

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

**April 18, 2024 4:00 p.m.
Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

Members Present: Member Lance Rogers, Member Chelsea Grace, Member Ilia Voronchihin,
Vice Chair Miguel Beltran, Chair Karl Bradley

Members Absent: None

Staff Present: City Clerk Jacqueline Kelly, City Planner and Management Associate
Ayala, Associate Planner Pua

1. CALL TO ORDER

Chair Bradley called the meeting to order at 4:01 p.m.

2. ROLL CALL

City Clerk Kelly took roll.

3. PUBLIC COMMENT

None.

4. BUSINESS ITEMS

**4.a APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 21, 2023
AND THE REGULAR MEETING MINUTES OF JANUARY 18, 2024.**

Motion by Chair Bradley

Seconded by Member Voronchihin

To approve the Regular Meeting Minutes of December 21, 2023 and the Regular Meeting Minutes of January 18, 2024.

AYES (5): Chair Bradley, Vice Chair Beltran, Member Rogers, Member Grace and Member Voronchihin

NOES (0):

Motion Carried (5 to 0)

4.b HERITAGE INN 2 OF IMPERIAL BEACH LLC (APPLICANT); CONSTRUCTION OF A NEW FOUR-STORY MIXED-USE BUILDING CONSISTING OF AN 83-GUESTROOM HOTEL AND 3,100 SQUARE FOOT GROUND-FLOOR COMMERCIAL SPACE AT 701-707 PAL AVENUE (APN 626-250-02-00) USE-24-0001. MF 1590.

A corrected staff report was provided as Last Minute Agenda Information.

City Planner and Management Associate Ayala gave a Power Point presentation and introduced Colton Sudberry and Estean Lenyoun with Sudberry Properties, Don Cape with Tharaldson Hospitality, Kastis Cechavicius with DesignCell Architecture, and Dr. Parmela Sawhney.

Member Rogers stated that he supports new businesses coming to Imperial Beach but has concerns about inadequate parking. In response to his questions, City Planner Ayala confirmed that the project is proposing 67 spaces, with 5 of those spaces being shared with the Hampton Hotel next door via a parking agreement that has yet to be executed. Member Rogers suggested that transportation demand strategies be re-evaluated. City Planner Ayala stated that indoor and outdoor bike storage with EV hookups are also being proposed to help alleviate parking demand.

In response to Chair Bradley's question, City Planner Ayala cited Imperial Beach Municipal Code §19.48.035 that allows a 25% reduction in parking for vertical mixed-use buildings.

In response to Member Grace's question, City Planner Ayala confirmed that there are no conference rooms featured as a part of the hotel. Member Grace stated that she liked the idea of another hotel in Imperial Beach and the design is consistent with the surrounding buildings. She suggested adding more greenery around the trash enclosure area and by reducing the size of the sidewalk, as well as additional lighting on the western and southern edges of the property for safety purposes. Member Grace also suggested adding additional art to the north facing wall to make it more welcoming from that angle.

Member Voronchihin stated that he is excited about the new hotel and that it blends well with the surrounding structures. In response to Member Voronchihin's questions, City Planner Ayala confirmed that three existing curb cuts will be eliminated. The reconfiguration of the Hampton parking spots from 9 feet to 8.5 feet will allow for additional spaces. She also confirmed that there will be roof access via a stairwell.

Member Voronchihin requested demolition site plans to be brought to the committee in the future. He also suggested that the fencing on the southern residence border be improved and to replace the EIFS with regular stucco, and that the colors for the pavers be modified to contrast more. He stated that the building design is well put together and a nice, modern design.

Vice Chair Beltran stated that new projects are always welcome in Imperial Beach and thanked the team for coming in. He stated that views looking outside the property, proper lighting, and the proximity of vehicular traffic to adjacent properties all need to be kept an eye on. He requested that the signage on the southern border be reduced in size and the design altered to something more fitting to Imperial Beach. Vice Chair Beltran also recommended the driveway be moved closer to the building and some landscape buffers be added to mitigate noise for the nearby properties. Alternatively, he supported Member Voronchihin's suggestion that the wooden fence be updated to something like CMU. He also supported Member Grace's suggestion of adding more canopy-like trees for shade and screening. Vice Chair Beltran also recommended that the design team look at alternative options for lighting on the South side, possibly utilizing bollards.

In response to Chair Bradley's questions, City Planner Ayala confirmed that the PBX room is where telephone equipment would be stored. The project is under the same ownership as the adjacent Hampton Hotel. EV ready parking spots will have charging available immediately, whereas EV capable spots will be stubbed for future charging use. Mr. Cechavicius also confirmed that the Wellness Center will be a new structure for the currently existing business that is residing in this space.

In response to Member Voronchihin's question, Mr. Cape stated that after they acquire the required permits, construction will begin likely on a similar timeline to the Hampton. He also stated that studies have been done on parking and they are confident that they will have sufficient parking during peak occupancy. He stated that safety is a number one priority for them, and it is reflected in their guest service scores. In regard to EIFS, they prefer to use it as it is better quality long term than stucco and does not crack as quickly.

Mr. Kevin Criswell, a resident of one of the adjacent homes to this project, expressed concerns regarding having parking access via the alley that they share, as well as an increase in traffic and decrease in street parking for residents. He stated that he likes the aesthetic and look of the project. In response to Member Rogers's question, Mr. Criswell stated that occasionally he does see people park on the street and walk into the shopping center.

