



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

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April 18, 2024, Design Review Board Recommendations

The Design Review Board reviewed the project on April 18, 2024, and recommended design revisions and requested further consideration at a future Design Review Board Meeting with a vote of 4 (AYES) – 0 (NOES) – 1 (DISQUALIFIED) (member Rogers recused himself from participating on the item due to conflict of interest) with the following considerations:

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.
2. Consider a more sturdy material or other material on the south and north property line instead of Yellow Pine Dog Ear Fencing.
3. Consider more shade trees where feasible.
4. Consider a more beach oriented, and modern exterior building design.
5. Consider a redesign for the proposed building exterior elevations.
6. Consider providing a site plan that shows adjacent properties.
7. Consider providing a demolition plan.
8. Consider providing additional vertical privacy screening on the south property line.
9. Consider incorporating the RCP Block with building colors, such as the stucco and stone to provide a more cohesive project design.
10. Consider sealing the Yellow Pine Dog Ear fencing as unfinished and pressured treated material warps over time.
11. Consider carrying the El Dorado Stone across the first floor exterior elevations to the corner of the building.
12. Consider providing exterior building contrast above the first floor such as siding, cement material, or material with vertical or horizontal patterns.
13. Consider terracotta roof tile instead of roof shingles.
14. Consider achieving the 10' step back in a more modern and contemporary manner.
15. Consider incorporating the exterior style of the previously reviewed project (Hilton Hotel) to create a more current, light color, beach oriented design.
16. Consider adding vertical screening trees in the planters instead of low level plants on the south property line.
17. Consider proposing a 3' CMU block and 3' fence (or other material) on the south property line to improve vehicle back up safety.
18. Consider more vertical screening in addition to the Mediterranean Fan Palm and Phoenix Thornless Mesquite.
19. Consider providing additional lighting on the east elevation (alley) to improve safety for future residents.
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.
21. Consider more textures and colors on the exterior building elevations to be more beach oriented.
22. Consider providing the Design Review Board with a couple of elevations that have different exterior design and finishes.