



A G E N D A

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY



APRIL 15, 2009

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 CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6:

Agency Negotiator: City Manager

Employee organizations: Imperial Beach Firefighters' Association (IBFA)
Service Employees International Union (SEIU), Local 2028

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(b):

Number of Potential Cases: 1

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

REGULAR MEETING CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

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.*

Any writings or documents provided to a majority of the City Council/RDA/Planning Commission/Public Financing Authority regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

PRESENTATIONS (1.1-1.2)

1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)

City Manager's Recommendation: Present the Recycle All-Star Award Certificate, \$100.00 check and used oil-recycling premiums to Kelley Tracy.

1.2* PRESENTATION ON SEWAGE TREATMENT IN TIJUANA BY HERNANDO DURAN, GENERAL DIRECTOR OF TIJUANA'S STATE COMMISSION OF PUBLIC SERVICES (COMISIÓN ESTATAL DE SERVICIOS PÚBLICOS DE TIJUANA [CESPT]). (0620-75)

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: Approve the minutes of the regular Workshop meetings of January 13 and January 14, 2009, and the regular City Council meeting of March 18, 2009.

2.2 RESOLUTION NO. 2009-6737 – AUTHORIZING SALE OF CERTAIN SURPLUS CITY EQUIPMENT. (0380-45)

City Manager's Recommendation: Adopt resolution.

2.3 RESOLUTION NO. 2009-6733 – SETTING THE TIME AND PLACE FOR A PUBLIC HEARING AND FIRST READING OF ORDINANCE TO CONSIDER ADOPTION OF THE SEWER SERVICE CHARGE FOR FISCAL YEAR 2010. (0830-95)

City Manager's Recommendation: Adopt resolution.

2.4 RESOLUTION NO. 2009-6735 – AUTHORIZING SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO REVIEW THE SETTING OF THE SEWER CAPACITY FEE. (0390-55)

City Manager's Recommendation: Adopt resolution.

2.5 RESOLUTION NO. 2009-6736 – RATIFYING THE APPROVAL OF THE MODIFICATION OF DESIGN REVIEW (DRC-03-03-094) AND SITE PLAN REVIEW (SPR-03-093) FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED SEACOAST INN REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE AS APPROVED ON FEBRUARY 18, 2009 AND MARCH 4, 2009. MF 661. (0660-43)

City Manager's Recommendation: Adopt resolution.

2.6 COASTAL DEVELOPMENT PERMIT (CP 060427) AND FINAL MAP (FM 060428) FOR THE PROPOSED CONDOMINIUM CONVERSION OF THIRTY-SEVEN (37) UNITS LOCATED AT 1037 AND 1047 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 878. (0600-20)

City Manager's Recommendation: Approve final map.

2.7 USE OF THE STATE'S TIRE FUND. (0460-40)

City Manager's Recommendation: Authorize sending letter of support to Senator Ducheny for SB 167.

2.8 REJECTION OF TIMELY CLAIM FILED BY DIANNE SCHERTZER. (0190-10)

City Manager's Recommendation: Deny the claim.

ORDINANCES – INTRODUCTION/FIRST READING (3.1)

3.1 ORDINANCE NO. 2009-1084 – AN ORDINANCE REPEALING AND ADDING SECTION 3.04.160, RELATING TO PROFESSIONAL SERVICES CONTRACTING PROCESSES. (0400-95)

City Manager's Recommendation:

1. Receive report;
2. Mayor calls for the reading of the title of Ordinance No. 2009-1084, "An ordinance of the City Council of the City of Imperial Beach, California, repealing and adding Section 3.04.160, relating to professional services contracting processes";
3. City Clerk to read title of Ordinance No. 2009-1084; and
4. Motion to dispense the first reading and introduce Ordinance No. 2009-1084 by title only.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1)

5.1 KAMAL NONA (OWNER)/STOSH THOMAS (ARCHITECT); CONDITIONAL USE PERMIT (CUP 060398), DESIGN REVIEW (DRC 060399), SITE PLAN REVIEW (SPR 060400) FOR TWO MIXED USE DEVELOPMENTS WITH TWO RETAIL COMMERCIAL SPACES AND TWO RESIDENTIAL UNITS FOR EACH DEVELOPMENT (FOUR COMMERCIAL AND FOUR RESIDENTIAL UNITS TOTAL) LOCATED AT 1120, 1122 13TH STREET AND 1150, 1152 13TH STREET, IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 863. (0600-20)

City Manager’s Recommendation:

1. Declare the public hearing open;
2. Receive report and public testimony;
3. Close the public hearing; and
4. Adopt Resolution No. 2009-6734 – approving Conditional Use Permit (CUP 060398), Design Review Case (DRC 060399) and Site Plan Review (SPR 060400), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

REPORTS (6.1 - 6.2)

6.1 SEACOAST INN UPDATE. (0660-43)

City Manager’s Recommendation: Receive the update report and provide comments and/or direction as necessary.

6.2 RESOLUTION NO. 2009-6738 – APPROVING THE AMENDMENTS TO THE HEARTLAND COMMUNICATIONS FACILITY AUTHORITY JOINT POWERS AGREEMENT DELETING THE EAST COUNTY FIRE PROTECTION DISTRICT AS A MEMBER AGENCY AND REVISING THE FORMULA FOR ALLOCATION OF EXPENSES. (0250-20)

City Manager’s Recommendation: Adopt resolution.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURNMENT

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

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT

www.cityofib.com.

Copies of this notice were provided on April 9, 2009 to the City Council, San Diego Union-Tribune, I.B. Eagle & Times, and I.B. Sun.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF IMPERIAL BEACH)

AFFIDAVIT OF POSTING

I, Jacqueline M. Hald, CMC, 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, Planning Commission, and Public Financing Authority of Imperial Beach was provided and posted on April 9, 2009. Said meeting to be held at 5:00 p.m. April 15, 2009, 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 9, 2009 at 2:00 p.m.

Jacqueline M. Hald, CMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RECYCLE ALL-STAR AWARD PRESENTATION

BACKGROUND:

The Recycle All-Star Program is designed to encourage residents to participate in weekly curbside collection of recyclables. Each month, a City inspector canvasses one randomly selected neighborhood on trash day in search of a Recycle All-Star – the residence with the greatest quantity of uncontaminated recyclables placed in its curbside-recycling bin. Winners receive a certificate from the City, a \$100 check from EDCO, and other premiums such as a travel mug, a frisbee, pens, pencils, note pads, and a 100% recycled-content tote bag. During inspection, information tags are placed on non-winning recycling bins to promote the Recycle All-Star Program, to remind residents of what materials are recyclable, and to point out contamination observed in the bins.

DISCUSSION:

On March 30, 2009, City inspectors canvassed the 500 block of 12th Street in search of a Recycle All-Star. The following resident was selected as the Recycle All-Star for the month of April, 2009: Kelley Tracy.

The above resident has been notified of his/her award by telephone and letter and invited to accept the Recycle All-Star award at the April 15, 2009 City Council meeting.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Not a project as defined by CEQA.

FISCAL ANALYSIS:

None

DEPARTMENT RECOMMENDATION:

Mayor, in company with an EDCO representative, will present the Recycle All-Star award certificate, \$100 check, and other premiums listed above to Kelley Tracy.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Gary Brown

Gary Brown, City Manager

DRAFT

MINUTES

Item No. 2.1

**CITY OF IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PUBLIC FINANCING AUTHORITY**

January 13, 2009

**DEMPSEY HOLDER SAFETY CENTER
950 Ocean Lane
Imperial Beach, California**

WORKSHOP – 9:00 A.M.

WORKSHOP MEETING CALL TO ORDER

MAYOR JANNEY called the Special Meeting Workshop to order at 9:10 a.m.

ROLL CALL

Councilmembers present:	McCoy, King, McLean
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Bragg
Staff present:	City Manager Brown; City Attorney Lough; Assistant City Manager Ritter; City Clerk Hald; Public Works Director Levien; Finance Director McGrane; Redevelopment Coordinator Selby; Public Safety Director Sotelo; Community Development Director Wade; Sheriff's Captain Miller

PUBLIC COMMENT

None.

REPORTS

1. STRATEGIC PLANNING WORKSHOP. (0100-10)

City Council, along with senior management staff, discussed strategic goals.

ADJOURNMENT

The meeting adjourned at 11:00 a.m.

James C. Janney, Mayor

Attest:
Jacqueline M. Hald, CMC
City Clerk

DRAFT

MINUTES

Item No. 2.1

**CITY OF IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PUBLIC FINANCING AUTHORITY**

January 14, 2009

**DEMPSEY HOLDER SAFETY CENTER
950 Ocean Lane
Imperial Beach, California**

WORKSHOP – 9:00 A.M.

WORKSHOP MEETING CALL TO ORDER

MAYOR JANNEY called the Special Meeting Workshop to order at 9:09 a.m.

ROLL CALL

Councilmembers present:	McCoy, King, McLean
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Bragg
Staff present:	City Manager Brown; City Attorney Lough; Assistant City Manager Ritter, City Clerk Hald, Public Works Director Levien, Finance Director McGrane, Redevelopment Coordinator Selby, Public Safety Director Sotelo, Community Development Director Wade; Sheriff's Captain Miller

PUBLIC COMMENT

None.

REPORTS

1. STRATEGIC PLANNING WORKSHOP. (0100-10)

City Council and senior management staff finalized their lists of priorities and submitted them for tabulation; a review of the results would be presented prior to the end of the Workshop meeting.

REDEVELOPMENT COORDINATOR SELBY gave an update on the redevelopment of the 9th Street and Palm Avenue site; in response to City Council's question regarding the possibility of residential development, he stated that the market has favored rental apartments and affordable housing developers.

City Council discussion ensued regarding compliance with SB 375 and how it would effect this development.

STEVEN KINNEY spoke in support of development at 9th Street and Palm Avenue.

ROGER BENHAM spoke in support of development at 9th Street and Palm Avenue; he stated that he distributed a proposal for a classic downtown Imperial Beach to the 85 homeowners in the surrounding area; his proposal includes the formation of a corporation where those homeowners would be the shareholders in that development corporation (additional speaking time donated by KELLEY TRACY).

TERESA IRISH spoke in opposition to housing and big business development at 9th Street and Palm Avenue.

COMMUNITY DEVELOPMENT DIRECTOR WADE stressed that the Redevelopment Agency should address affordable housing as future transportation grant funds could be at jeopardy; he also stressed that redevelopment law requires the Redevelopment Agency to provide for affordable housing.

MAYOR JANNEY agreed with comments made by Community Development Director Wade and spoke of the need to review the housing needs in I.B.

City Council discussion ensued regarding the RFQ/P process; incorporating the Palm Avenue Master Plan; further discussion on the item to take place at the January 21 City Council meeting.

CITY MANAGER BROWN reviewed the list of proposed capital improvement projects and requested Council consider their top priorities for spending bond money in the amount of \$10 million for redevelopment and \$5 million for infrastructure.

City Council reviewed the list of proposed projects; staff to provide a finalized list at a later date.

ASSISTANT CITY MANAGER RITTER stated that staff is still finalizing the summary of City Council and Staff's priorities and would provide the list at a later date.

City Council discussed holding quarterly workshops as educational sessions.

ADJOURNMENT

The meeting adjourned at 11:16 a.m.

James C. Janney, Mayor

Attest:

Jacqueline M. Hald, CMC
City Clerk

DRAFT

MINUTES

Item No. 2.1

**IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY**

MARCH 18, 2009

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 6:00 p.m.

ROLL CALL

Councilmembers present:	McCoy, King, McLean
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Bragg

Staff present:	City Manager Brown; City Attorney Lough; City Clerk Hald
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PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

None.

**MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/
REPORTS ON ASSIGNMENTS AND COMMITTEES**

COUNCILMEMBER MCCOY announced the Metro Wastewater Commission will be issuing the City of Imperial Beach a credit in the amount of \$105,519; future audits are planned and may lead to additional credits; she provided information prepared by the Local Government Commission on how to apply for stimulus money to turn commercial developments into family friendly environments and to identify carbon reduction strategies.

COUNCILMEMBER KING clarified for the record his reason for a "No" vote on Item No. 6.2 from the February 18, 2009 City Council meeting; he stated that he did not object to the redevelopment of the property at 9th Street and Palm Ave., but rather the demolition of the building prior to having a developer in place and while there are tenants in the building; he supported keeping the demolition of the site as a future bargaining point to be used when under negotiations with the developer; and until there is a viable project, he supported maximizing the City's return by collecting rent from the tenants rather than holding on to a vacant piece of land.

COUNCILMEMBER MCLEAN announced a ceremony for the Old Palm Avenue Outdoor Surfboard Museum is scheduled for March 20; on March 21 the following are scheduled: the Miss I.B. Pageant will hold their orientation meeting, the Tijuana River National Estuarine Research Reserve Speaker Series will continue on nesting habits of the California least tern and snowy plover, and Sparkles the Clown will be at the I.B. Library; he thanked Maxx Stalheim for serving on the Tidelands Advisory Committee, he announced the Sandcastle Committee is still seeking donations; and he reported that MTS will have a \$14 million budget cut, discussions will be held with the public regarding service reductions; and he reported that \$30 million has been approved for the rehabilitation of the Blue Line.

