



STAFF REPORT

DESIGN REVIEW BOARD

May 15, 2025

ITEM TITLE: EL TAPATIO (APPLICANT); USE-23-0045/DESIGN REVIEW CASE (DRC-23-0008) PROPOSING A TWO-STORY ADDITION FOR A COMMERCIAL BUILDING AT 667 SILVER STRAND BLVD. (APN 625-024-12-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED USE) ZONE. MF 1561.

ORIGINATING DEPARTMENT:

COMMUNITY DEVELOPMENT

EXECUTIVE SUMMARY:

The owner of a property located at 667 Silver Strand Blvd, which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone, has initiated the process to expand an existing one-story catering kitchen and coffee shop into a two-story commercial mixed-use development. The development includes a 1,500 square-foot ground-floor addition to accommodate the existing catering operations, office space, and an enclosed parking area. Above, a new 1,810 square-foot second story will be constructed, featuring additional office space, restrooms, a kitchen, and a deck. The proposed expansion is designed to enhance the functionality and capacity of the current business, support future growth, and provide a modern, efficient workspace while maintaining compatibility with the surrounding commercial area.

RECOMMENDATION:

That the Design Review Board consider the project to construct a 1,500 square foot ground floor addition and a new 1,810 square foot second story office space addition to an existing single story catering kitchen and coffee shop at 667 Silver Strand Boulevard (APN 625-024-12-00) and recommend approval of the project's design to the City Council.

RATIONALE:

The project should contribute favorably to both Silver Strand Boulevard and the adjacent Palm Avenue mixed-use corridor and would comply with the purpose of the C/MU-2 Zone, which is to provide areas for mixed-use development and for businesses to meet the local demand for commercial goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Retail/restaurant and office mixed-use are permitted in the C/MU-2 zone (Section 19.27.020).

OPTIONS:

In addition to reviewing this report and adopting staff's recommendations, the Design Review Board can:

- Recommend approval of the project with additional conditions provided by the Design Review Board; or
- Recommend that the project not be approved; or
- Recommend revisions based on comments from the Design Review Board.

BACKGROUND/ANALYSIS:

This is an application (MF 1561) originally submitted on July 18, 2023 for a Design Review Case (DRC-23-0008), Site Plan Review (insert number), Coastal Development Permit (insert number), and Conditional Use Permit (insert number) proposing a new two-story addition to an existing one-story catering kitchen and coffee shop at 667 Silver Strand Boulevard in the C/MU-2 (Seacoast Commercial & Mixed Use) zone. The project is subject to design review by the Design Review Board because the project is located along one of the eight design corridors in the City, Silver Strand Boulevard (IBMC 19.83.020(1)(c)).

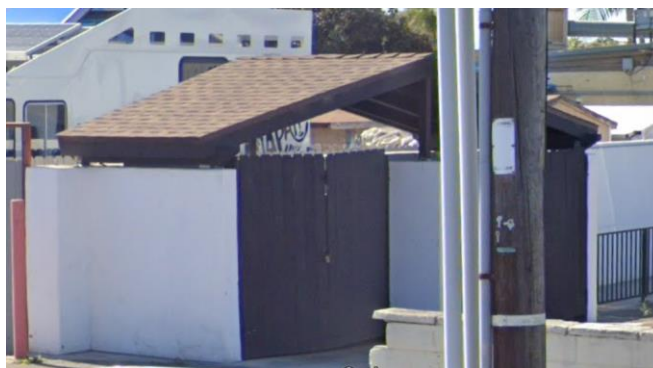
Building Orientation & Design: The project proposes the expansion of an existing one-story catering kitchen and coffee shop into a two-story commercial mixed-use development. A first-floor addition of 1,500 square feet will contain the already existing catering with office and an enclosed parking space, while the 1,1810 square-foot second-story addition will contain offices, restrooms, a kitchen, and a new deck.

The bulk of the buildings on the property are oriented primarily east-west, with the main pedestrian entrance/access from Third St. on the east and secondary pedestrian access or frontage along Silver Strand Blvd. on the west. The new additions to the building strive to create architectural interest on all sides thus aligning with the intent of Guideline 5.5 of the City's Commercial Design Guidelines.

Building Materials and Palette: The building features a modern, coastal contemporary design, emphasizing clean lines, flat roofs, and a mix of textures. It integrates natural materials (like wood-look cladding) with geometric elements that create a sharp, minimalist aesthetic.

Bright murals at the upper volumes introduce a vibrant artistic element, contributing to visual identity and local character.

Trash Enclosure: The existing trash enclosure measuring approximately 20 ft. x 30 ft. is proposed to remain in the same location and will not change in design. The enclosure walls are six (6) ft. high, finished with white painted stucco, and it is accessed by two sets of wooden swing gates painted dark brown. A gabled solid roof, open at each end, with an earth-tone blend of asphalt shingles covers the enclosure.



