



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093

NOTICE OF DESIGN REVIEW BOARD PUBLIC MEETING City Of Imperial Beach MF 1062 Breakwater

This is a courtesy notice that the **DESIGN REVIEW BOARD** of the **CITY OF IMPERIAL BEACH** will hold a public meeting on **April 20, 2017 at 4:00 p.m.** in the Council Chambers, 825 Imperial Beach Blvd., Imperial Beach, CA to consider the following item:

Project Description: An amendment to an application (Master File 1062) for a Coastal Development Permit (ACP 110024), Design Review Case (DRC 110025), Site Plan Review (SPR 110026), Tentative Map (TM 110027), Mitigated Negative Declaration (EIA 110028), and associated agreements, submitted on July 15, 2016, to allow for the construction of a hotel on a 1.4 acre portion of the 4.75 acre Breakwater commercial/retail center on the south side of State Route 75/Palm Avenue between 9th & 7th Streets (APNs 626-250-13-00, 626-250-14-00, 626-250-15-00, 626-250-16-00, 626-250-17-00, and 626-250-18-00). The Breakwater commercial/retail center was originally approved by the City Council on December 14, 2011 (Resolutions 2011-7131 & 2011-7133). The proposed hotel would consist of 101 rooms, outdoor pool, and landscaping on the western portion of the Breakwater commercial/retail center (Phase 2), which is located in the C/MU-1 (General Commercial & Mixed-Use) Zone.

A separate notice will be sent when the project is formally scheduled for a City Council public hearing. The Design Review Board will not take any final action on the project and will solely make recommendations to the applicant, staff, and City Council. The public is invited to comment.

You can check the status of the April 20, 2017 Design Review Board meeting by going to the City's website (www.imperialbeachca.gov), clicking on the Government tab, City Boards & Committees, and then Design Review Board. You can also call or e-mail the contact information found toward the bottom of this notice.

Applicant/Owner: Sudberry-Palm Avenue, LLC, 5465 Morehouse Dr., Ste. 260, San Diego, CA 92121

Environmental Determination: The Breakwater commercial/retail development and Palm Avenue/SR-75 realignment was subject to CEQA review and complies with the requirements of CEQA as a Mitigated Negative Declaration ("MND") was prepared for the project and routed for public review from November 7, 2011 to December 7, 2011 and submitted to the State Clearinghouse (SCH #2011111018) for agency review. The MND was approved by the City Council on December 14, 2011. An addendum to the MND has been prepared subject to CEQA Guidelines Section 15164, as no new significant impacts resulting from the proposed updated project have been identified and there would not be a substantial increase in the severity of previously identified environmental impacts in the 2011 MND.

Coastal Development Permit: This property is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council held a public hearing on December 14, 2011 which served as the required coastal permit hearing and approved the coastal development for

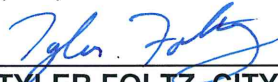
project on December 14, 2011. The property is not located in the Appeal Jurisdiction of the California Coastal Commission and, as such, the decision was not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. In addition, the proposed application amendment would not be appealable to the California Coastal Commission.

Appeal Rights Pursuant to Code of Civil Procedure: The time within which judicial review of the City Council action must be sought on this item is governed by Section 1094.6 of the California Government Code of Civil Procedure (CCP). The right to appeal a decision of the City Council is governed by Section 1094.5 of the CCP and Chapter 1.18 of the City of Imperial Beach Municipal Code.

Persons interested may appear before the Design Review Board at the above date, place and time.

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the City Council meetings, please contact the City Clerk's Office at (619) 423-8301 as far in advance of the meeting as possible.

For any questions concerning the above project, please contact Tyler Foltz, City Planner, at (619) 628-2381 or tfoltz@imperialbeachca.gov.



TYLER FOLTZ, CITY PLANNER

c: File 1062
Property owners within 300 feet and occupants within 100 feet