MAYOR PRO TEM BRAGG reported that she delivered meals for Meals on Wheels on behalf of the Mayor; that she, City Manager Brown and Mayor Janney attended the League of California Cities Luncheon meeting where they received information on pension reform; and she provided information on AB 155, SB 139 and SB 575, which may have major implications for cities that are redevelopment agencies.

MAYOR JANNEY reported that he and staff traveled to Washington, D.C. to obtain federal funding for City projects.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

None.

PRESENTATIONS (1.1)

1.1 PRESENTATION ON THE MARINE LIFE PROTECTION ACT (MLPA) BY DR. MICHAEL MCCOY, REGIONAL STAKEHOLDER ON MLPA PROCESS. (0460-20)

DR. MICHAEL MCCOY gave a PowerPoint presentation on the item; he reviewed the goals of the MLPA and described the regional approach that is being used to redesign the marine protected areas.

CITY MANAGER BROWN stated that, based on information on the MLPA's website, a state marine reserve and state marine conservation area are proposed from the U.S.-Mexican border up to the Imperial Beach pier.

DR. MCCOY responded that there are three levels of protection in this system: a marine conservation area (limited commercial and recreational fishing), a marine park (limited recreation and no commercial), and a marine reserve (no commercial and no recreational); he stated that the City Manager's questions and concerns regarding a potential prohibition of fishing off the pier and surfing in Imperial Beach will be forwarded to the committee for review.

MAYOR JANNEY expressed concern about how the MLPA would impact recreation in the near-shore waters of Imperial Beach; he hoped that concerns raised would be considered and that

the City should be kept informed of upcoming meetings and the MLPA process so that concerns and opinions could be addressed.

CITY COUNCIL raised concern regarding MLPA's impacts on sport fishing, grunion hunting, surf fishing and fishing off the pier, parasurfing and other recreational activities that are crucial in making San Diego County a tourism destination point; they expressed desire to have Dr. McCoy provide regular updates.

DR. MCCOY stated that he would relay the concerns raised by City Council back to the committee.

CONSENT CALENDAR (2.1 - 2.5)

MAYOR PRO TEM MCCOY announced she had a potential conflict of interest on Item No. 2.4 as her residence is within 500 feet of the project, and she would recuse herself from voting on the item.

MOTION BY BRAGG, SECOND BY KING, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.3 AND 2.5. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the minutes of the regular City Council meetings of February 18 and March 4, 2009.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 68212 through 68305 with the subtotal amount of \$738,805.99; and Payroll Checks 40796 through 40841 for the pay period ending 02/26/09 with the subtotal amount of \$142,567.84; for a total amount of \$881,373.83.

2.3 RESOLUTION NO. 2009-6721 – INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR A SPECIAL ASSESSMENT DISTRICT – AD 67M. (0345-10)

Adopted resolution.

2.5 CASH AND INVESTMENT REPORTS FOR THE QUARTER ENDED DECEMBER 31, 2008. (0300-90 & 0350-90)

Received and filed.

WITH REGARD TO ITEM NO. 2.4, MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS:	KING, MCLEAN, BRAGG, JANNEY
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
DISQUALIFIED:	COUNCILMEMBERS:	MCCOY (DUE TO A POTENTIAL CONFLICT OF INTEREST)

2.4 RESOLUTION NO. 2009-6720 – TIME EXTENSION FOR DOS DELMAR/ EDWIN JOHNSON (OWNER)/TIM MONAHAN OF NEWTRAC PACIFIC (APPLICANT)/JEFF FISCHFOGT (ARCHITECT); REGULAR COASTAL DEVELOPMENT PERMIT (CP 04-58), DESIGN REVIEW (DRC 04-59), SITE PLAN REVIEW (SPR 04-60), ENVIRONMENTAL INITIAL ASSESSMENT (EIA 04-61), AND VARIANCE (VAR 050313) FOR TWO ATTACHED RESIDENTIAL UNITS LOCATED AT 684-686 OCEAN LANE, IN THE R-1500 (HIGH DENSITY RESIDENTIAL) ZONE. MF 701. (0600-20)

Adopted Resolution No. 2009-6720, approving a one-year time extension for Regular Coastal Permit (CP 04-58), Design Review (DRC 04-59), Site Plan Review (SPR 04-60), Environmental Initial Assessment (EIA 04-61), and Variance (VAR 05-313), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

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

3.1 ORDINANCE NO. 2009-1083 – AN ORDINANCE ADDING CHAPTER 2.24 OF THE IMPERIAL BEACH MUNICIPAL CODE REGARDING THE COMPOSITION AND DUTIES OF THE TIDELANDS ADVISORY COMMITTEE. (0120-90)

CITY MANAGER BROWN reported on the item and announced a revised ordinance was submitted as last minute agenda information.

COUNCILMEMBER KING expressed concern about reducing the membership from seven to five given that three applicants applied for a recent vacancy; however he was amenable to a membership of five.

City Council discussion ensued regarding the history of the committee and the committee's purview.

MAYOR JANNEY called for the reading of the title of Ordinance No. 2009-1083.

CITY CLERK HALD read the title of Ordinance No. 2009-1083, "An ordinance adding Chapter 2.24 of the Imperial Beach Municipal Code regarding the composition and duties of the Tidelands Advisory Committee."

MOTION BY MCLEAN, SECOND BY MCCOY, TO DISPENSE THE FIRST READING AND INTRODUCE ORDINANCE NO. 2009-1083 BY TITLE ONLY.

COUNCILMEMBER KING favored increasing public participation, however, would support staff's recommendation; he encouraged City Council to improve and promote public participation in the government process.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY MCLEAN, SECOND BY MCCOY, TO DISPENSE THE FIRST READING AND INTRODUCE ORDINANCE NO. 2009-1083 BY TITLE ONLY MOTION CARRIED UNANIMOUSLY.

City Council discussion ensued regarding the various opportunities for public participation and that it isn't limited to serving on a committee.

ORDINANCES – SECOND READING & ADOPTION/PUBLIC HEARING (4)

None.

PUBLIC HEARINGS (5.1)

- 5.1 FINAL ENVIRONMENTAL IMPACT REPORT AND PROPOSED AMENDMENTS TO CITY'S BICYCLE TRANSPORTATION PLAN, THE LOCAL COASTAL PROGRAM (LCP)/GENERAL PLAN BY ADDING GENERAL PLAN BIKEWAY POLICIES FOR FACILITIES, ROUTE DESIGNATIONS, AN ECO BIKEWAY AND TRAFFIC CALMING PROJECT FOR A PORTION OF THE PALM AVENUE CORRIDOR (MF 934). (0680-20 & 0750-90)**

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item.

No speaker slips were submitted.

MOTION BY MCCOY, SECOND BY BRAGG, TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING OF APRIL 1, 2009. MOTION CARRIED UNANIMOUSLY.

REPORTS (6.1 - 6.3)

- 6.1 TRANSMITTAL OF PROPOSED FISCAL YEAR 2009-2010 AND 2010-2011 OPERATING BUDGETS. (0330-30)**

CITY MANAGER BROWN introduced the item; he recognized Finance Director McGrane for his efforts on the budget; and he announced that staff is presenting a narrowly balanced budget, and over the next two years it is important to be watchful of revenues and look at ways to reduce costs.

FINANCE DIRECTOR MCGRANE gave a PowerPoint presentation on the draft budget; he noted the following issues with the 5-Year General Fund Projection:

- Presenting a status quo budget
- Tax revenues are not expected to grow
- Will be negative in 3 years even without additional bad news
- The deficit climbs to \$1.9 million per year in Year 5 with additional potential costs (21% cut on net budget)

He reported that in Imperial Beach the sales tax per capita is way below average; that the cost to Imperial Beach residents for City services (such as law enforcement, fire protection, code enforcement, animal control, park and beach maintenance, and other City services) is \$0.53 per day (Note: This amount does not represent all taxes paid by I.B. residents); the following contributes to budget uncertainties: continued economic downturn; downturn in stock market impacting investment earnings; Sheriff labor costs; negotiations with Port for services; limited General Fund capacity to pay for street and facility improvements; changes in allowed uses for TransNet transportation funds; bond market uncertainty; development of new Seacoast Inn; development of 9th and Palm; sewer CIP and treatment costs; RWQCB permitting requirements; need to retain employees; stagnant General Fund tax revenue growth; State budget impacts;

and the need for greater water/energy conservation; and he reported on potential cuts that could be made in order to save \$1 million.

City Council discussion ensued regarding the need for public participation in budget discussions; City Council suggested: placing an advertisement in the newspaper indicating the next budget discussion, providing copies of the proposed budget to the I.B. Library, Mar Vista High School library, Chamber of Commerce, and having multiple copies available at City Hall.

6.2 RESOLUTION NO. 2009-6722 – SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER ADOPTION OF THE INTEGRATED SOLID WASTE MANAGEMENT SERVICES MAXIMUM FEE INCREASE REQUESTED BY EDCO DISPOSAL CORPORATION. (0270-40)

MAYOR JANNEY announced he had a potential conflict of interest on the item due to his employment, and he left Council Chambers at 7:36 p.m.

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item; he noted that at the public hearing City Council will consider the use of Consumer Price Index in place of Producer Price Index as a basis for annual rate adjustments; other changes being proposed is to eliminate the fee charged for the storm water pollution prevention program and to increase the franchise fee; in the public hearing notice to residents, a chart is included explaining the proposed fee changes.

MOTION BY MCLEAN, SECOND BY KING, TO ADOPT RESOLUTION NO. 2009-6722 – SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER ADOPTION OF THE INTEGRATED SOLID WASTE MANAGEMENT SERVICES MAXIMUM FEE INCREASE REQUESTED BY EDCO DISPOSAL CORPORATION. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS:	MCCOY, KING, MCLEAN, BRAGG
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
DISQUALIFIED:	COUNCILMEMBERS:	JANNEY (DUE TO A POTENTIAL CONFLICT OF INTEREST)

MAYOR JANNEY returned to Council Chambers at 7:42 p.m.

6.3 RESOLUTION NO. 2009-6723 – ACCEPTING A \$15,500 GRANT FROM CALIFORNIA AMERICAN WATER COMPANY FOR THE PURPOSE OF INSTALLING XERISCAPE LANDSCAPE AT THE CITY OF IMPERIAL BEACH CIVIC CENTER. (0230-70 & 0840-05)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN reported on the item; grant funds would cover the costs for plant material and supplies; xeriscaping will be done by staff and Eagle Scouts as five separate Eagle Scout projects; therefore, it will take longer to complete than if staff were to hire a contractor.

MOTION BY MCLEAN, SECOND BY MCCOY, TO ADOPT RESOLUTION NO. 2009-6723 – ACCEPTING A \$15,500 GRANT FROM CALIFORNIA AMERICAN WATER COMPANY (CALAM) FOR THE PURPOSE OF INSTALLING XERISCAPE LANDSCAPE AT THE CITY OF IMPERIAL BEACH CIVIC CENTER, AND AUTHORIZE STAFF TO PROCEED WITH THE INSTALLATION OF XERISCAPE LANDSCAPE AT THE CIVIC CENTER ALONG IMPERIAL BEACH BOULEVARD USING CALAM GRANT OF \$15,500 FOR PROJECT MATERIALS PURCHASES AND WITH CITY EMPLOYEES AND BOY SCOUTS OF AMERICA VOLUNTEERS PROVIDING THE INSTALLATION LABOR.

Discussion ensued; a question was raised regarding if nurseries were asked to donate plants towards the project in return for recognition in participating in xeriscape landscaping; Public Works Director Levien responded that nurseries were not contacted as there was no interest to participate in a previous Scout project.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY MCLEAN, SECOND BY MCCOY, TO ADOPT RESOLUTION NO. 2009-6723 – ACCEPTING A \$15,500 GRANT FROM CALIFORNIA AMERICAN WATER COMPANY (CALAM) FOR THE PURPOSE OF INSTALLING XERISCAPE LANDSCAPE AT THE CITY OF IMPERIAL BEACH CIVIC CENTER, AND AUTHORIZE STAFF TO PROCEED WITH THE INSTALLATION OF XERISCAPE LANDSCAPE AT THE CIVIC CENTER ALONG IMPERIAL BEACH BOULEVARD USING CALAM GRANT OF \$15,500 FOR PROJECT MATERIALS PURCHASES AND WITH CITY EMPLOYEES AND BOY SCOUTS OF AMERICA VOLUNTEERS PROVIDING THE INSTALLATION LABOR. MOTION CARRIED UNANIMOUSLY.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 7:54 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, CMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: FINANCE DEPARTMENT *M2*
SUBJECT: SALE OF SURPLUS PROPERTY

BACKGROUND:

From time to time, Staff determines the need to dispose of obsolete and surplus property. I.B.M.C. Chapter 3.04.050 states:

"The purchasing officer shall have the following powers and duties:

...J. To recommend to the city manager the transfer of surplus or unused supplies and equipment between departments as needed and the sale of all supplies and equipment which cannot be used by any agency or which have become unsuitable for city use;"

City of Imperial Beach Resolution 90-3828 authorized the Finance Director to participate in periodic sales of surplus property by the San Diego County Division of Purchasing and Contracting.

