

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

**May 15, 2025, 4:00 p.m.  
Council Chambers  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932**

Members Present: Chair Bradley, Vice Chair Beltran, Member Grace, Member Rogers,  
Member Voronchihin

Staff Present: City Planner/Management Associate Ayala; Associate Planner Pua;  
Lisa Edwards, Planner Consultant; City Clerk Kelly

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**1. CALL TO ORDER**

Chair Bradley called the meeting to order at 4:00 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 SEPTEMBER 19, 2024.**

**Motion by** Vice Chair Beltran

**Seconded by** Member Grace

To approve the Regular Meeting Minutes of September 19, 2024.

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

**Motion Carried (5 to 0)**

**4.b 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.**

Lisa Edwards, Planner Consultant, gave a PowerPoint presentation on the item.

Member Grace complimented the design and suggested taller trees to provide shade and screening on the north and east sides of the property. She recommended adding cement stops or wheel stops for the parking spaces.

Member Voronchihin discussed the use of cedar for siding and the parking requirements, confirming the applicant met the criteria for a parking reduction.

Lisa Edwards, Planner Consultant, responded to the parking question that four parking spaces are required according to the calculation, however, with a CUP it can be modified to three parking spaces.

Member Voronchihin asked about using the fourth parking space as access to the trash enclosure.

Rachelle Domingo-Rogers, Arch 5 Design Architectural Designer, explained the use of a shared easement for access and trash enclosure, and discussed the construction practices to mitigate noise and dust.

Member Voronchihin asked questions about the construction, if there will be a lot of demolition and excavation, and how this will be managed.

Rachelle Domingo-Rogers, Arch 5 Design Architectural Designer, responded that the area surrounding the project will be fenced off during construction using BMP's, and that this is the standard practice. She also stated that they will not be touching the roof.

Member Voronchihin commented that the south and north elevation is new construction merging with the existing building. He recommended painting the existing structure to match the proposed new construction, and to continue the scoring pattern from the proposed building to the existing building.

Rachelle Domingo-Rogers, Arch 5 Design Architectural Designer, responded that they would continue the pattern of the existing stucco to make it look cohesive. This will help to unify the design. They will prepare a mock-up of the proposed mural for the City Council presentation and provide an alternative design option without a mural.

Vice Chair Beltran disclosed that he visited the site. He noted that since this is a residential area meeting commercial, there should be consideration of the design and how it affects the neighborhood. The general design, in terms of the mural, is out of place because there are adjacent residential properties. He recommended that rather than doing a mural, implement different textures, colors, or materials so that it blends with the neighborhood style. He liked that a parking space will be provided for ADA access. He said that currently there are several catering trucks using the offsite parking for storage. He asked that alternate storage for the trucks to be considered as part of the renovation. He commented that if he were a neighbor and saw the trucks stored in the right-of-way this would be an issue.

Carolina Aranda, Applicant, clarified that the catering trucks are used for contracts with the Navy Base. Otherwise, they would be stored elsewhere.

Vice Chair Beltran asked what area would be used for the storage of vehicles. The vans are part of catering, and the garage is used to store one of the trucks. As a condition, take note of how the community feels about the number of catering trucks. He suggested alternative materials for the mural and recommended a CMU wall for the northern boundary instead of a wooden fence.

Chair Bradley disclosed that he also visited the site. He discussed the use of the property for catering and the potential impact on parking. He recommended a planter around the trash enclosure area. On page A0.1, a note that says offsite parking will be considered.

Rachelle Domingo-Rogers, Arch 5 Design Architectural Designer, explained the use of a shared easement for access and trash enclosure, and discussed the construction practices to mitigate noise and dust.

Associate Planner Pua stated that the applicant initially did not apply for a CUP.

Rachelle Domingo-Rogers, Arch 5 Design Architectural Designer, provided a parking study for consideration and it was approved.

Chair Bradley said for the record that the note will be deleted and that note will not be implemented. Page A0.1 there is a line that follows the north PL then dives into the courtyard on the eastern portion of the site. He asked if that is a drain line or inlets.

City Planner/Management Associate Ayala responded to Chair Bradley's question about the mural approval process stating that renderings are provided. Typically, renderings are presented to the City Council. She said they will work with local artists.

