



A G E N D A

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PUBLIC FINANCING AUTHORITY



MARCH 2, 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

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION.

Pursuant to Government Code Section 54956.9(a):

Names of Cases:

Donna Warfe v. City of Imperial Beach; Case Number GIS 13413

Suyat v. City of IB, San Diego Superior Court No. GIC 831429

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)

None.

CONSENT CALENDAR (2.1 - 2.7) 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 Special and Regular Meeting of January 19, 2005, Special Meetings of January 24, 28, and 29, 2005 and the Regular Meeting of February 2, 2005.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City Manager's Recommendation: Ratify Accounts Payable Numbers 58743 through 58862 for the period ending 02/17/05 and Payroll Register Numbers 35127 through 35182 for the period ending 02/03/05 in the amount of \$990,402.03.

2.3 AUTHORIZATION TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH HEALTH ANALYTICS TO REVIEW AN IMPLEMENTATION PLAN FOR ALS TRANSPORT FOR THE IMPERIAL BEACH FIRE DEPARTMENT. (0250-20)

City Manager's Recommendation:

1. Receive report, and
2. Approve Resolution No. 2005-6113, authorizing the City Manager to enter into a professional services agreement with Health Analytics.

2.4 NO ITEM.

2.5 A RESOLUTION OF THE CITY COUNCIL OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE EXPENDITURE PLAN FOR THE FY 2004-2005 SUPPLEMENTAL LAW ENFORCEMENT STATE FUNDING (SLESF) GRANT ALSO KNOWN AS THE COPS GRANT. (0260-15, 0390-86)

City Manager's Recommendation:

1. Receive report; and
2. Adopt Resolution No. 2005-6112 approving the proposed expenditure plan of SLESF (COPS) grant funds for FY 2004-05.

2.6 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING FISCAL YEAR 2003-II AND FISCAL YEAR 2004 DEPARTMENT OF HOMELAND SECURITY URBAN AREA SECURITY INITIATIVE (UASI) GRANT PROGRAM AWARDS AND EXPENDITURE PLAN AMENDING YEAR "TWO" OF FISCAL YEAR 2003/2005 BUDGET BEGINNING JULY 1, 2003 AND ENDING JUNE 30, 2005 (BA #2005-6111). (0210-35, 0390-88)

City Manager's Recommendation:

1. Receive report; and
2. Approve Resolution No. 2005-6111, amending year "two" of Fiscal Year 2003/2005 Budget beginning July 1, 2003 and ending June 30, 2005 for grants for \$15,874 and \$10,559 from the Department of Homeland Security (DHS) Urban Area Security Initiative (UASI) Grants.

2.7 QUARTERLY INVESTMENT REPORT FOR DECEMBER 31, 2004. (0350-90)

City Manager's Recommendation: It is respectfully requested that the City Council receive and file the Quarterly Investment Report for the quarter ending December 31, 2004.

ORDINANCES - INTRODUCTION/FIRST READING/PUBLIC HEARING (3.1)

3.1 PROPOSED CONDOMINIUM CONVERSION ORDINANCE NO. 2005-1023 (MCA 04-01). MF 692. (0660-17)

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive report;
3. Mayor calls for introduction of Ordinance No. 2005-1023, adding Chapter 18.84 (Condominium Conversion Procedures and Requirements) to the Imperial Beach Municipal Code;
4. City Clerk reads title of Ordinance No. 2005-1023; and
5. Motion to dispense first reading of Ordinance No. 2005-1023 and set the matter for adoption at the next regularly scheduled City Council meeting of March 16, 2005.

ORDINANCES - SECOND READING & ADOPTION (4.1)

4.1 AN ORDINANCE AMENDING ORDINANCE NO. 92-865 RELATING TO BUSINESS FEE SCHEDULE. (0390-55)

City Manager's Recommendation:

1. Receive report;
2. Mayor calls for introduction of Ordinance No. 2005-1025, amending certain sections of Ordinance No. 92-865 of the Imperial Beach City Code related to Business Fee Schedule;
3. City Clerk reads title of Ordinance No. 2005-1025; and
4. Motion to dispense second reading of and adopt Ordinance No. 2005-1025.

WRITTEN COMMUNICATIONS (5)

None.