DISCUSSION:

At this time, the City of Imperial Beach has accumulated a number of equipment items that are recommended for transfer to a surplus or unused supplies and equipment category. The following supplies and equipment are recommended for this designation:

1. The items listed in Attachment 2, Exhibit "A".

FISCAL ANALYSIS:

Salvage Value

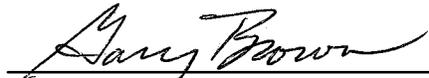
DEPARTMENT RECOMMENDATION:

Staff recommends approval of the attached Resolution authorizing the sale / transfer of surplus property as follows:

1. Items listed in Exhibit A, Equipment Inventory List for County Auction, and Exhibit B, Vehicle/Equipment Inventory List

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution 2009-6737
2. Exhibit A – Equipment Inventory List for County Auction

RESOLUTION NO. 2009-6737

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE SALE OF CERTAIN SURPLUS CITY EQUIPMENT

The City Council of the City of Imperial Beach does hereby resolve as follows:

WHEREAS, I.B.M.C. Chapter 3.04.050 states: "The purchasing officer shall have the following powers and duties:

...J. To recommend to the city manager the transfer of surplus or unused supplies and equipment between departments as needed and the sale of all supplies and equipment which cannot be used by any agency or which have become unsuitable for city use;" and

WHEREAS, the City Council of the City of Imperial Beach on October 3, 1990, adopted Resolution No. 90-3828 authorizing its Finance Director to participate in periodic sales of surplus property by the San Diego County Division of Purchasing and Contracting; and

WHEREAS, the City Council of the City of Imperial Beach now desire to declare the items of equipment shown on Exhibit "A" attached hereto as surplus or unsuitable for City use.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Imperial Beach that:

1. The above recitals are true and correct.
2. The City Council of the City of Imperial Beach declares the items of equipment shown on Exhibit "A" (attached hereto), surplus and/or unused and hereby directs the Finance Director to dispose of same as follows:
 - Items in Exhibit "A" through the San Diego County Division of Purchasing and Contracting or as otherwise authorized by the City Manager.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 15th day of April 2009, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Resolution No. 2009-6737 – A Resolution of the City Council of the City of Imperial Beach, California, AUTHORIZING THE SALE OF CERTAIN SURPLUS CITY EQUIPMENT.

 CITY CLERK

 DATE

Exhibit A

**IMPERIAL BEACH
EQUIPMENT INVENTORY LIST
FOR COUNTY AUCTION**

ITEM	QTY	DESCRIPTION	PROPERTY TAG #
1.	1	Sony Mavica 3.2 Camera	None
2.	1	Gas Detection Kit Dynamation CGM929A	None
3.	1	Emerson TV/VCR Combo VT0950N	None
4.	1	Scope, engine Sun MEA-1500	None
5.	1	Sand Blaster 90 lbs	None
6.	1	Arc Welder	None
7.	1	Polaroid Camers	None
8.	1	Grinder Concrete FR200 #136	None
9.	1	Paint Striper #150	None
10.	6	Motorola ic502 Cell Phones	None
11.	1	Samsung M300 Cell Phone	None
12.	1	Pallet-Misc Items (old manuals, auto parts, car radios, office supplies, etc.)	None
13.	1	27" Mitsubishi TV-Model CS27-IORA	0100-26

	MAKE	MODEL	DESCRIPTION	VEHICLE or SERIAL IDENTIFICATION NUMBER	LICENSE NO.
2002	Suzuki	LT-A400F	4X4 ATV	JSAAK45K022100696	E-26L02
1987	Ford	F350	Cab & Chassie	1FDK37L4HKA36150	E-062191

RECEIVED BY _____
PRINT NAME

RECEIVED BY _____
SIGNATURE

DATE _____



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: April 15, 2009
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RESOLUTION SETTING THE TIME AND PLACE FOR A
PUBLIC HEARING AND FIRST READING OF ORDINANCE TO
CONSIDER ADOPTION OF THE SEWER SERVICE CHARGE
FOR FISCAL YEAR 2010

BACKGROUND:

Pursuant to Chapter 13.06 of the Imperial Beach Municipal Code, a sewer service fee is charged to all residential and non-residential customers in the city limits of the City of Imperial Beach that discharge sewage into the sewer lines maintained by the city, or is considered by the San Diego Metropolitan Sewer System to be within the city jurisdiction. Ordinance 2005-1030, Section 2, adopted by Council on July 20, 2005 states:

"Ordinance 2005-1030, Section 2:

"The rates established hereunder shall increase each July 1st, beginning in the year 2006 through July 1, 2010, inclusive, by the amount of five and one-half percent (5.5%) to account for expected increased costs of sewer service. Rates, beginning in July 1, 2011 and thereafter, will be adjusted based on the United States Bureau of Labor Statistics Consumer Price Index data for the Los Angeles-Riverside-Orange County Statistical Area, or by a more appropriate future determiner of Imperial Beach Cost of Living that may be developed. Prior to the scheduled increase each year, the City Council shall hold a public hearing in conjunction with the process of adoption or review of the City budget adoption of the annual City budget to determine if there are costs reasonably borne by the City to justify the annual increase established hereunder. If the City Council determines that the actual costs of the sewer program do not require the automatic annual increase, the City Council shall amend the sewer rates to reflect the actual costs of service, including adequate reserves for contingencies. Nothing herein prevents the City Council from enacting fees that cover the actual costs of the sewer program."

Since the sewer service charges are codified in the Imperial Beach Municipal Ordinance, changes to the sewer service charges must be made through a new ordinance. And, since the ordinance proposes a change in a sewer service fee, a public hearing must be held to effect sewer service fee changes.

Additionally in the 2006 California Supreme Court decision (Bighorn-Desert View Water Agency v. Verjil, (2006) 39 Cal. 4th 205), the court ruled that a public agency's water rate and charges for ongoing water delivery are subject to the initiative provision of Article 13C, Section 3, as added to the California Constitution by Proposition 218. The *Bighorn* decision raises concerns about the applicability of this decision relative to waste water (sewer) service charges, particularly with regard to public noticing requirements. In an abundance of caution, staff is proposing a 45-day review period and the distribution of notices of the proposed fee increase to all affected property owners.

DISCUSSION:

The attached resolution would set the time and place of a public hearing to review and approve the subject sewer service charge rate increase. The proposed time and place of the public hearing is:

Wednesday, June 3, 2009
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 92932

The following adoption schedule is proposed:

- Mail the 45-day notice no later than April 17, 2009
- Public Hearing and First Reading of Ordinance, June 3, 2009
- Second Reading of Ordinance, June 17, 2009

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The estimated noticing costs are \$4,000 plus 20-hours of staff time.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution.
3. Direct staff to mail a notice of a public hearing time and place to each property owner and also to place this notice in the I.B. Eagle & Times newspaper as described herein.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2009-6733

RESOLUTION NO. 2009-6733

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, SETTING THE TIME AND PLACE FOR A PUBLIC HEARING AND FIRST READING OF ORDINANCE TO CONSIDER ADOPTION OF THE SEWER SERVICE CHARGE FOR FISCAL YEAR 2010

The City Council of the City of Imperial Beach does hereby resolve as follows:

WHEREAS, pursuant to Chapter 13.06 of the Imperial Beach Municipal Code, a sewer service fee is charged to all residential and non-residential customers in the city limits of the City of Imperial Beach that discharge sewage into the sewer lines maintained by the city, or is considered by the San Diego Metropolitan Sewer System to be within the city jurisdiction, sewer service charges; and

WHEREAS, Ordinance No. 2005-1030 Section 2 states that the city council shall increase each July 1st, beginning in the year 2006 through July 1, 2010, inclusive, by the amount of five and one-half percent (5.5%) to account for expected increased costs of sewer service; and

WHEREAS, Ordinance No. 2005-1030 Section 2 states that rates, beginning in July 1, 2011 and thereafter, will be adjusted based on the United States Bureau of Labor Statistics Consumer Price Index data for the Los Angeles-Riverside-Orange County Statistical Area, or by a more appropriate future determiner of Imperial Beach Cost of Living that may be developed; and

WHEREAS, Ordinance No. 2005-1030 Section 2 states that the city council shall hold a noticed public hearing in conjunction with the process of adoption or review of the City budget adoption of the annual City budget to determine if there are costs reasonably borne by the City to justify the annual increase established hereunder; and

WHEREAS, a recent California Supreme Court case (Bighorn-Desert View Water Agency v. Virjil, (2006) 39 Cal. 4th 205) raises concerns about the applicability of this decision relative to the waste water (sewer) Service Charge rate increases, particularly with regard to public noticed public hearing requirements; and

WHEREAS, in an abundance of caution it is appropriate to establish a 45-day notice for a Public Hearing to hear comments and protests on the proposed solid waste rate increases.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. The time and place of the public hearing is:
Wednesday, June 3, 2009
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932
3. The City Manager is directed to mail out the 45-day Public Hearing notice to all property owners within the City of Imperial Beach.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 15th day of April 2009, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2009-6733 – A Resolution of the City Council of the City of Imperial Beach, California, Setting the Time and Place for a Public Hearing and First Reading of Ordinance to Consider Adoption of the Sewer Service Charge for Fiscal Year 2010

CITY CLERK

DATE



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: PUBLIC WORKS *HB*
SUBJECT: RESOLUTION SETTING THE TIME AND PLACE FOR PUBLIC HEARING TO REVIEW THE SETTING OF THE SEWER CAPACITY FEE

BACKGROUND:

Pursuant to Chapter 13.05 of the Imperial Beach Municipal Code, a sewer capacity fee is charged to all new developments in the city limits of the City of Imperial Beach to defray the costs of expansion and rehabilitation of the existing sewer collection system to meet the demands placed on the system by new development. This sewer capacity fee is established to pay for participation rights in the existing sewer collection system and improvements to the system to handle the increased demands in the system caused by new development. The sewer capacity fee was set at \$1,230 per Equivalent Dwelling Unit (EDU) in July 2005 by resolution 2005-6192.

I.B.M.C., Chapter 13.05 section 13.05.050 states that:

The city council shall annually review the amount of the fee to determine whether the fee amounts are reasonably related to the costs of the public facility attributable to the development on which the fee is imposed. The city council may adjust the amount of this fee as necessary to reflect changes in the Engineering – News Record Construction Index, the type, size, location or cost of facilities to be financed by fee, and upon other sound engineering, financing and planning information. Adjustments to the above fee may be made by resolution. The city council shall hold a noticed public hearing annually to review and update the plan. The city council may modify or amend the list of projects in order to meet the demands of new development and maintain compliance with the capital improvement program.

DISCUSSION:

This staff report is to propose the setting of the time and place of the public hearing for the annual review of the amount of the fee and to determine whether the fee amounts are reasonably related to the costs of the public facilities attributable to the development on which the fee is imposed. The recommended sewer capacity fee per EDU for Fiscal Year 2009/2010 is \$1,230.00, unchanged from the previous four fiscal years. The proposed time and place of the public hearing is:

Wednesday, May 6, 2009, at 6:00 p.m.
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

None

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Direct staff to notice a public hearing time and place in the I.B. Eagle & Times newspaper as described herein.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2009-6735

RESOLUTION NO. 2009-6735

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING SETTING THE TIME AND PLACE FOR PUBLIC HEARING TO REVIEW THE SETTING OF THE SEWER CAPACITY FEE

The City Council of the City of Imperial Beach does hereby resolve as follows:

WHEREAS, Pursuant to Chapter 13.05 of the Imperial Beach Municipal Code, a sewer capacity fee is charged to all new developments in the city limits of the City of Imperial Beach to defray the costs of expansion and rehabilitation of the existing sewer collection system to meet the demands placed on the system by new development; and

WHEREAS, this sewer capacity fee is established to pay for participation rights in the existing sewer collection system and improvements to the system to handle the increased demands in the system caused by new development; and

WHEREAS, the city council shall annually review the amount of the fee to determine whether the fee amounts are reasonably related to the costs of the public facility attributable to the development on which the fee is imposed; and

WHEREAS, the city council shall hold a noticed public hearing annually to review and update the plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Imperial Beach as follows:

- 1. The above recitals are true and correct.
- 2. The time and place of the public hearing is:
 Wednesday, May 6, 2009, at 6:00 p.m.
 825 Imperial Beach Blvd.
 Imperial Beach, CA 91932
- 3. The City Clerk, City of Imperial Beach, is directed to publish the notice of public hearing in the Imperial Beach Eagle and Times newspaper on or before April 16, 2009.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 15th of April 2009, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City Of Imperial Beach, do Hereby Certify the Foregoing to be a True and Exact Copy of Resolution No. 2009-6735 – A Resolution Authorizing Setting the Time and Place for Public Hearing to Review the Setting of the Sewer Capacity Fee

