



# A G E N D A

## IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PUBLIC FINANCING AUTHORITY



**APRIL 20, 2005**

Council Chambers  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932

**CLOSED SESSION MEETING – 5:00 P.M.**  
**REGULAR MEETING – 6:00 P.M.**

**THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH REDEVELOPMENT AGENCY,  
PLANNING COMMISSION, AND PUBLIC FINANCING AUTHORITY**

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

### **CLOSED SESSION**

#### **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Pursuant to Government Code Section 54957

Title: City Manager

#### **RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)**

### **REGULAR MEETING CALL TO ORDER BY MAYOR**

### **ROLL CALL BY CITY CLERK**

### **PLEDGE OF ALLEGIANCE/INVOCATION**

### **AGENDA CHANGES**

### **MAYOR/COUNCIL ANNOUNCEMENTS/REPORTS**

### **COMMUNICATIONS FROM CITY STAFF**

**PUBLIC COMMENT** - *Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

## **PRESENTATIONS/PROCLAMATIONS/REPORTS (1.1)**

### **1.1\* SANDAG - ENERGY WORKING GROUP – PRESENTATION BY HENRY ABARBANEL, CITY OF DEL MAR. (0140-40)**

\*No staff report.

**CONSENT CALENDAR (2.1 - 2.8)** - *All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.*

### **2.1 MINUTES.**

City Manager's Recommendation: Approval of the minutes of the Regular Meetings of March 2 and March 16, 2005 and the Adjourned Regular Meeting of March 14, 2005.

### **2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)**

City Manager's Recommendation: Ratify Accounts Payable Numbers 59040 through 59170 for the period ending 04/07/05 and Payroll Register Numbers 35333 through 35392 for the period ending 03/31/05 in the amount of \$975,823.26.

### **2.3 RESOLUTION NO. 2005-6138 – APPROVING THE ENGINEER'S REPORT FOR PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS AND WITHIN A SPECIAL ASSESSMENT DISTRICT – AD 67M. (0345-10)**

City Manager's Recommendation: Approve and adopt Resolution No. 2005-6138.

### **2.4 RESOLUTION NO. 2005-6139 – DECLARING INTENT TO PROVIDE AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN A SPECIAL ASSESSMENT DISTRICT (AD 67M) AND SETTING A TIME AND A PLACE FOR THE PUBLIC HEARING THEREON. (0345-10)**

City Manager's Recommendation: Approve and adopt Resolution No. 2005-6139.

### **2.5 RESOLUTION NO. 2005-6140 – AWARDING A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT – REPLACE VEHICLE HOIST (CIP# F04-301). (0910-30)**

City Manager's Recommendation: Approve and adopt Resolution No. 2005-6140.

### **2.6 COMMUNITY GRANT PROGRAM 2003-2004 REPORT FROM IB BEAUTIFUL REQUESTING A THIRD EXTENSION FOR EXPENDITURE OF GRANT FUNDS. (0330-15)**

City Manager's Recommendation: Receive the report, grant the three (3) month extension and require IB Beautiful to submit their final report to staff by July 7, 2005 for Council review and approval at the July 20, 2005 Council meeting.

### **2.7 SEABREEZE GARDENS CONDOMINIUMS; FINAL MAP (TM 04-101) FOR THE PROPOSED CONVERSION OF 13 RESIDENTIAL UNITS TO CONDOMINIUM OWNERSHIP AT 1324-1328 IRIS AVE., IN THE R-2000 (MEDIUM DENSITY RESIDENTIAL) ZONE. OWNER/APPLICANT: PERDIX PROPERTIES, LLC. MF 724. (0600-20)**

City Manager's Recommendation: Approve the Final Map (TM 04-06) and make the findings as delineated in the staff report.

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## **CONSENT CALENDAR (Continued)**

- 2.8 RESOLUTION NO. 2005-6143 – AUTHORIZING THE MAYOR ON BEHALF OF THE CITY TO ENTER INTO THE COOPERATION AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND CITY OF IMPERIAL BEACH FOR A COMMUNITY DEVELOPMENT PROGRAM AND SIGN OTHER ANCILLARY DOCUMENTS NECESSARY TO IMPLEMENT THE AGREEMENT. (0650-32)**

City Manager's Recommendation: Approve Resolution No. 2005-6143.

