

Response Letter, USE-22-0119, 8/27/24:

1. Consider a more sturdy material such as CMU Block Wall on the south property line to provide additional safety measures when vehicles are utilizing the drive aisle.
 - We considered upgrading the south property line fence to a block wall but the additional cost would make the project unfeasible. The other requested changes to the buildings has already raised our cost by over \$100K which is approaching the level where this project wouldn't work being that it is only 4 units.
2. Consider a more sturdy material or other material on the south and north property line instead of Yellow Pine Dog Ear Fencing.
 - Fencing has been modified to a more modern horizontal wood fence.
3. Consider more shade trees where feasible.
 - We have added new palm trees on the south property line and a marina strawberry tree in the front yard to provide shade in the open space area.
4. Consider a more beach oriented, and modern exterior building design.
 - After driving around the city and looking at several new projects that have been built in the past few years we have incorporated a more beach oriented color scheme to fit the beach lifestyle in IB.
5. Consider a redesign for the proposed building exterior elevations.
 - After driving around the city and looking at several new projects that have been built in the past few years we have incorporated a more beach oriented color scheme to fit the beach lifestyle in IB.
6. Consider providing a site plan that shows adjacent properties.
 - Due to the small size of the project, limited design budget, and it not being required by the IB MC it was not financially feasible to provide this though they are reflected in the 3D rendering sheets.
7. Consider providing a demolition plan.
 - We are removing (1) 70 Year old single story SFR as referenced in the Building Height Reference Plan. The plans provided meet the city requirement and due to the small size of this project we have financial limitations for additional design work that is not required by the MC.

8. Considering providing additional vertical privacy screening on the south property line.
 - Palm Trees were added to give some additional privacy screening while at the same time embracing the beach community theme.
9. Consider incorporating the RCP Block with building colors, such as the stucco and stone to provide a more cohesive project design.
 - We removed the El Dorado Stone from the building after considering the Design Review Boards recommendations and are not using block walls on the project.
10. Consider sealing the Yellow Pine Dog Ear fencing as unfinished and pressured treated material warps over time.
 - This fencing material is no longer being used after considering the Design Review Boards recommendations. The horizontal fence proposed will be sealed.
11. Consider carrying the El Dorado Stone across the first floor exterior elevations to the corner of the building.
 - During our assessment of recent projects in Imperial Beach we found that hardi siding painted in beach oriented colors is used in a lot of projects and chose to go in this direction to keep in the design style prevalent in new IB projects.
12. Consider providing exterior building contrast above the first floor such as siding, cement material, or material with vertical or horizontal patterns.
 - We have modified the design and provided a contrast with siding and different color schemes.
13. Consider terracotta roof tile instead of roof shingles.
 - We considered a terracotta roof tile but the cost would have made the project unfeasible, but we did change the roof to a standing seam roof which is prevalent in new projects in IB.
14. Consider achieving the 10' step back in a more modern and contemporary manner.
 - Exterior building was redesigned to have private balconies incorporated on the 3rd floor at the 10' step back to have a more modern design with vertical and horizontal offsets to increase the character and visual interest in the design.

15. Consider incorporating the exterior style of the previously reviewed project (Hilton Hotel) to create a more current, light color, beach oriented design.
 - We have modified the exterior building design to incorporate lighter colors and a beach oriented design. The color scheme is designed to mimic the crashing of waves on the beach.
16. Consider adding vertical screening trees in the planters instead of low level plants on the south property line.
 - Palm Trees were added to give some additional privacy screening while at the same time embracing the beach community theme.
17. Consider proposing a 3' CMU block and 3' fence (or other material) on the south property line to improve vehicle back up safety.
 - We considered upgrading the south property line fence to a block wall but the additional cost would make the project unfeasible. The other requested changes to the buildings has already raised our cost by over \$100K which is approaching the level where this project wouldn't work being that it is only 4 units.
18. Consider more vertical screening in addition to the Mediterranean Fan Palm and Phoenix Thornless Mesquite.
 - We added (6) queen palms and the marina strawberry tree to accomplish this recommendation.
19. Consider providing additional lighting on the east elevation (alley) to improve safety for future residents.
 - We have added a wall mounted security light to the Exterior Easterly Wall, parallel to the Alley, as shown on the Floor Plan, architectural plans Sheet A-2.
20. Consider reducing the height of the fence on the alley or setback from the property line to improve line of sight for pedestrians and vehicles.
 - We have reduced the height of the fence on the South PL to 3' in the Rear Setback, and we changed to a 6' high W.I. fence on the rear property line.
21. Consider more textures and colors on the exterior building elevations to be more beach oriented.

- We have modified the textures and colors of the exterior building elevations after studying the most recent projects in IB to a more beach oriented design including blues and greens that mimic waves crashing on the beach.

22. Consider providing the Design Review Board with a couple of elevations that have different exterior design and finishes.

- We have modified the design to incorporate as much as possible of the Design Review Boards recommendations. Due to the small size of the project and limited design budget multiple options were not financially feasible.

NOTE: The Porch covers over the Unit Entry Doors have been shown on the architectural plans, see Sheet A-2, and they are noted as 24" maximum projection into any setback area.

Cordially submitted,

Rodrigo Leal, Owner