CITY CLERK

DATE



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

MEETING DATE: APRIL 15, 2009

ORIGINATING DEPT.: CITY ATTORNEY

SUBJECT: CONSENT AGENDA: RESOLUTION NO. 2009-6736 : SEACOAST INN: RATIFICATION OF APPROVAL OF AMENDED DESIGN REVIEW (DRC-03-03-094) AND SITE PLAN REVIEW (SPR-03-093) FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL DEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF661

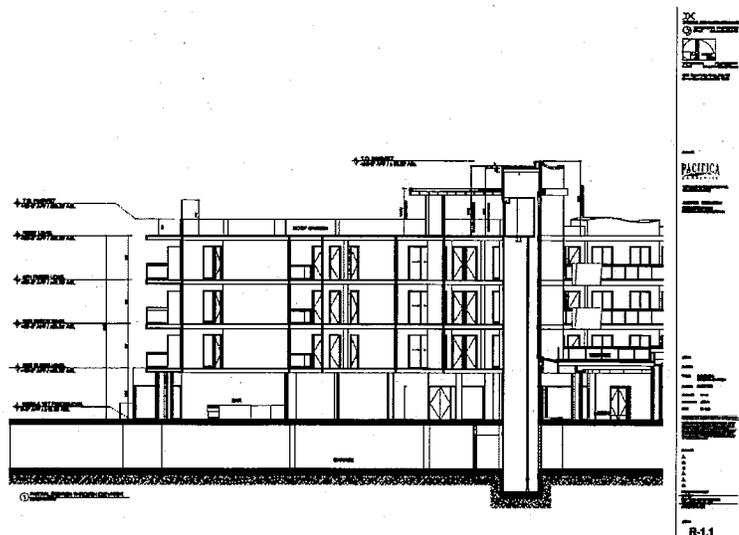
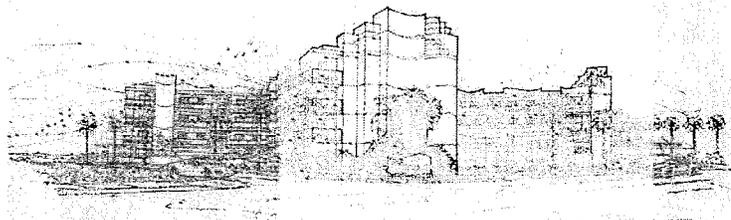
BACKGROUND:

On February 18, 2009 and March 4, 2009, the City Council reviewed a proposed rooftop patio/garden and height limit relief request from Pacifica Companies for the proposed Seacoast Inn redevelopment project at 800 Seacoast Drive. The Council also introduced Ordinance No. 2009-1082, which established a process for design review, site plan review and height limit relief allowed in the application by Pacifica.

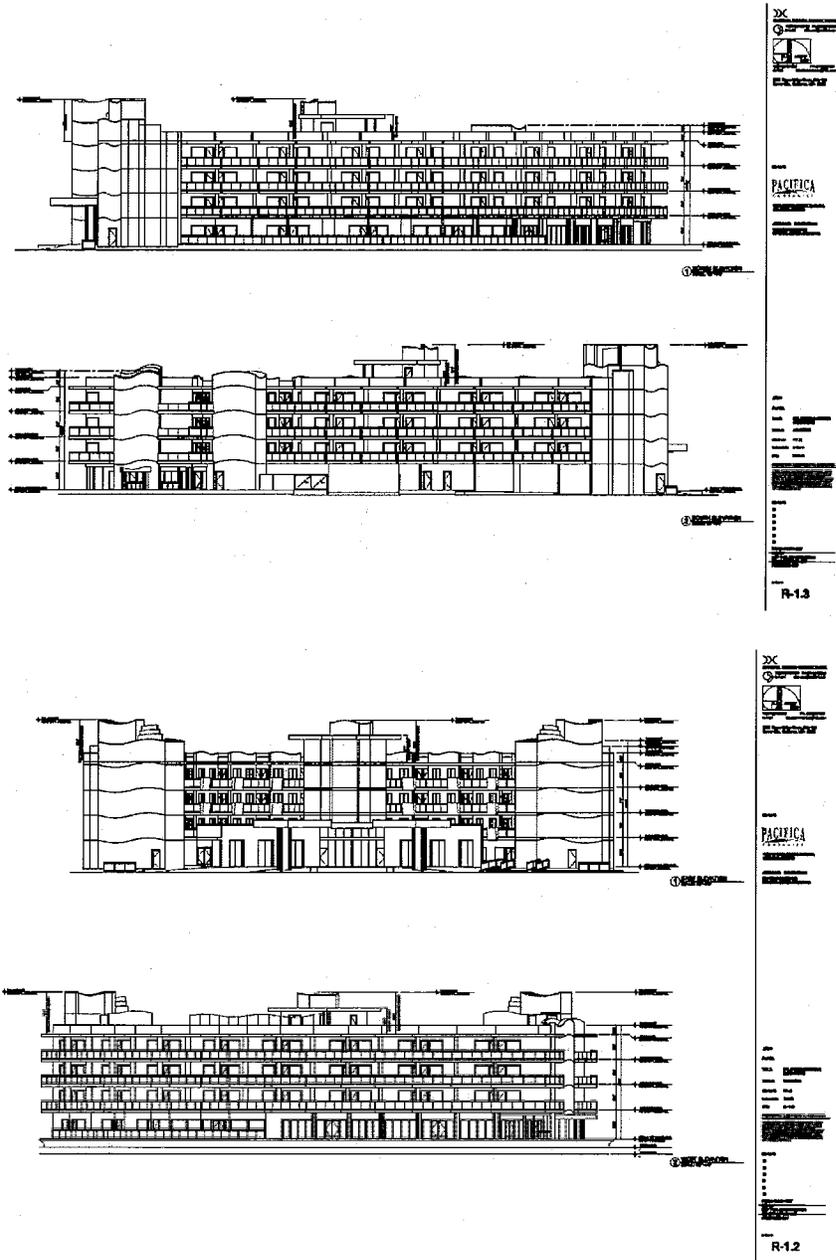
Council has introduced and adopted the ordinance in question. Said ordinance took effect 30 days after the Council meeting of March 4, 2009. Ordinance No. 2009-1082 is now effective.

DISCUSSION:

Simultaneous with the introduction of the specific plan amendment by



ordinance, the City Council conducted a hearing and reviewed the proposals of Pacifica. In addition to approving the CEQA document, the City Council also approved Pacifica's request as shown in the plan Seacoast Inn Specific Plan Amendment Attachment 2 to the February 18, 2009 staff report. For the administrative convenience of the staff and public, both the SPA ordinance amendment and the hearing were held simultaneously. Since the ordinance did not take effect until April 4, 2009, this item is a request for the Council to ratify its previous hearing findings made on February 18, 2009 under Agenda Item No. 3.1. With this ratification, no further hearings need be held. The attached resolution references the plans that were approved pursuant to the public hearing held on February 18th and March 4th. With this adoption, staff will be able to track the approval through the development process to make sure that the appropriate approved design will be the one that is built. A copy of the staff report from February 18, 2009 is attached as Attachment 2. Attached as Attachment 3 are the minutes from the February 18, 2009 meeting, and Attachment 4 are the minutes from the March 4, 2009 meeting in which the public hearings were held and the design exceptions were approved in a manner consistent with Ordinance No. 2009-1082.



ENVIRONMENTAL DETERMINATION:

The Final Environmental Impact Report (FEIR) for the Seacoast Inn Specific Plan was certified (SCH # 2005101113) by the City Council on December 5, 2007, pursuant to the provisions of the California Environmental Quality Act (CEQA). A copy of the FEIR document is available for public inspection at the Community Development Department, 825 Imperial Beach Boulevard. Parking impacts associated with the roof deck were assessed based upon the Traffic Impact Analysis by Linscott Law & Greenspan wherein it concluded that the proposed parking ratio of

1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities. Aesthetic impacts due to elevator and stairway housing structures proposed on the roof will be mitigated with the requirement for standard screening and architectural treatments of the City. An addendum to the FEIR for this project is on file. No further environmental action is required at this time.

FISCAL IMPACT:

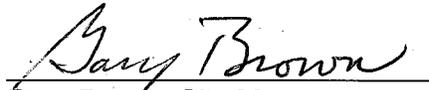
There is no direct fiscal impact to the City with this proposal. The applicant recently deposited \$25,000 to their account #03-65 to pay off their deficit for the processing of this project.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council ratify the action taken on February 18, 2009 and March 4, 2009 approving the design and height changes for the Seacoast Inn project by adopting Resolution No. 2009-6736 (Attachment 1).

CITY MANAGER RECOMMENDATION:

Approve Staff Recommendation.


Gary Brown, City Manager

Attachments:

1. Resolution No. 2009-6736
2. February 18, 2009 Staff Report
3. February 18, 2009 City Council Meeting Minutes
4. March 4, 2009 City Council Meeting Minutes

cc: file MF 661

Ash Israni, President, Pacifica Companies, 1785 Hancock Street, Suite 100, San Diego, CA 92110

Allison Rolfe, Planning Director, Pacifica Companies, 1785 Hancock Street, Suite 100, San Diego, CA 92110

Deutsch Architects, 5855 Green Valley Circle, Suite 105, Culver City, California 90230-6965

ATTACHMENT 1

RESOLUTION NO. 2009-6736

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, RATIFYING THE APPROVAL OF THE MODIFICATION OF DESIGN REVIEW (DRC-03-03-094) AND SITE PLAN REVIEW (SPR-03-093) FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED SEACOAST INN REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE AS APPROVED ON FEBRUARY 18, 2009 AND MARCH 4, 2009 MF 661

WHEREAS, the City Council approved Ordinance No. 2009-1082 amending the Specific Plan (GPA 03-095) allowing for modifications to the Specific Plan for the Seacoast Inn Hotel Redevelopment Project located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone (MF 661); and

WHEREAS, at the meetings of February 18, 2009 and March 4, 2009, the City Council conducted a public hearing regarding the proposed modification to the Specific Plan under the standards in Ordinance No. 2009-1082; and

WHEREAS, the City Council took testimony on those dates and approved the design changes as referenced in the plans as Seacoast Inn Specific Plan Amendment Attachment 2 to the February 18, 2009 staff report and which is attached to this resolution as Exhibit A; and

WHEREAS, after the effective date of Ordinance No. 2009-1082, City Council finds and determines that its hearing on the dates referenced above should be reaffirmed and ratified in that these approvals were consistent with the terms and conditions of Ordinance No. 2009-1082.

NOW, THEREFORE, City Council of the City of Imperial Beach, California, does hereby resolve that:

SECTION 1. That the foregoing recitals are true and correct.

SECTION 2. That the City Council ratifies and approves the design amendments referenced in Seacoast Inn Specific Plan Amendment Attachment 2 to the February 18, 2009 staff report MF 661, Design Review (DRC 03-094) and Site Plan Review (SPR 03-093) for the proposed rooftop patio/garden and height limit relief projections on the roof of the approved Seacoast Inn redevelopment project located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone, and from the public hearings held on February 18, 2009 and March 4, 2009.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 15th day of April, 2009, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