## **ORDINANCES - INTRODUCTION/FIRST READING/PUBLIC HEARING (3)**

None.

## **ORDINANCES - SECOND READING & ADOPTION (4.1)**

- 4.1. ORDINANCE 2005-1024 TO AMEND THE PROVISIONS OF THE CITY OF IMPERIAL BEACH MUNICIPAL CODE, AMENDING CHAPTER 1.12 AND ADDING CHAPTER 1.22 ESTABLISHING AN ADMINISTRATIVE CITATION PROCEDURE AND CIVIL PENALTIES FOR VIOLATIONS OF THE MUNICIPAL CODE. (0470-07)**

City Manager's Recommendation:

1. Receive the report;
2. Mayor calls for the reading of the title of Ordinance No. 2005-1024, amending chapter 1.12 and adding chapter 1.22 of the Imperial Beach Municipal Code regarding administrative citations and fines;
3. City Clerk reads title of Ordinance No. 2005-1024; and
4. Motion to dispense second reading and adopt Ordinance No. 2005-1024 by title only.

## **WRITTEN COMMUNICATIONS (5)**

None.

## **PUBLIC HEARINGS (6.1 - 6.4)**

- 6.1 905 3<sup>rd</sup> STREET – NOTICE TO ELIMINATE SUBSTANDARD AND PUBLIC NUISANCE CONDITIONS. (0470-20)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive public testimony;
3. Consider a motion to adopt Resolution No. 2005-6142 assessing \$13,300.00 in administrative costs and civil penalties; and
4. Continue the public hearing to June 1, 2005.

- 6.2 TENTATIVE MAP (TM 04-174) AND ADMINISTRATIVE COASTAL PERMIT (ACP 04-175) FOR THE PROPOSED CONVERSION OF SEVEN RESIDENTIAL UNITS TO CONDOMINIUM OWNERSHIP AT 773-777 CALLA AVE., IN THE R-1500/MU-1 (HIGH DENSITY RESIDENTIAL /MIXED-USE OVERLAY) ZONE. OWNER: FRANK GIORDANO/APPLICANT CHRIS CHRISTENSEN. MF 759. (0600-20)**

City Manager's Recommendation:

1. Declare public hearing open;
2. Receive public testimony;
3. Close public hearing; and
4. Consider adoption of Resolution No. 2005-6137, approving the Tentative Map (TM 04-174), and Administrative Coastal Permit (ACP 04-175), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

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## **PUBLIC HEARINGS (Continued)**

**6.3 TENTATIVE MAP (TM 05-176) AND ADMINISTRATIVE COASTAL PERMIT (ACP 05-177) FOR THE PROPOSED CONVERSION OF SEVEN RESIDENTIAL UNITS TO CONDOMINIUM OWNERSHIP AT 775 9<sup>th</sup> ST., IN THE R-1500/MU-1 (HIGH DENSITY RESIDENTIAL /MIXED-USE OVERLAY) ZONE. OWNER/APPLICANT: RICHARD SPEARE, SOLOMOLTO, LLC. MF 760. (0600-20)**

City Manager's Recommendation:

1. Declare public hearing open;
2. Receive public testimony;
3. Close public hearing; and
4. Consider adoption of Resolution No. 2005-6141, approving the Tentative Map (TM 04-176), and Administrative Coastal Permit (ACP 04-177), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

**6.4 THE TAPESTRY; TENTATIVE MAP (TM 04-121) FOR THE PROPOSED CONVERSION OF 42 RESIDENTIAL UNITS TO CONDOMINIUM OWNERSHIP AT 1450 IRIS AVE., IN THE R-2000 (MEDIUM DENSITY RESIDENTIAL) ZONE. OWNER/APPLICANT: IMPERIAL CREST APARTMENTS, LLC. MF 733. (0600-20)**

City Manager's Recommendation:

1. Declare the public hearing open; and
2. Continue the public hearing to the Council meeting of May 3, 2005 in order for the applicant to resolve the outstanding drainage issues with the City Engineer.