Chair Bradley asked if the community would have a chance to see what the artwork will look like.

City Planner/Management Associate Ayala encouraged the applicant to collaborate with a local artist.

Chair Bradley asked if there are a lot of trucks parked there and if they will flow into the street. Parking is always a huge issue for any project.

Member Rogers said that parking is a concern. He inquired if the building is being used for catering and administration. It is intended that the dominant activity will be visitor serving.

City Planner/Management Associate Ayala said that it is a dominant type of activity for that zone. The table outlines the type of activity allowed in that zone.

Member Rogers expressed concern about parking and having a commercial catering company in the middle of a residential area with less parking. He questioned where people will park.

Lisa Edwards, Planner Consultant, explained the issue with the parking study.

Member Rogers inquired about a reciprocal parking agreement with another company and said to think about parking for this project because it will have an impact on the residents.

Chair Bradley asked the applicant if they anticipated an increase in personnel.

Carolina Aranda, Applicant, said she will get rid of the sheds to make the place cleaner and nicer. There is no more space for growth, if the company grows, they will have to move out of Imperial Beach.

Member Grace asked about any community services connected to catering, delivering lunches, etc.

Vice Chair Beltran pointed out that there is already a mural on the neighbor's property and that an additional mural right next to another mural will be too much. He recommends a different type of artwork with alternative materials, texture, and a warmer tone.

Vice Chair Beltran asked the designer to provide alternative designs.

Chair Bradley asked if the garage was for the storage of the catering truck or van.

Vice Chair Beltran asked the applicant to clarify for the City Council and make note of the number of food trucks and the duration onsite as part of the approval.

The board recommended more vertical evergreen trees instead of peppermint willow and choose a less invasive species. They recommended installing a planter at the trash enclosure. They also asked to select an alternative for the strawberry trees, something not of fruit variety.

Lisa Edwards, Planner Consultant, read back the comments and recommendations for the project:

1. Taller trees to provide shade and screening on the north side of the project and the east side (if possible, on the east).
2. Cement wheel stops for the parking spaces.
3. Paint the existing structure to match the proposed structure.
4. Continue the scoring pattern from the proposed building to the existing building.
5. Prepare a mock-up of the mural prior to installation or have an alternate (solid or simpler design) implementing different textures and colors. Have the City

Council make the decision on having a mural or deleting it. A Design Review Board member had concerns about the location of the mural making the general look busy/overwhelming.

6. Clarify for the City Council the number of food trucks and the duration of time that they will be on site as part of the approval.
7. Have a CMU (or masonry/block) wall at the northern boundary, rather than a wooden fence.
8. Instead of Peppermint Willows go for a more vertical evergreen tree.
9. Instead of Purple Hopseed Bush, choose a less invasive species.
10. Provide screening/planting at the trash enclosure in the form of a planter.
11. Select an alternative to strawberry trees that is not of the fruit variety.
12. Delete the parking comment on Sheet A0.1 (Site Plan) because any information referring to "off-site" parking is no longer pertinent to the CUP.
13. The drains on Sheet A0.1 (Site Plan) should be placed on the landscape plan.

**Motion by** Member Grace

**Seconded by** Vice Chair Beltran

That the Design Review Board approve forwarding 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), including the recommendations previously stated, for approval to the City Council.

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

NOES (1): Member Rogers

**Motion Carried (4 to 1)**

## **5. INFORMATIONAL ITEMS/REPORTS**

Chair Bradley stated there have been some mandates from the state on residential projects for enhancing density. The mandates seem to involve allowing developers the amount of parking they provide. He asked staff to investigate what other jurisdictions are doing and requested a review of recent laws that have been passed. On a recent project, a developer was building what looked like an apartment complex. He could identify some as ADU's and thereby eliminating parking.

Member Grace asked staff to provide an update on the Stars and Stripes project at the next meeting.

City Planner/Management Associate Ayala stated that the project was taken over by City Manager Foltz and will request an update.

**6. ADJOURNMENT**

Chair Bradley adjourned the meeting at 5:18 p.m.

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Jacqueline Kelly, MMC  
City Clerk

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Karl Bradley  
Chair