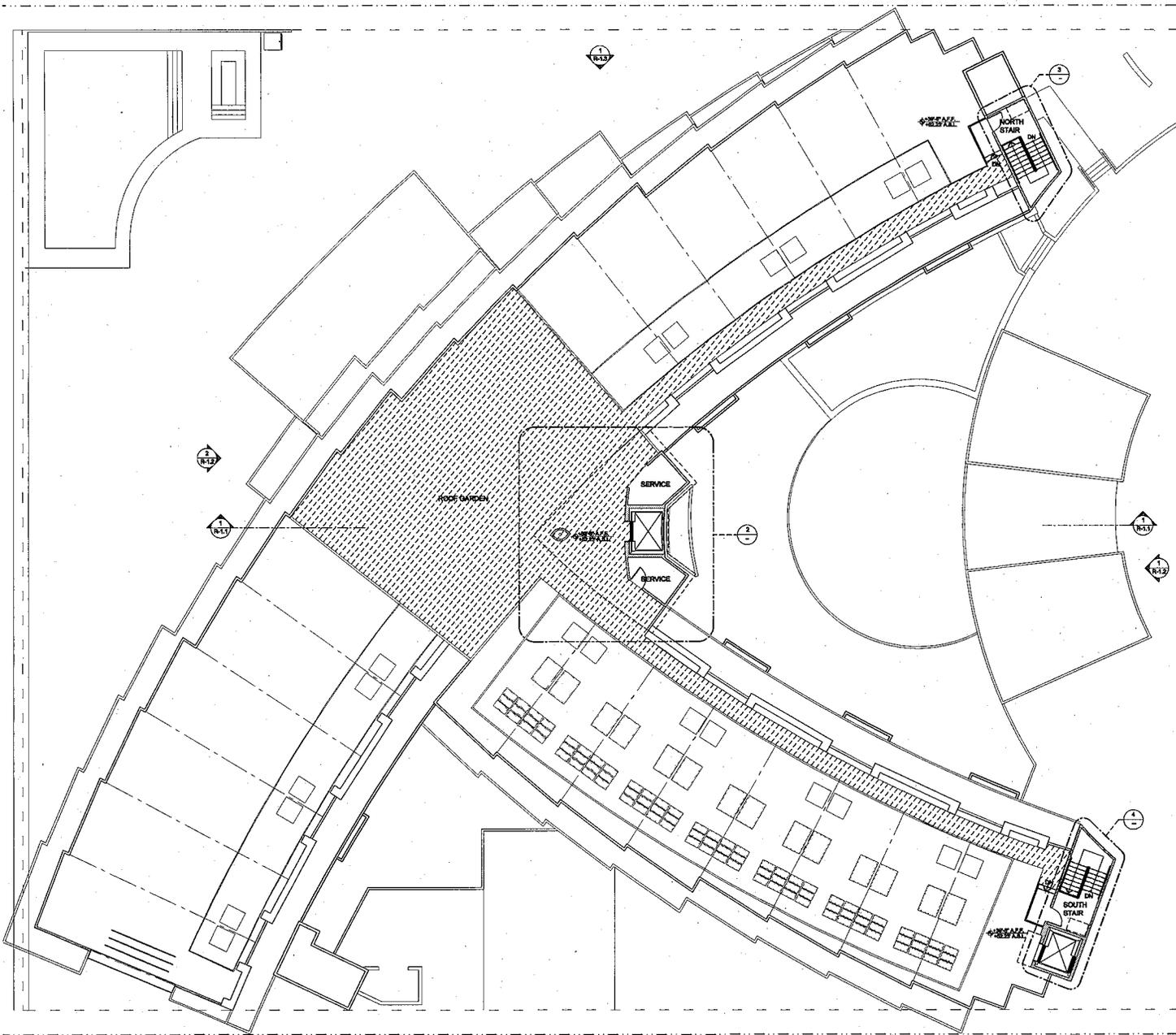
ATTEST:

 Jacqueline M. Hald
JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2009-6736 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, RATIFYING THE APPROVAL OF THE MODIFICATION OF DESIGN REVIEW (DRC-03-03-094) AND SITE PLAN REVIEW (SPR-03-093) FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED SEACOAST INN REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE (MF 661) AS APPROVED ON FEBRUARY 18, 2009 AND MARCH 4, 2009

CITY CLERK

DATE



1 ROOF LEVEL GENERAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

T.O. OF PARAPET
68.30' ASL

STAIR ROOF
68.23' ASL

3 PARTIAL UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

T.O. OF CANOPY PARAPET
82.31' ASL

ELEVATOR ROOF
68.50' ASL

2 PARTIAL UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

STAIR ROOF
68.23' ASL

ELEVATOR ROOF
68.50' ASL

T.O. OF PARAPET
68.30' ASL

4 PARTIAL UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

DDC
DARRALL DESIGN CONSULTANTS
12501 WILSON AVENUE, SUITE 100
DALLAS, TEXAS 75243
ARCHT. ECTS.
1/21/09 120900 PLOT D1010121001
E-mail: DarrallArch@aol.com
8865 Green Valley Circle, Suite 100
Culver City, California, USA 90230

OWNER:
PACIFICA
CORPORATION

JOB NAME: SEACAST INN
800 SEACAST DRIVE
IMPERIAL BEACH, CALIFORNIA

JOB #:
PHASE:
TITLE: ROOF LEVEL GENERAL FLOOR PLAN
SCALE: AS NOTED
DRAWN BY: GA / JB
CHECKED BY: PD / DD
DATE: 03-04-09

PROPRIETARY & CONFIDENTIAL INFORMATION
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REVISIONS:
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A
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A
PRELIMINARY SET
BID SET
NOT FOR CONSTRUCTION
CONSTRUCTION SET
PROGRESS SET

SHEET #
R-1.0.0

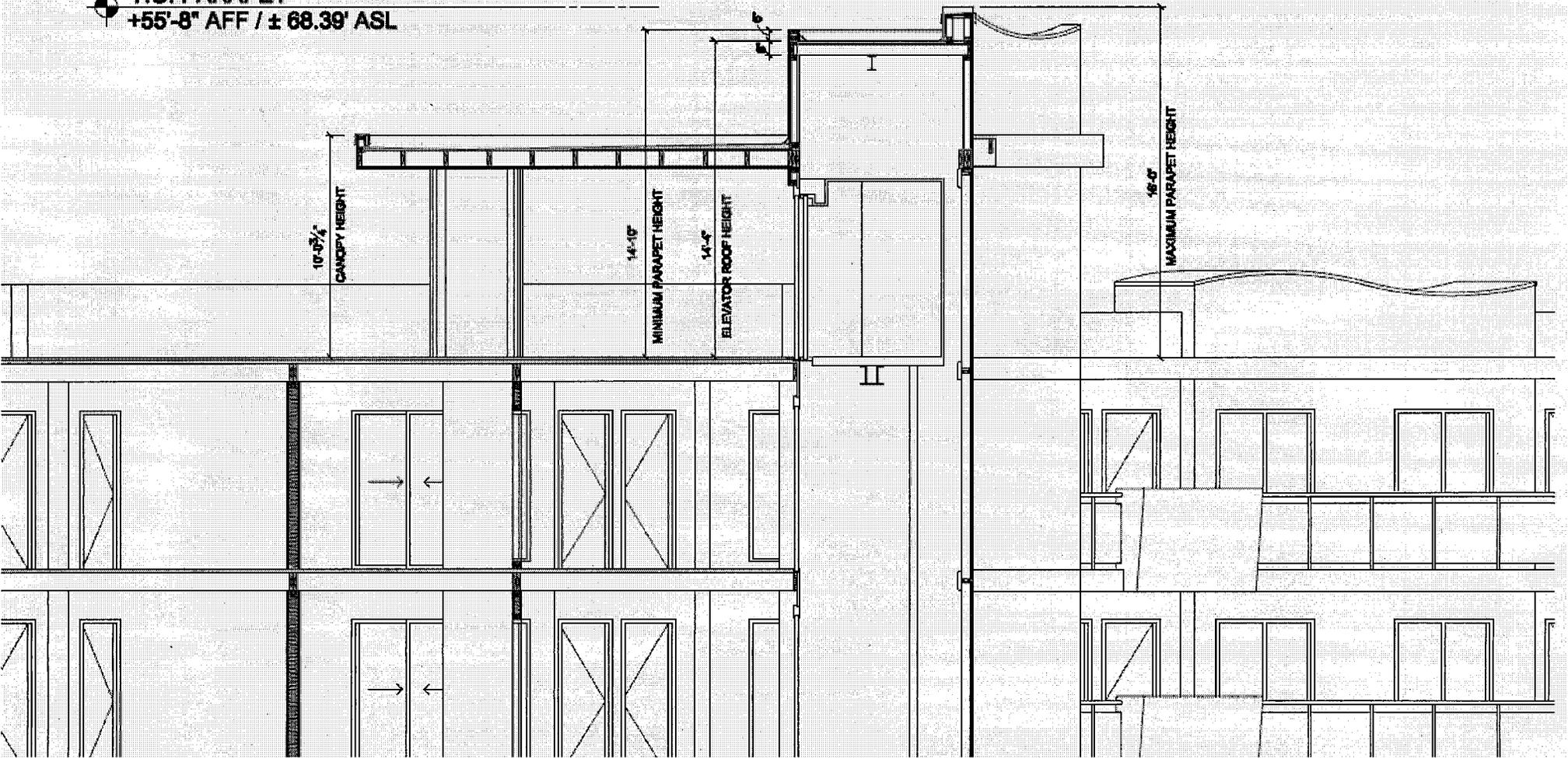
T.O. PARAPET
+55'-8" AFF / ± 68.39' ASL

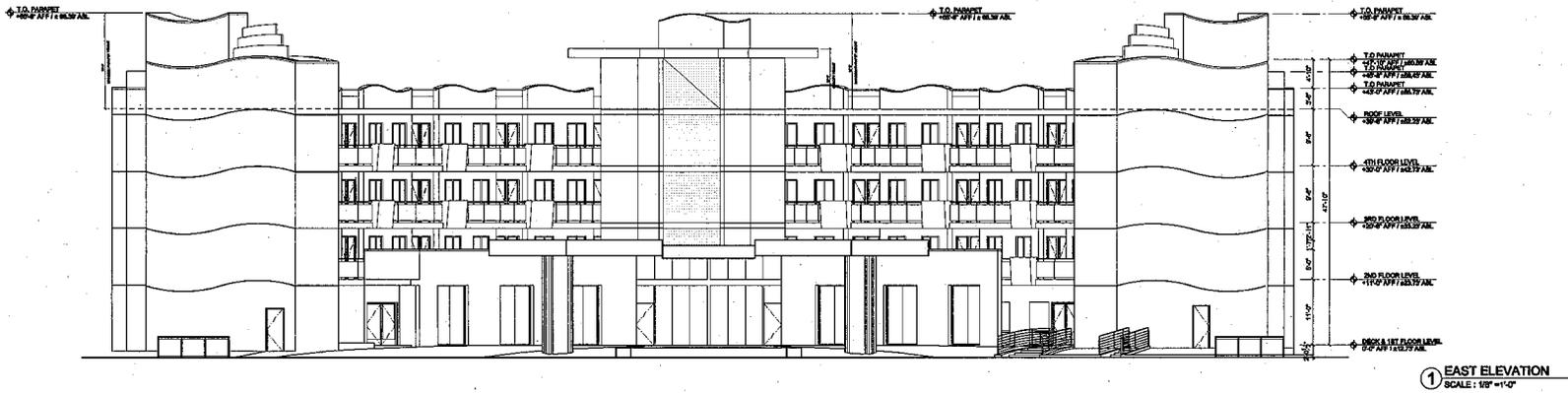
10'-0 3/4"
CANOPY HEIGHT

14'-10"
MINIMUM PARAPET HEIGHT

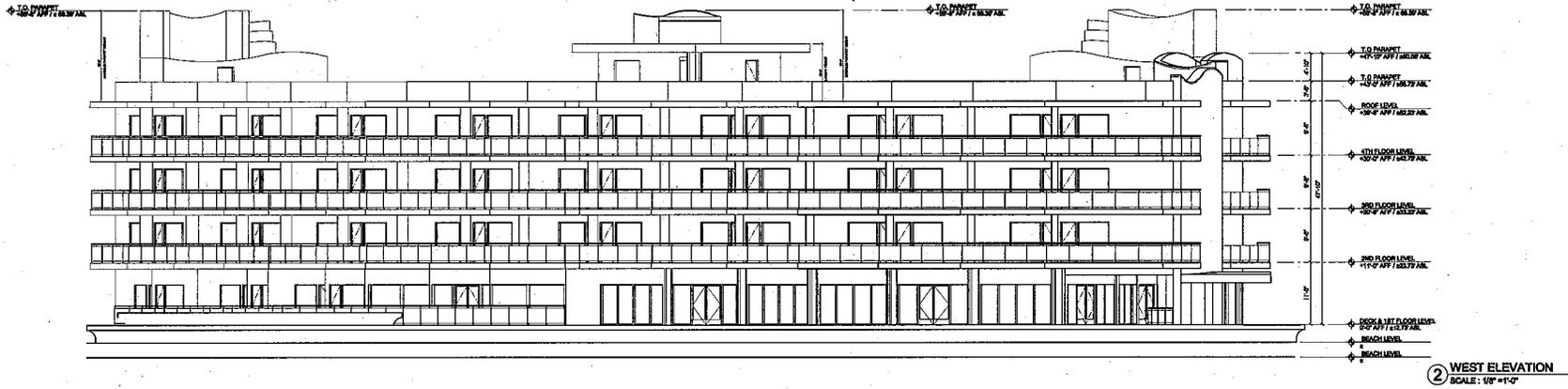
14'-5"
ELEVATOR ROOF HEIGHT

16'-0"
MAXIMUM PARAPET HEIGHT



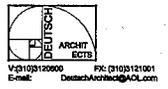


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DDC
DARRALL DESIGN CONSULTANTS
11210778786 FAX: 9104781828
E-mail: ddc@ddcarch.com



