in accordance with the plans on file in the Community Development Department, received on August 01, 2024, and with the conditions contained herein.
2. The total area of window signage must be reduced to 35% to comply with Imperial Beach Municipal Code (IBMC) Section 19.52.050 Table "B".
3. The total area of the proposed monument sign must be reduced to 40 sq. ft. to comply with Imperial Beach Municipal Code (IBMC) Section 19.52.050 Table "B".

- 4. A building permit is required. The applicant shall obtain any required building permits from the Building Division of the Community Development Department for the project prior to commencement of work.
- 5. All construction shall comply with the adopted 2022 California Building Standards Codes; Residential, Building, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building, Historic Building, Existing Building, as amended by City Ordinance 2022-1219 and other applicable Municipal Codes in effect at the time of plan submittal for building permits.
- 6. All lighting for the project must be in conformance with IBMC Chapter 19.56 Lighting Regulations. Should neighborhood concerns or issues arise related to lighting, the owner is required to mitigate the impacts through modification, discontinuance or abatement of the lighting to the satisfaction of the City.
- 7. This approval is valid for one year from the date of this resolution, with Administrative Sign Permit (ASP-24-0014), Design Review Case (DRC-24-0004), and Site Plan Review (SPR-24-0004) to expire on September 19, 2025. Conditions of approval must be satisfied, building permits issued, and substantial work in reliance on this approval must have commenced prior to this date. If an appeal of this approval is filed to the City Council, the expiration date will be stayed until final action is taken on the project.
- 8. Should any complaints or issues arise in relation to the signage illumination/lighting, the sign design must be revisited, and lighted elements may be potentially eliminated from the signs by the applicant/owner at the discretion of the City.
- 9. Any additional signage to the lot must comply with Imperial Beach Comprehensive Sign Plan and is subject to approval from the Planning Division of the Community Development Department.
- 10. No work for which a building permit is required shall be performed within the hours of 7:00 P.M. - 7:00 A.M. Monday - Friday, nor prior to 8:00 A.M. or after 5:00 P.M. on Saturday. Additionally, no work for which a building permit is required shall be performed on Sundays. Any work performed outside of the stipulated hours is prohibited unless approved by the Community Development Department.
- 11. If the sign is to be illuminated, the applicant will be required to submit the Title 24 Sign Lighting Certificate of Compliance (2022-NRCC-LTS-E) prior to building permit issuance.
- 12. The applicant, or applicant's representative, shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed, notarized statement accepting said conditions.

**PASSED AND ADOPTED**, by the Design Review Board of the City of Imperial Beach at a regular meeting of the Design Review Board held this 19<sup>th</sup> day of September 2024, by the following vote with:

**AYES:**                    **BOARDMEMBER:**  
**NOES:**                    **BOARDMEMBER:**  
**ABSENT:**                **BOARDMEMBER:**

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**KARL BRADLEY, CHAIR**

**ATTEST:**

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**JACQUELINE M. KELLY, MMC  
CITY CLERK**