Parking: Parking for the project is concentrated at the rear of the property and accessible from Third St. On-street parking is also available along Silver Strand Boulevard, Third Street, and Palm Avenue.

According to Section 19.48.035 of the IBMC (Required Spaces for C/MU-2), one space per thousand gross floor area of commercial use is required (1 space/1,000 SF GFA). Thus, three (3) required parking spaces are rendered. However, a 25-percent reduction for vertical mixed-use is allowed for these uses with approval of a conditional use permit. The applicant is requesting a parking reduction by one (1) parking space and a Conditional Use Permit will be heard by the City Council.

As shown on the Site Plan (Sheet A0.1), the proposed parking for the project is located along the rear of the property along Third St. Two standard-sized stalls with a minimum of 9 ft. by 18 ft. dimensions, along with one accessible parking space, have been provided.

Additionally, a landscape finger with a dimension of 5 ft. by 21 ft. lines the southernmost parking stall. This meets the requirements of Section 19.50.030 (Commercial Landscaping) where a “minimum three-foot by fifteen-foot, or forty-five square foot, landscaped area within the parking area (not including perimeter area landscaping) for every three parking spaces or the equivalent”.

Building Frontage And Floor To Ceiling Height: Section 19.27.070 (Building Height) states “All commercial spaces on the ground floor shall have a minimum fifteen-foot floor-to-ceiling height; and single-story commercial buildings shall have a minimum building height of twenty feet.” The applicant has accomplished this requirement as shown on the Building Sections (Sheet A4.1).

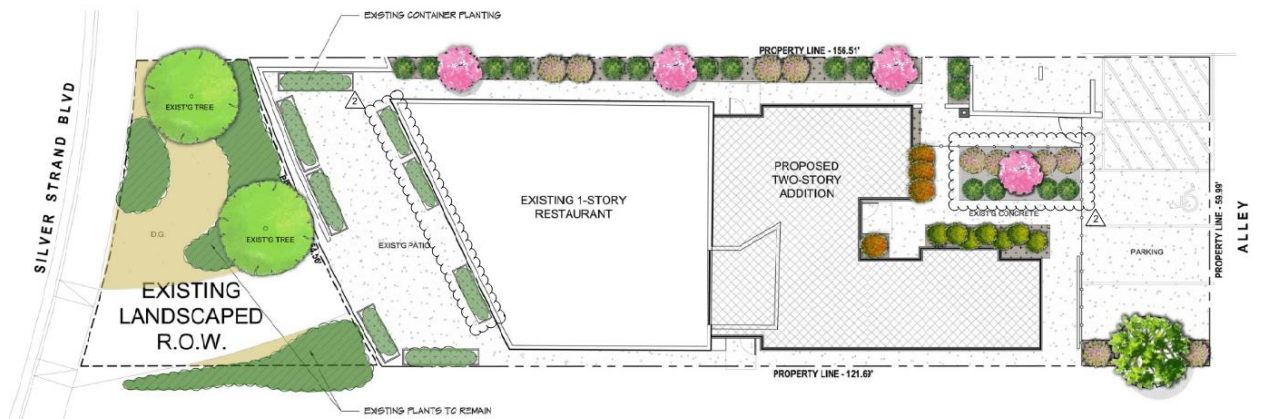
The City’s Commercial Design Guidelines also ensure that the ground floor uses and street level design promote active use. With the coffee shop component of the project still continuing to serve this area, it provides an active use that has amenities such as a covered patio dining area and large window areas for viewing from the indoors. In this manner, Guidelines 5.1-5.4 are met.

Lighting: Various outdoor lighting options for the building, landscaping, and parking area are being proposed. As exhibited on the Night View Renderings (Attachment 1), minimal lighting spillage onto adjacent properties will result from the use of wall sconce lighting fixtures and low-level landscape lighting. Since the lighting for the parking area will only involve bollard/pedestrian lighting, the project will meet the requirements outlined in Section 19.48.170 (Lighting) which limits any light to fall on the same premises where the light source is located.



4 SOUTHEAST VIEW - 3RD ST
N.T.S.

Landscaping: Total lot size is 7,340 square feet with a building footprint of 3,268 square feet and total on-site yard area of 4,072 square feet. Within the public right-of way, a total of 656 square feet of existing landscaping will remain as is, with a combination of trees, plants, and decomposed granite paths. A total of 1,105 square feet will be landscaped (15%) and will meet the minimum provision of “not less than fifteen percent” of the total site shall be landscaped. This will include a variety of plants, shrubs, and trees such as “African boxwoods” and “Mexican birds of paradise” plants among “willow” and “strawberry trees.”



Fencing: New perimeter fencing and a garage access gate is being proposed. A new 6-foot high wooden fence is to be placed along the north boundary of the property and a rolling gate installed between the parking area and garage similar to the design of the existing wooden fencing currently at this location.