5855 Green Valley Circle, Suite 105
Dubai City, California, USA 90230



JOB NAME: SEACAST BAY
800 SEACAST DRIVE
IMPERIAL BEACH, CALIFORNIA

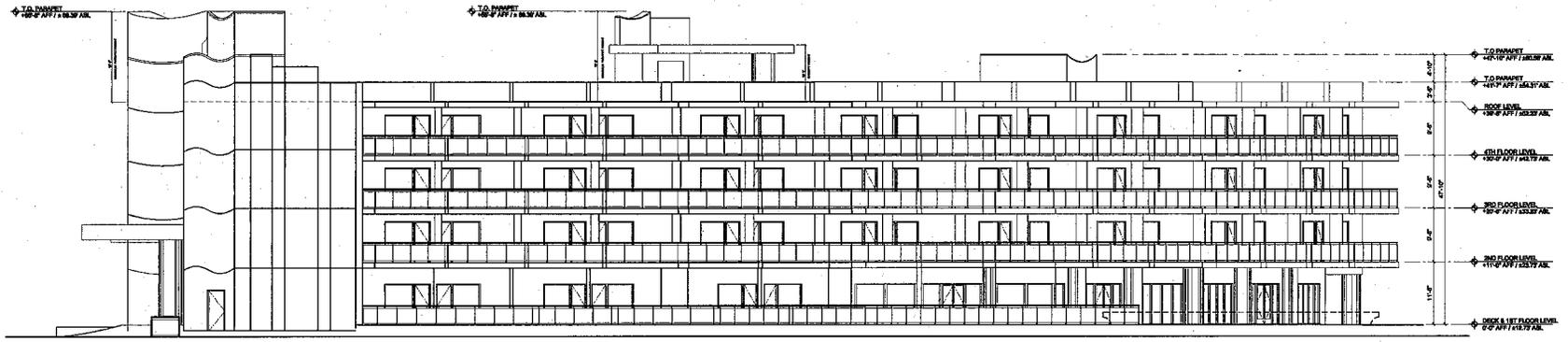
JOB #: _____
PHASE: ENLARGED EXTERIOR ELEVATIONS
TITLE: AS NOTED
SCALE: AS NOTED
DRAWN BY: OR/JS
CHECKED BY: PD/DD
DATE: 03-04-09

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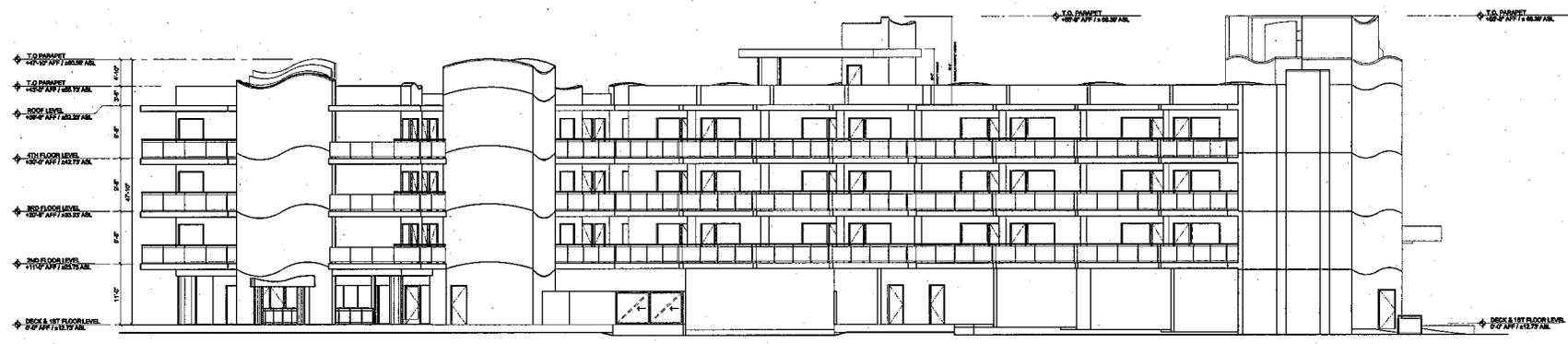
REVISIONS:
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PRELIMINARY SET
- BID SET
- NOT FOR CONSTRUCTION
- CONSTRUCTION SET
- PROGRESS SET

OWNER:
PACIFICA
COMPANIES
JOB NAME: SEACOAST INN
800 SEACOAST DRIVE
IMPERIAL BEACH, CALIFORNIA



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"

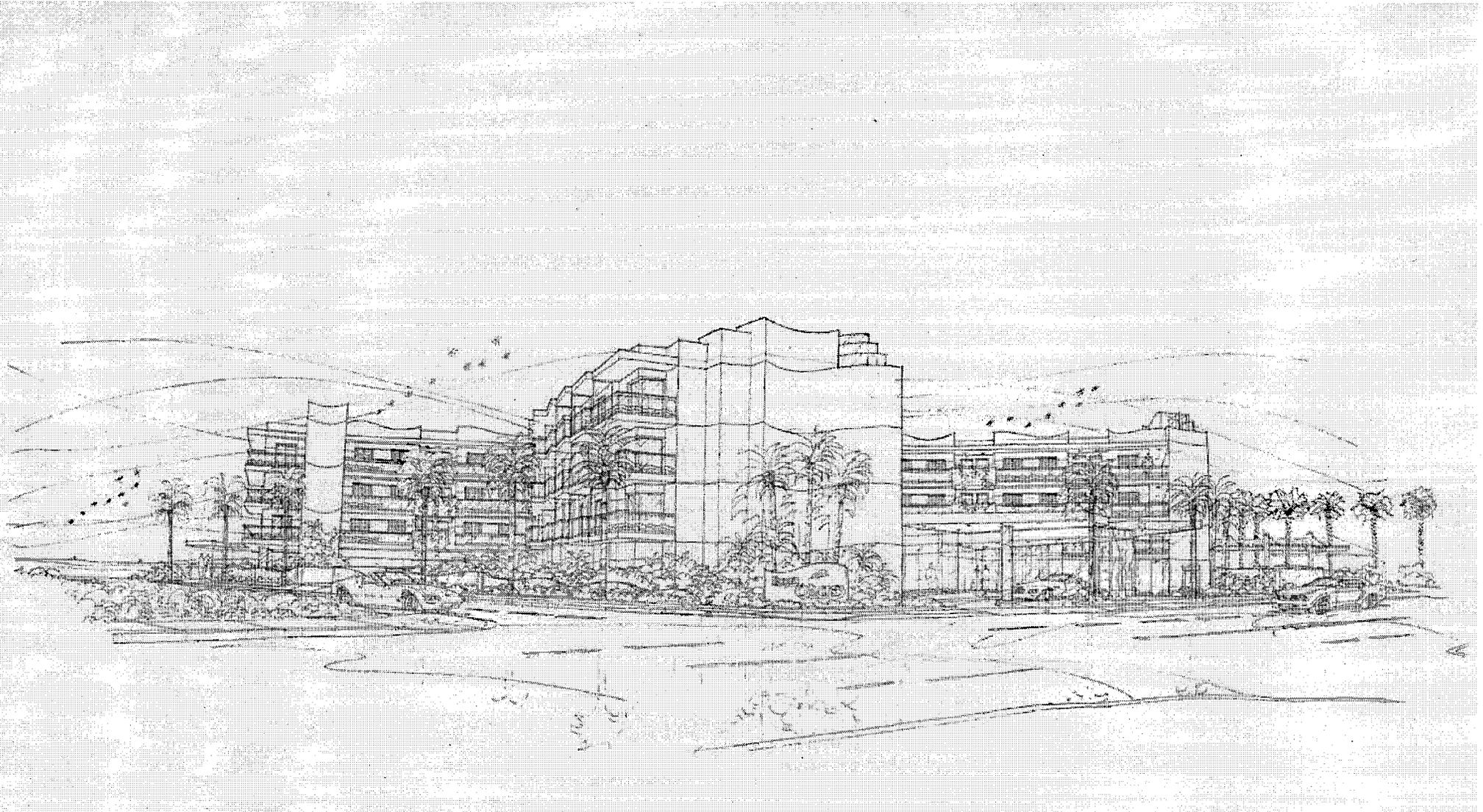


② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

JOB #: _____
PHASE: _____
TITLE: ENLARGED EXTERIOR ELEVATIONS
SCALE: AS NOTED
DRAWING: OR / JB
CHECKED BY: PD / DD
DATE: 03-04-09

PROPRIETARY & CONFIDENTIAL INFORMATION
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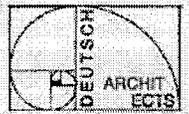
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- NOT FOR CONSTRUCTION
- CONSTRUCTION SET
- PROGRESS SET



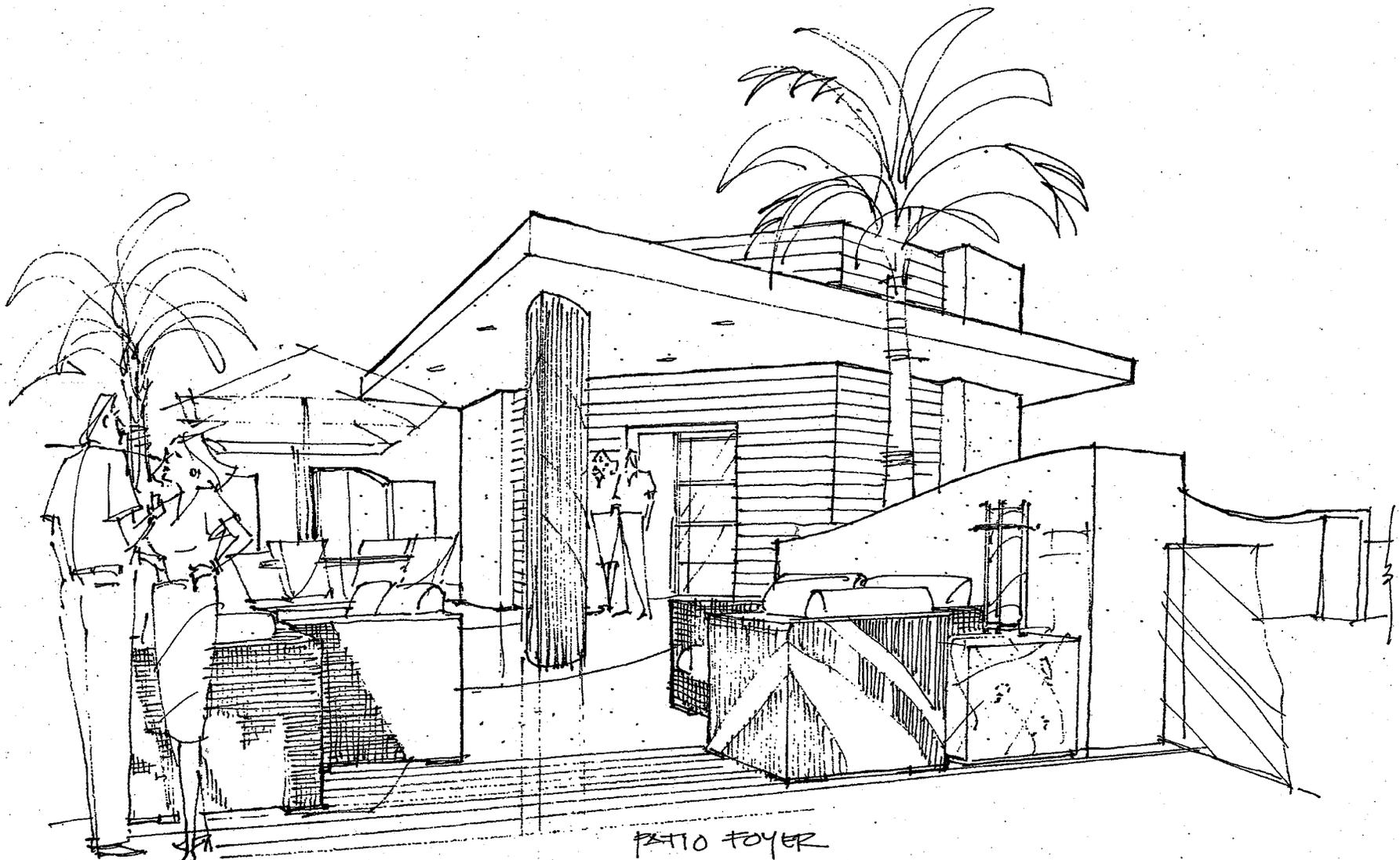
PACIFICA
COMPANIES

SEACOAST INN BUILDING EXTERIOR
VIEW LOOKING NORTHWEST

DDC
DARRALL DESIGN CONSULTANTS
5555 Green Valley Circle Suite 105
Culver City, California 90230-4855
Tel: 310-216-1768 Fax: 310-216-1826
E-Mail: ddc@seacoastinn.com