PUBLIC HEARINGS (6.1 - 6.5)

6.1 FERAS "RUSTY" BARGHOUT (APPLICANT/PROPERTY OWNER)/NICK ALJABI (ARCHITECT); CONDITIONAL USE PERMIT (CUP 03-03), DESIGN REVIEW (DRC 03-10), SITE PLAN REVIEW (SPR 03-09) FOR A MIXED DEVELOPMENT WITH THREE RETAIL COMMERCIAL SPACES AND FOUR RESIDENTIAL UNITS LOCATED AT 1146 13th STREET, IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 641. (0600-20)

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive public testimony;
3. Close the public hearing; and
4. Adopt Resolution No. 2005-6114, granting conditional approval of Conditional Use Permit (CUP 03-03), Design Review (DRC 03-10) and Site Plan Review (SPR 03-09), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

(Continued on Next Page)

PUBLIC HEARINGS (Continued)

- 6.2 1365 SEACOAST CONDOMINIUMS; TENTATIVE MAP (TM 04-147) AND COASTAL PERMIT (ACP 04-146) FOR THE PROPOSED CONVERSION OF 14 RESIDENTIAL UNITS TO CONDOMINIUM OWNERSHIP AT 1365 SEACOAST DR., IN THE R-1500 (HIGH DENSITY RESIDENTIAL) ZONE. OWNER: TRACY MEHKI, SAND AND SEA CAPITAL, INC./APPLICANT MALCOLM DAVIES, SAND AND SEA CAPITAL, INC. MF 744. (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. 2005-6116, approving the Tentative Map (TM 04-146) and Coastal Permit (ACP 04-147), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

- 6.3 THE BREEZES; TENTATIVE MAP (TM 04-123) AND ADMINISTRATIVE COASTAL PERMIT (ACP 04-122) FOR THE PROPOSED CONVERSION OF 12 UNITS TO CONDOMINIUM OWNERSHIP AT 120-126 ELDER AVE., IN THE C-2 (SEACOAST COMMERCIAL) ZONE. OWNER/APPLICANT: ELDER STREET APARTMENTS, LLC. MF 734. (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. 2005-6115, approving the Tentative Map (TM 04-123) and Administrative Coastal Permit (ACP 04-122), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

- 6.4 FIVE-YEAR IMPLEMENTATION PLAN ADOPTION, ADOPTION OF REDEVELOPMENT AGENCY RESOLUTION NO. R-05-65. (0640-80)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive public testimony;
3. Close the public hearing; and
4. That the Redevelopment Agency of the City of Imperial Beach approve Redevelopment Agency Resolution No. R-05-65 adopting a Five-Year Implementation Plan and Ten-Year Housing Compliance Strategy for the Palm Avenue/Commercial Redevelopment Project Area.

- 6.5 FEE STUDY REVIEW AND ADOPTION OF CITYWIDE USER FEE MASTER SCHEDULE RESOLUTION NO. 2005-6088. (0390-60)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive and file the User Fee Study prepared by Maximus, Inc.;
3. Close the public hearing;
4. Adopt Resolution No. 2005-6088 and the Master Schedule of Fees;
5. Authorize scheduled CPI increases to the Master Fee Schedule on or before January 1st of each year, using the San Diego CPI index;
6. Authorize staff to administratively incorporate Sewer, Residential Construction, and other fees to the Master Schedule of Fees attached to Resolution No. 2005-6088; and
7. Authorize staff to return at another meeting with language revision on ordinances or resolutions that are affected by the Master Schedule of User Fees.

REPORTS (7.1 - 7.4)

7.1 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS BUDGET FOR FISCAL YEARS 2004/2005 THROUGH 2008/2009. (0330-35)

City Manager's Recommendation:

1. Consider staff recommendation of "funded" CIP projects, budgets, and funding sources as presented in the attached \$41,080,700 Five-Year CIP Budget for Fiscal Year 2004/2005 through Fiscal Year 2008/2009;
2. Adopt Resolution No. 2005-6089 approving the total \$41,080,700 Five-Year CIP Budget, with annual appropriations consistent with the Five-Year CIP Budget plan as approved by Council; and
3. Establish October as the month for annual review of the Five-Year CIP Budget.

7.2 RESOLUTION R-05-64 AWARDED A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT – RDA/CIP STREET IMPROVEMENTS – PHASE 1 (CIP# S04-105). (0720-25)

City Manager's Recommendation:

1. Receive report; and
2. Adopt Resolution No. R-05-64.

7.3 PALM AVENUE BIKEWAY PLAN REVIEW. (0680-20)

City Manager's Recommendation:

1. Receive report;
2. Determine Council's interest in investigating the construction of an alternative bicycle route constructed on Palm Avenue between 3rd and 7th Streets; and
3. If interested, authorize the City Manager to acquire a Professional Services agreement to study and report on a possible alternative bikeway route along Palm Avenue between 3rd and 7th Streets.

7.4 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.

REPORTS OF MAYOR AND COUNCILMEMBERS

REPORTS OF MAYOR ROSE

South Bay Mayors & City Managers Committee, Metropolitan Transit District Board (MTDB), 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 WEDNESDAY, MARCH 16, 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.

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 February 25, 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 February 25, 2005. Said meeting to be held at 5:00 p.m., March 2, 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 February 25, 2005 at 11:30 a.m.

Jacqueline M. Hald
City Clerk