GENERAL PLAN/ZONING CONSISTENCY:

The subject site is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) zone and is subject to approval by the Design Review Board because the project is located along one of the eight design corridors in the City, Silver Strand Boulevard (IBMC 19.83.020(1)(c)). The purpose of this

chapter is to improve the general standards of orderly development in the City through design review of individual buildings, structures, signs and their environs. The chapter is also intended to ensure the appearance of open spaces, buildings and structures visible from public streets has a material and substantial relationship to property values and the taxable value of property. The proposed project would provide commercial uses and retail/restaurant services, meeting the intent of the land use designation.

Zoning:

STANDARDS	PROVIDED/PROPOSED
Yard requirements for the C/MU-2 zone are as follows: For lots not fronting on Seacoast Drive there are no front, side, or rear yard setbacks in the C/MU-2 zone.	The project fronts Silver Strand Boulevard. The front yard measured from the building to the property line measures 20' to 22', allowing for creation of this area as a outdoor dinig area.
The open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met.	15% of the site must be landscaped, and 15% of the site proposes planted landscaping.
For property with a side or rear yard abutting a residential zone, the second floor shall be set back a minimum of five feet from the abutting residential property line and the third floor shall be set back a minimum of ten feet from the abutting residential property line. (Section 19.26.041)	The property does not abut a residential zone.
Minimum lot size of 3,000 square-feet (Section 19.26.050).	The lot size is 7,340 square feet. The creation of a new lot is not proposed as part of the project.
Minimum street frontage of 30 feet (Section 19.26.060).	The Silver Strand Boulevard frontage is approximately 50 feet, and the 3rd Street frontage is approximately 50 feet. The creation of a new lot is not proposed as part of the project.
Maximum building height of four stories or 40 feet (Section 19.26.070).	The overall height of the building is 29'-5", including the structure's parapets.
All commercial spaces on the ground floor shall have a minimum fifteen-foot floor-to-ceiling height; and single-story commercial buildings shall have a minimum building height of twenty feet. (Section 19.27.070).	The applicant proposes a 15-foot floor-to-ceiling height throughout the public areas of the new portions of the building, while the existing portions will maintain the same height.

No buildings shall be located less than five feet from any other building on the same lot. (Section 19.26.080)	No other buildings are proposed on the same lot.
Required parking spaces for commercial uses in the C/MU-2 Zone: one space for each 1,000 gross square feet of commercial space.	According to Section 19.48.035 of the IBMC (Required Spaces for C/MU-2), one space per thousand gross floor area of commercial use is required (1 space/1,000 SF GFA). Thus, three (3) required parking spaces are rendered. However, a 25-percent reduction for vertical mixed-use is allowed for these uses with approval of a conditional use permit. The applicant is requesting a parking reduction by 1 parking space and a Conditional Use Permit will be heard by the Planning Commission.

Surrounding Land Use and Zoning:

Surrounding Properties	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Commercial & Mixed-Use)	Commercial
South	C/MU-2 (Seacoast Commercial & Mixed-Use)	Commercial
East	R-1-6000 (Single-Family Residential)	Residential
West	R-1-6000 (Single-Family Residential)	Residential

Design Guidelines

1.0 Relationship of Buildings to Site and Surrounding Area	The location of the subject site is within an existing commercial zone (C/MU-2) with structures similar in height and surrounding uses. Along Silver Strand Boulevard, the existing coffee shop will remain in place and continue to act as the front façade of the business.
2.0 Circulation and Parking	Parking for this use will be at the rear of the building along 3 rd Street with landscaping planters alongside the these stalls.
3.0 Commercial and Mixed-Use Development	The two-story expansion achieves architectural interest by using various materials/finishes along with the integration of a mural at the side of the building.
4.0 Building Facades Should Be Well Articulated	The proposed architectural design provides building articulation in the form of a staggered second-story that incorporates a variety of elements such as boxed-in windows and vertical wooden cladding.

5.0 Ground Floor Uses and Street Level Design	The project accomplishes this by providing mixed-use, ground floor retail/catering with second-story office use. Large window areas for the new portions along the rear of the building are also being proposed in keeping with the 60% non-reflective glass guideline.
6.0 Landscape Improvements and Open Space	A significant amount of required landscaping is being met within the existing landscaping at the right-of-way in addition to the new landscape planters, trees, and bushes.

ENVIRONMENTAL IMPACT:

This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 as a Class 3(e). The project proposes a new two-story addition to an existing one-story catering kitchen and coffee shop, in a fully urbanized area with no impact to fish and wildlife.

COASTAL JURISDICTION:

This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. Pursuant to the City of Imperial Beach Zoning Ordinance Section 19.87.050, review of the proposal will consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, would be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

The applicant has paid \$7,500.00 under Project Account Numbers SPR-23-0008, DRC-23-0008, CP-23-0001 to fund the processing of this application.

ATTACHMENTS:

ATT 1 – Plans

ATT 2 – Design Review Compliance Checklist