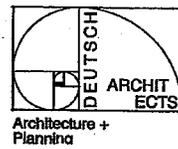


Architecture +
Planning

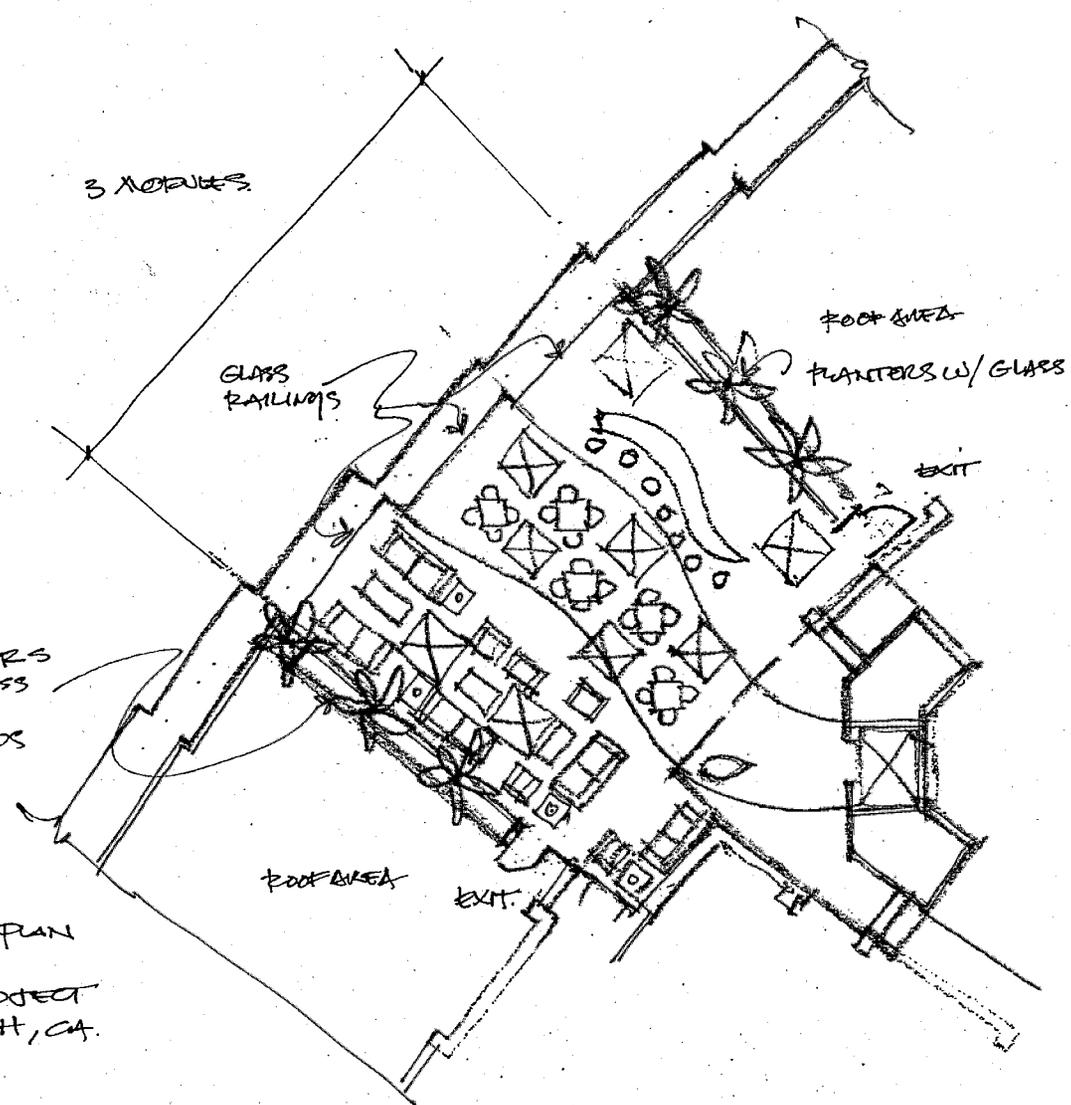


PATIO FOYER

PACIFICA
COMPANIES



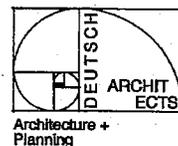
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E-Mail: ddc-usa@earthlink.net



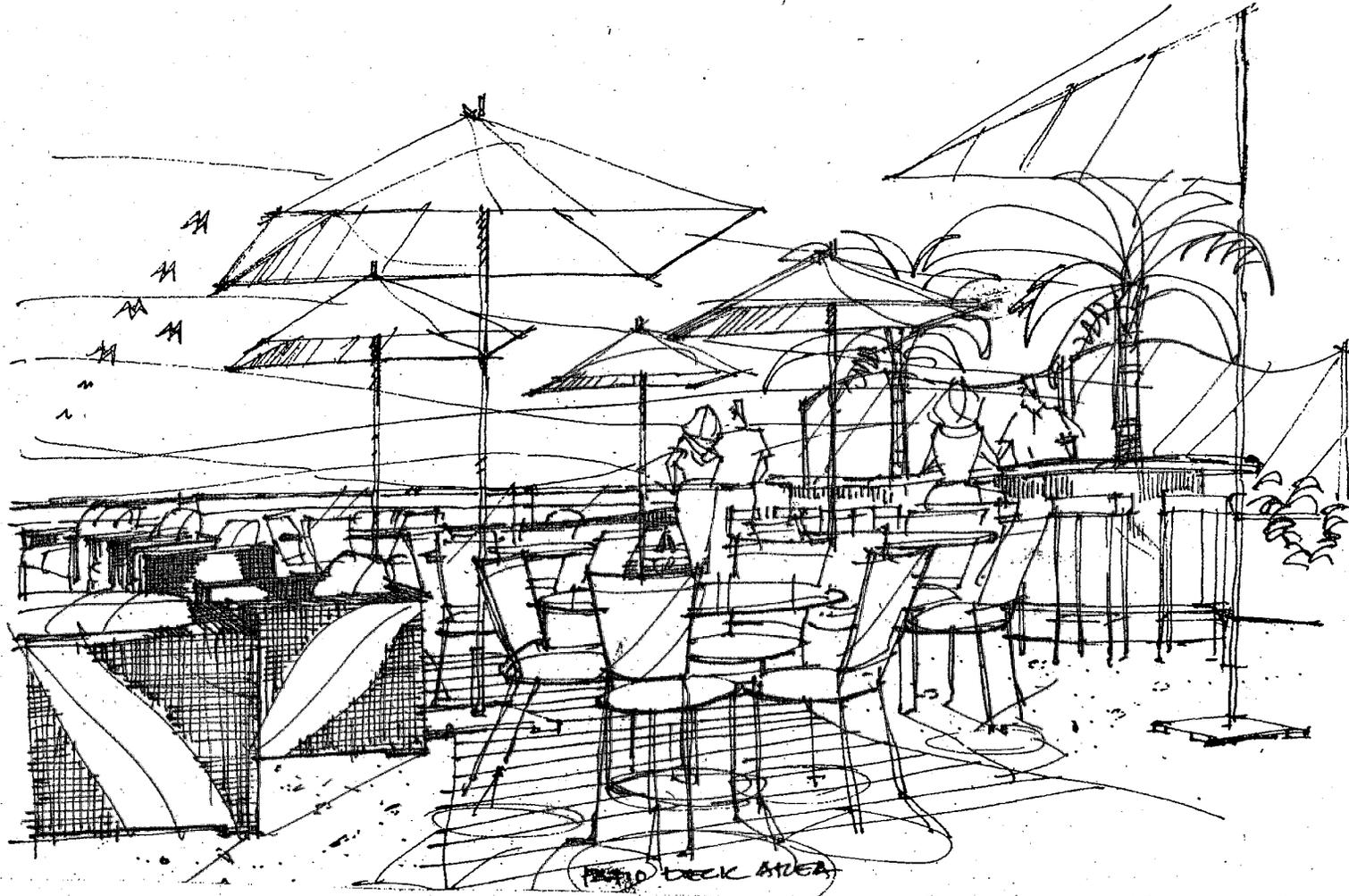
PLANTERS
W/ GLASS
WIND
BARRIERS

ROOF GARDEN PLAN
SEACOAST PROJECT
IMPERIAL BEACH, CA.

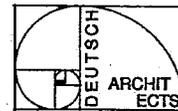
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PACIFICA
COMPANIES



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AGENDA ITEM NO. 3.1

**STAFF REPORT
CITY OF IMPERIAL BEACH**

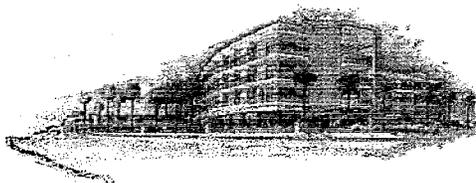
TO: CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: FEBRUARY 18, 2009
ORIGINATING DEPT: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER

SUBJECT: *GW* FIRST READING OF ORDINANCE NO. 2009-1082: SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES RE SPECIFIC PLAN AMENDMENT (GPA 03-095), DESIGN REVIEW (DRC 03-094), AND SITE PLAN REVIEW (SPR 03-093), FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF661

PROJECT DESCRIPTION/BACKGROUND:

The Seacoast Inn project was approved by the City Council of Imperial Beach in December 2007. The California Coastal Commission appealed the project to itself and, on April 10, 2008, the Coastal Commission voted 11-1 to support the project. In December of 2008, the Coastal Commission approved revised findings in support of the project. After approval by the Coastal Commission, Pacifica Companies ("Pacifica") approached City staff about the possibility of providing a rooftop patio/garden to the hotel. Staff has reviewed the request and has determined that, in order to approve the requested rooftop patio/garden, an amendment to the approved Specific Plan would be required. Because the request has impacts to elements of the project that legally project above the permitted building height, this proposal also requires design review by the Design Review Board (DRB) and the City Council.



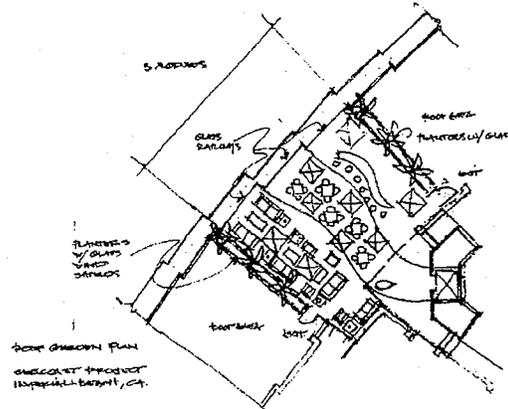
PROJECT EVALUATION/DISCUSSION:

Pacifica has provided the attached drawings regarding the addition of a proposed roof/patio on the Seacoast Inn. The Municipal Code allows elements such as "structures for the housing of elevators [and] stairways" as well as "parapet walls required by law" to extend above the height limit. The project was approved with such structures, however, the approved Specific Plan was more restrictive with respect to these elements of the building and allowed elevator penthouses and stairways to the roof to project no more than 84 inches (7 feet) above the roof height. Not only will the proposed rooftop patio/garden require these elements to project above the roof

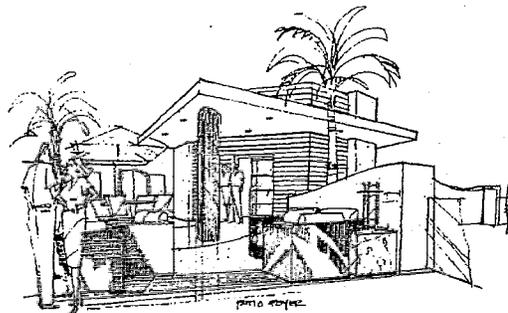
height more than 84 inches, but additional elevator penthouses and roof stairways are also proposed to project above this limit, thus prompting an amendment to the Specific Plan that requires approval by the City Council.

Pacifica has proposed the addition of a 2,500 square foot rooftop patio/garden which they have described as follows:

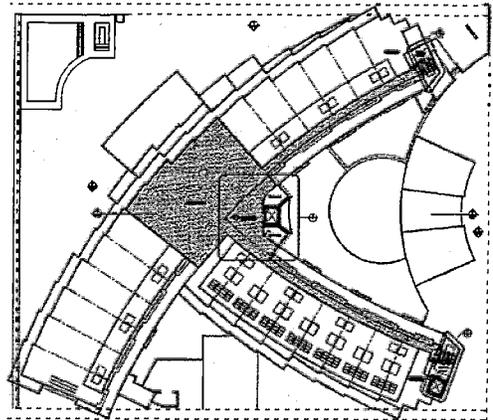
- The patio will consist of approximately 2,500 square feet of usable space (the entire roof is approximately 18,000 square feet). It will be used for special events for up to 150 people. It will also be used during peak bar time and for occasional restaurant service.
- Most installations will be movable (furniture, bars and burners, and planters). The only permanent installations will be the flooring system, exit gates and electrical outlets.
- The main elevator for the hotel will continue to the rooftop (and therefore exceed the current Specific Plan height limit of 84 inches for roof projections). The main elevator will occupy the same footprint as the other floors of the hotel. In the "patio foyer" illustration the main elevator is depicted with a lighted roof/awning extending from it (this can be made a moveable canopy, if necessary).
- The chases on either side of the elevator (which would otherwise be used for mechanical equipment and ducting on the other floors) will be used for storage of movable items such as roll-up bars and portable burners.
- The service elevator is also proposed to continue to the rooftop and will also exceed the current Specific Plan height limit of 84 inches. The staircase which was already approved with the Specific Plan would require no modification.
- The bathroom for rooftop patio guests will be located one level down on the 4th floor (accessed via the staircase).
- The parapet in the area of the roof patio will be substituted by a low wall topped by glass railings and wind shields.