CITY PLANNER AYALA SUMMARIZED THE RECOMMENDATIONS AS FOLLOWS:

- LOOK AT PROVIDING TRANSPORTATION DEMAND MANAGEMENT STRATEGIES IN ADDITION TO BIKE PARKING
- CONSIDER ADDING MORE GREENERY ALONG THE NORTHERN ELEVATION AND BRINGING IN THE SIDEWALK ALONG NORTH PALM AVE
- ADDITIONAL LIGHTING AT THE CORNER OF 7TH & PALM AS WELL AS THE WALKWAY FROM HILTON TO THE SHOPPING CENTER

- PROVIDE A GREEN WALL, VINES OR MURAL ON THE NORTHERN SIDE AS WELL AS A GREEN SCREEN AROUND THE TRASH ENCLOSURE
- PROVIDE A SEPARATE DEMOLITION SITE PLAN
- IMPROVE THE AREA ALONG THE SOUTHERN PROPERTY LINE TO PROVIDE PRIVACY FOR THE RESIDENTS
- CONSIDER DARKENING ONE OF THE PAVER COLORS TO CREATE MORE CONTRAST
- REDUCE SIZE OF THE MONUMENT SIGN ON THE SOUTH SIDE AS WELL AS INCORPORATING A MORE LOCAL DESIGN
- INCORPORATING STONE VENEER INTO THE SIGNAGE AND ADDING LANDSCAPING TO SOFTEN THE PRESENCE OF THE SIGN
- MOVE THE DRIVEWAY TO ALLOW FOR A 3 FOOT LANDSCAPE BUFFER ALONG THE SOUTHERN PROPERTY LINE
- REPLACE EXISTING WOODEN FENCE ALONG SOUTHERN PROPERTY LINE
- PLANT ADDITIONAL TREES & FOLIAGE ON THE SOUTH SIDE TO MITIGATE ANY VIEWS FROM THE HIGHER FLOORS TO THE NEIGHBORING PROPERTIES
- REPLACE PALM TREES WITH CANOPY TREES, SUCH AS SWEETSHADE OR BRISBANE BOX TREES
- ADDING BOLLARDS OR MORE PEDESTRIAN SCALE LIGHTING INSTEAD OF 10 FT LIGHTING ALONG THE SOUTHERN SIDE
- PROVIDE AN UPDATED SIGNAGE PLAN FOR THE MONUMENT SIGN

Motion by Member Grace

Seconded by Member Voronchihin

AYES (5): Chair Bradley, Vice Chair Beltran, Member Voronchihin, Member Grace, Member Rogers

NOES (0):

Motion Carried (5 to 0)

- 4.c TIM P. JONES (APPLICANT); CONSTRUCTION OF ONE NEW THREE-STORY FOUR-PLEX RESIDENTIAL TOWNHOME BUILDING, EACH UNIT IS PROVIDED WITH A TWO-CAR GARAGE AT 745 13TH STREET (APN 627-011-05-00) USE-22-0119 MF 1493**

Member Rogers recused himself from participating on the item due to conflict of interest and left the Council Chambers at 5:18 p.m.

Associate Planner Pua gave a Power Point presentation and introduced the project architect, Tim Jones.

A written comment complaining about the appearance of the project was submitted by Sandy Brillhart.

In response to Member Grace's question, Mr. Jones stated that the planters along the Southern border fence will be protected with a 6-inch concrete curb. Member Grace recommended something sturdier and more durable to protect the residents to the South. Member Grace stated that she does not think the overall design is modern and does not fit the area.

Member Voronchihin stated that it is nice to have additional housing in Imperial Beach due to the current housing shortage. In response to his questions, Mr. Jones stated that there is no vehicular access from 13th Street. He confirmed that the current residence in this location would be demolished. The RCP blocks in the site plan are not perfect renderings of what will be used. Member Voronchihin suggested that if they are used, to try to match their color to that of the building.

Member Voronchihin expressed concerns with site line views and privacy along the South side. He also recommended sealing the wooden fence or changing the material for durability, as well as extending the stone on the building around the corner and varying the stucco colors for more contrast, or even changing the material to a cementitious material with vertical or horizontal pattern. Additionally, he recommended terracotta tile for the roof.

Vice Chair Beltran thanked the presenters for bringing the option for additional housing to Imperial Beach. He stated that while the layout of the building is functional, the overall aesthetic is aged. He stated that the stucco colors are monotone, and choice of stone does not fit with Imperial Beach style architecture, and recommended using recent projects as a precedence for modern design decisions.

Vice Chair Beltran also recommended modifying the wooden fence to protect the neighboring residents, with options such as a partial CMU wall. Additional vertical screening would also benefit neighboring residents. He also recommended additional lighting in the East alley and setting the fencing back to provide a better visual.

Chair Bradley agreed with the other members of the Board regarding the color scheme and materials. In response to his questions, Mr. Pua explained that the landscaping calculations have been met with the open space and front yard landscaping according to the R-1500 development standards. There is 24 feet of backup space between the garages and fence line to allow cars to enter the garage.

The Board expressed concern that the requested recommendations are extensive and drastic and they would like to see the modifications at another Design Review Board meeting before approving the project to be taken to City Council.

Motion by Member Grace

Seconded by Member Voronchihin

TO RECOMMEND DESIGN REVISIONS AND REQUEST FURTHER CONSIDERATION AT A FUTURE DESIGN REVIEW BOARD MEETING.

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

NOES (0):

DISQUALIFIED (1): MEMBER ROGERS


Motion Carried (4 to 0)


5. INFORMATIONAL ITEMS/REPORTS

None.

6. ADJOURNMENT

Chair Bradley adjourned the meeting at 6:03 p.m.



Jacqueline Kelly, MMC
City Clerk

Karl Bradley,
Chair