

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
September 19, 2024, 4:00 p.m.
Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

Members Present: Vice Chair Beltran, Member Grace, Member Voronchihin
Members Absent: Chair Bradley, Member Rogers
Staff Present: Assistant Planner Pua, Associate Planner Ayala, City Clerk Kelly

1. CALL TO ORDER

Vice Chair Beltran called the meeting to order at 4:03 p.m.

2. ROLL CALL

City Clerk Kelly took roll.

3. PUBLIC COMMENT

None.

4. BUSINESS ITEMS

4.a APPROVAL OF THE AUGUST 15, 2024 DESIGN REVIEW BOARD REGULAR MEETING MINUTES.

Motion by Member Grace

Seconded by Member Voronchihin

To approve the August 15, 2024 Design Review Board Regular Meeting Minutes.

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

ABSENT (2): Chair Bradley, and Member Rogers

Motion Carried (3 to 0)

City staff explained to the DRB that the applicant for Item No. 4.b. was running late to the meeting. Discussion ensued about taking Item No. 4.c before Item No. 4.b in hopes that the applicant for 4.b would arrive soon.

Motion by Member Grace

Seconded by Vice Chair Beltran

To take Item No. 4.c before Item No. 4.b.

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

ABSENT (2): Chair Bradley, and Member Rogers

Motion Carried (3 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

Associate Planner Pua gave a PowerPoint presentation on the item

No public comments.

Rodrigo Leal, owner, and Tim Jones, applicant/architect, were available for questions.

Member Grace thanked the applicant for taking every one of the DRB's comments into consideration. She said the project looks much nicer with the taller trees in the front yard and on the side of the property. She also liked the different materials and roofline.

Member Voronchihin expressed appreciation for the applicant making revisions and following the DRB's previous recommendations, even though it increased their budget. He said the project looks great, with nice floor plans and elevations. He made the following minor recommendations: Use a roof color with a higher Solar Reflectance Index (SRI) for solar reflectivity; and on the south side of the property where there are palm trees, he suggested planting shade trees with a bigger canopy to offer better screening from the neighbors.

Regarding the trees, Rodrigo Leal explained that they were concerned with the trees growing too wide and encroaching on to the neighboring property since the project is right up against the property line. He further stated that they looked at newer projects in Imperial Beach and incorporated similar landscaping elements.

Member Voronchihin also recommended that on the North elevation, to borrow some design elements from the south façade, like the metal guardrail, and incorporating that onto the third-floor balcony. He believed this would help tie the whole elevation together and unify the overall design. Regarding the material board, he questioned the use of colors and textures.

Rodrigo Leal responded the goal with the color scheme is to emphasize a beach/wave crashing theme. He also said that the stucco and siding are currently

two separate colors, but they are open to making them the same color if the DRB prefers, as it wouldn't significantly impact the cost.

Member Voronchin recommended keeping the stucco and siding colors the same, rather than having them be slightly different shades. He further explained that when placed side-by-side, that the different textures of stucco and siding will already create some visual distinction, even if the colors are unified.

Member Beltran concurred with Member Voronchihi's recommendation on installing wrought iron to finish off the design. He also agreed with Member Voronchihi's suggestion about exterior colors.

Associate Planner Pua summarized the DRB's recommendations as follows:

- Consider a higher SRI roof color
- Consider incorporating elements from the south facade to the third-floor balcony, such as a metal guardrail
- Consider keeping the siding and stucco the same color
- Install bollards on the south property line for increased safety to the south property

Motion by Member Grace

Seconded by Member Voronchihi

To approve the project's design to the City Council with the recommendations as summarized by staff.

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

ABSENT (2): Chair Bradley, and Member Rogers

Motion Carried (3 to 0)

Vice Chair Beltran called a recess at 4:30 p.m. and called the meeting back to order at 4:35 p.m. with Chair Bradley and Member Rogers absent.

Motion by Member Voronchihi

Seconded by Member Grace

To postpone Item No. 4.b. to a future meeting since the applicant was not in attendance.

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

ABSENT (2): Chair Bradley, and Member Rogers

Motion Carried (3 to 0)

- 4.b STEVE ABBO (APPLICANT); CONSTRUCTION OF ONE NEW WALL SIGN, ONE NEW MONUMENT SIGN, NEW LIGHTING, AND THE INSTALLATION OF NEW LANDSCAPING IN EXISTING LANDSCAPED AREAS AT AN EXISTING GAS STATION AT 681 HIGHWAY 75 (APN 626-250-12-00) USE-24-0036 MF 1631**

Item postponed to a future meeting.

5. INFORMATIONAL ITEMS/REPORTS

None.

6. ADJOURNMENT

Vice Chair Beltran adjourned the meeting at 4:36 p.m.

Jacqueline Kelly, MMC
City Clerk

Miquel Beltran
Vice Chair