## **REPORTS (7.1 - 7.5)**

**7.1 MID-YEAR FINANCIAL REPORT THROUGH DECEMBER 31, 2004. (0330-30)**

City Manager's Recommendation: City Council receive and file the Mid-Year Financial Report for the period ending December 31, 2004.

**7.2 NAVY OUTLYING FIELD – NOLF- (REAM FIELD) ENTRANCE MODIFICATIONS COORDINATION WITH CITY OF IMPERIAL BEACH 13<sup>TH</sup> STREET AND IRIS AVENUE INTERSECTION IMPROVEMENTS. (0620-80)**

City Manager's Recommendation:

1. Receive report;
2. Consider the Navy NOLF entryway modifications in concert with City of Imperial Beach improvements at the south end of 13<sup>th</sup> Street. Provide comment and direction to staff; and
3. If City Council desires to move forward with this project in concert with the Navy's improvements at the NOLF entryway, direct staff to provide City Council funding options including possible redirection of funds from another approved and funded project.

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## **REPORTS (Continued)**

### **7.3 SEWAGE ISSUE STRATEGY/SECONDARY TREATMENT STATUS. (0620-75)**

City Manager's Recommendation: Receive verbal report from the City Manager on any and all issues relating to the overflow of sewage from Mexico and the current status of secondary treatment progress.

### **7.4 UPDATE ON CABARET LICENSE, DANCE LICENSE AND LIVE ENTERTAINMENT PERMIT (IB ROCKIN' BEACH BAR & GRILL, 285 PALM AVENUE) – CONTINUED FROM FEBRUARY 16, 2005. (0470-20)**

City Manager's Recommendation: Continue to monitor noise levels and Sheriff incident reports for activities related to IB Rockin' Beach Bar & Grill. If there are significant increases in noise levels and Sheriff responses, staff will return to City Council for additional Council direction.

### **7.5 SEACOAST INN UPDATE. (0660-43)**

City Manager's Recommendation: The Staff Report and attachments were not available at the time of preparation of the agenda. They will be provided prior to the April 20, 2005 City Council meeting.

**REPORTS OF MAYOR AND COUNCILMEMBERS**

**REPORTS OF MAYOR ROSE**

South Bay Mayors & City Managers Committee, Metropolitan Transit System (MTS), SAFE Board

**REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM JANNEY**

SANDAG – Shoreline Preservation Committee, Job Corps Liaison, South County Economic Development Council, Heartland Communications Facility Authority JPA Board, San Diego Airport Matters

**COUNCILMEMBER MCLEAN**

Chamber of Commerce Liaison, Bayshore Bikeway Advisory Committee

**COUNCILMEMBER WINTER**

San Diego Division - League of California Cities, Metro Wastewater Commission/JPA, Otay River Management Plan Policy Committee, Water Quality Matters

**COUNCILMEMBER MCCOY**

San Diego Association of Governments (SANDAG) Board

**ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)**

**ADJOURNMENT** THE NEXT REGULAR MEETING IS TUESDAY, MAY 3, 2005 AT 6:00 P.M.

**The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.**

**For your convenience, the agenda is also available to you on our website at [www.cityofib.com](http://www.cityofib.com).**

**A COPY OF THE COUNCIL MEETING PACKET MAY BE VIEWED BY THE PUBLIC IN THE OFFICE OF THE CITY CLERK AT CITY HALL.**

Copies of this notice were provided on April 14, 2005 to the City Council, San Diego Union-Tribune, I.B. Eagle & Times, and I.B. Sun.

AFFIDAVIT OF POSTING)  
STATE OF CALIFORNIA)  
CITY OF IMPERIAL BEACH)

I, Jacqueline M. Hald, City Clerk of the City of Imperial Beach, hereby certify that the Agenda for the Regular Meeting as called by the City Council, Redevelopment Agency, and Public Financing Authority of Imperial Beach was provided and posted on April 14, 2005. Said meeting to be held at 6:00 p.m., April 20, 2005, in the Council Chambers, 825 Imperial Beach Boulevard, Imperial Beach, California. Said notice was posted at the entrance to the City Council Chambers on April 14, 2005 at 11:30 a.m.

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Jacqueline M. Hald  
City Clerk