Staff is generally very supportive of the proposal to add a rooftop patio/garden to the Seacoast Inn. Staff believes this would provide yet another amenity to the project that will be enjoyed by hotel guests as well as City residents and visitors. However, staff must also ensure that this proposed project element is consistent with relevant provisions of the Municipal Code. The rooftop patio/garden proposes elements that are allowed to project above the height limit; specifically the elevator penthouses, the stairways and the parapet walls. The elevator and stairway enclosures project 14' -10" to 16' above the roof height (see attached drawings). However, there are also elements proposed



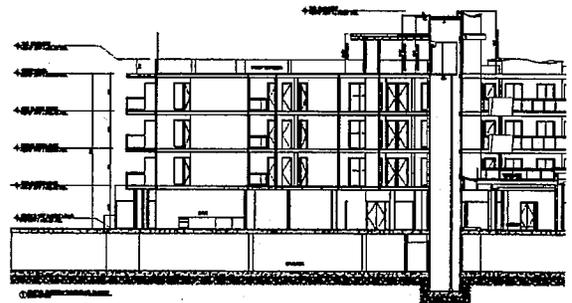
that, in staff's opinion, would not be allowed to project above the height limit without a liberal interpretation of the code. Those elements include the canopy attached to the main elevator structure, the service areas adjacent to the main elevator, and the glass wind shields. Since the glass railings and wind screens are transparent and would not have a visual impact to the allowable height, these elements of the project can be supported by City staff. Since the service areas and main elevator canopy, however, are not elements allowed to project above the height limit under the code, staff would not support these proposed elements unless it is determined that they are part of the overall elevator penthouse. The DRB would have to specifically recommend this to the City Council for their determination and approval.



Another element of the proposal that raises a concern with staff is the height of the northeast stairwell enclosure. There is no elevator in this location yet the proposed enclosure projects above the roof level the same height as the two proposed elevator penthouses. The project architects have informed staff that this is to "balance" the overall design of the project. In staff's opinion, this stairway enclosure should be reduced to a height sufficient only to enclose the stairway.

General Plan/Local Coastal Plan/Zoning Consistency:

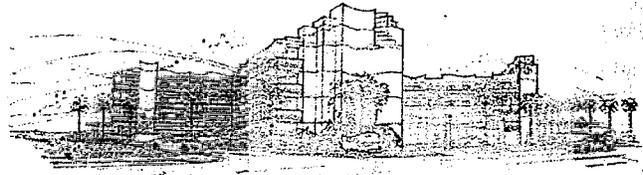
The proposed development is subject to the C-2 (Seacoast Commercial) zoning requirements and the various elements, including the Coastal Policies, of the General Plan/Local Coastal Plan. The proposed addition of a 2500 square foot roof deck is a change from the original plan for the hotel approved by the City Council in 2007 and by the Coastal Commission in 2008. Accessibility and egress regulations of the California Building Code require that this project provide elevators and stairs to this roof facility to comply with those regulations. Section 19.40.020 (Exceptions) of the Zoning Ordinance allows certain roof structures to extend above the height limit without specifying a maximum limit. However, since the Seacoast Inn Specific Plan provides for a restrictive limit that cannot accommodate the new proposal, the applicant is seeking approval for relief from the Specific Plan height restrictions. This relief, as recommended by staff, would be consistent with the General Plan/Local Coastal Plan and Zoning Ordinance.



Coastal Development Permit: This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City's coastal development permit (CP 03-091) that was issued for the original project on December 5, 2007 was appealed by the Coastal Commission on December 28, 2007 and the Commission made a finding of a substantial issue on February 7, 2008. The Coastal Commission subsequently approved their coastal development permit (A-6-IMB-07-131) for this project on April 10, 2008 with revised findings made on December 11, 2008. The Coastal Commission advised the applicant that this plan amendment would require an amendment to the applicant's coastal development permit A-6-IMB-07-131 due to parking issues.

ENVIRONMENTAL DETERMINATION:

The Final Environmental Impact Report (FEIR) for the Seacoast Inn Specific Plan was certified (SCH# 2005101113) by the City Council on December 5, 2007 pursuant to the provisions of the California Environmental Quality Act (CEQA). A copy of the FEIR document is available for public inspection at the Community Development Department, 825 Imperial Beach



Boulevard. Parking impacts associated with the roof deck were assessed based upon the Traffic Impact Analysis by Linscott Law & Greenspan wherein it concluded that the proposed parking ratio of 1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities. Aesthetic impacts due to elevator and stairway housing structures proposed on the roof will be mitigated with the requirement for standard screening and architectural treatments of the City. An addendum to the FEIR for this project is on file.

FISCAL IMPACT:

There is no direct fiscal impact to the City with this proposal. The applicant recently deposited \$25,000 to their account #03-95 to pay off their deficit for the processing of this project.

DESIGN REVIEW BOARD (DRB) RECOMMENDATION:

The DRB is scheduled to review this hotel height modification proposal at their February 12, 2009 meeting. City staff recommended to the DRB the following regarding the proposed rooftop patio/garden for the Seacoast Inn:

1. That the Design Review Board support a rooftop patio/garden at the Seacoast Inn.
2. That the Design Review Board support the projections above the height limit of the elevator penthouses, southeast stairway, parapet walls and wind shields.
3. That the Design Review Board not support the proposed enclosed service areas adjacent to the main elevator penthouse.
4. That the Design Review Board not support the proposed canopy extending from the main elevator penthouse.
5. That the Design Review Board not support the proposed height of the northeast stairway enclosure.

Staff will present the DRB recommendation at the February 18, 2009 City Council hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends that:

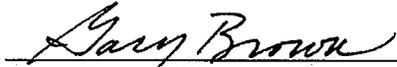
1. A public hearing be convened to entertain public testimony on the proposed project;
2. The Mayor call for the introduction of Ordinance No. 2009-1082 (Approving the

Seacoast Inn Specific Plan Amendment);

3. A motion be considered to dispense First Reading of the ordinance;
4. The City Clerk read Ordinance No. 2009-1082 by title only; and
5. Ordinance No. 2009-1082 be considered for Second Reading and Adoption on March 4, 2009.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gary Brown, City Manager

Attachments:

1. Ordinance No. 2009-1082
2. Proposed Rooftop Patio/Garden Plans

cc: file MF 661

Ash Israni, President, Pacifica Companies, 1785 Hancock Street, Suite 100, San Diego, CA 92110

Allison Rolfe, Planning Director, Pacifica Companies, 1785 Hancock Street, Suite 100, San Diego, CA 92110

John Keating, Linscott, Law, and Greenspan Engineers, 4542 Ruffner Road, Suite 100, San Diego, CA 92111

Deutsch Architects, 5855 Green Valley Circle, Suite 105, Culver City, California 90230-6965

David Caron, PE, LEED AP, Senior Civil Engineer, Construction Testing & Engineering, Inc., 1441 Montiel Road, Suite 115, Escondido, CA 92026

Bobby Zarej, PE, GBE, Principal Engineer, Leading Edge Consulting Engineers, 6650 Flanders Drive, Suite J, San Diego, CA 92121

Diana Lilly, Coastal Planner, California Coastal Commission, 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-1735

ATTACHMENT 1

ORDINANCE NO. 2009-1082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AMENDING THE SEACOAST INN SPECIFIC PLAN (GPA 03-095) BY DELETING SPECIFIED HEIGHT LIMITS THAT APPLY TO QUALIFIED PROJECTIONS ABOVE THE ROOF LINE FOR AN APPROVED 4-STORY, 78 ROOM HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661

**OWNER: IMPERIAL COAST LIMITED PARTNERSHIP
APPLICANT: PACIFICA COMPANIES**

WHEREAS, on February 18, 2009 and on March 4, 2009, the City Council of the City of Imperial Beach held duly advertised public hearings to consider the merits of approving or denying an amendment to delete specified height limits that apply to qualified projections above the roof line for an approved Specific Plan (GPA 03-095), Design Review (DRC 03-091), and Site Plan Review (SPR 03-093), that proposed the redevelopment of an existing hotel into a 4-story, 78-room hotel, 40-foot high with 111 parking spaces in a subterranean garage, a restaurant, swimming pool, meeting rooms, and a new vertical seawall to be located 35 feet east of the existing timber seawall. The proposed project is located on 1.39 acres (APN 625-262-01-00) at 800 Seacoast Drive in the C-2 (Seacoast Commercial Zone) and is legally described as follows:

Lots 1 to 15, inclusive, in Block 7, in South San Diego Beach, in the City of Imperial Beach, County of San Diego, State of California, according to Map Thereof No. 1071, filed in the Office of the County Recorder of San Diego County, July 6, 1907.

Also all that certain alley in said Block 7 lying and being east of and adjacent to Lots 1 and 7, inclusive, in said Block and West of and adjacent to Lots 8 and 12 in said Block, and also all of the other certain alley of said Block, lying between Lots 8, 9, 10 and 11 on the south and Lots 12, 13, 14 and 15 on the north.

Also all that portion of Ocean Boulevard described as follows:

Commencing at the Southwest Corner of Said Block 7, and running thence Northerly along the West line of said Block as shown upon said Map to the Northwest Corner Thereof; Thence at right angles westerly to the high tide line of said Pacific Ocean; Thence Southerly along said high tide line to a point opposite and directly West of the Southwest Corner of said Block; Thence East to said Southwest Corner of said Block and being all that point of said boulevard lying between said Block 7 and the high tide of Pacific Ocean, and extending in a general Northerly direction from said south line of said Block projected Westerly to said high tide line, to the North line of said Block projected Westerly to said high tide line. Said alleys and said portion of Ocean Boulevard were vacated and closed to public use on December 9, 1908, by an order of the Board of Supervisors of San Diego County, recorded in Book 27, Page 432 and Page 433 of the records of said Supervisor's Office.

Except any portion thereof lying below the Mean High Tide Line of the Pacific Ocean.

Together with the reversionary rights, if any, to the centerline of Seacoast Drive, Daisy Avenue, and Date Avenue adjacent Thereto.

Lots 18 and 19, Block 7, Silver Strand Beach Gardens Addition to Imperial Beach, in the City of Imperial Beach, County of San Diego, Sate of California, according to map thereof No. 1902, filed in the Office of the County Recorder of San Diego County, March 25, 1926; Excepting therefrom any portion therefore heretofore or now lying below the ordinary high tide of the Pacific Ocean; and,

WHEREAS, the California Government Code Section 65430 et. seq. provides authority to cities to prepare Specific Plans for the systematic implementation of the General Plan. Section 65452 provides that the Specific Plan may address any subjects which the planning agency determines are desirable to implement the General Plan; and

WHEREAS, on April 16, 2003, the City Council of the City of Imperial Beach adopted Ordinance No. 2003-1002 amending Ordinance 2002-984 that permits the development of hotels to a maximum height limit of 40 feet, and specifies a process for the adoption of a Specific Plan for hotel uses within the C-2 Zone subject to findings, and conformance to the development requirements as specified in said Ordinance; and

WHEREAS, Pacifica Companies submitted an application on November 13, 2003 for Specific Plan approval to the City in conjunction with other entitlement permit requests for the development of a 4-story hotel in the Seacoast Commercial (C-2) Zone located at 800 Seacoast Drive; and

WHEREAS, the City determined that said application required the preparation of an Environmental Impact Report (EIR) evaluating project related impacts. A Draft and Final EIR was prepared, circulated and completed in accordance with the requirements of the California Environmental Quality Act (CEQA). By separate but concurrent action and Resolution, the City Council of the City of Imperial Beach certified the Final EIR (SCH# 2005101113) on December 5, 2007 with a Statement of Overriding Considerations and incorporated the environmental findings and conditions cited in said resolution; and

WHEREAS, the City determined that parking impacts associated with the roof deck amendment were assessed based upon the Traffic Impact Analysis by Linscott Law & Greenspan wherein it concluded that the proposed parking ratio of 1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities. Aesthetic impacts due to elevator and stairway housing structures proposed on the roof will be mitigated with the requirement for standard screening and architectural treatments of the City; and

WHEREAS, the City Council of the City of Imperial Beach found that the project was consistent with the General Plan as demonstrated in Chapter 3 of the Seacoast Inn Specific Plan and the project design of the 78-guest room hotel, 40 feet high was compatible in use with surrounding commercial and residential developments in the vicinity which consist of multiple-story multiple-family residential developments to the north and south, and commercial buildings to the north and east, and, therefore, was consistent with Policy D-8 of the Design Element of the General Plan which promotes project design harmonious with adjoining residential and surrounding uses; and

WHEREAS, the City Council of the City of Imperial Beach finds this specific plan amendment for relief from specified height restrictions for qualified roof mounted structures is consistent with the General Plan/Local Coastal Plan and Zoning Ordinance as Municipal Code Section 19.40.020 (Exceptions) does not specify a height limit for qualified projections above the roof; and

WHEREAS, in compliance with the provisions of AB 32, The California Climate Solutions Act of 2006, the potential impacts of the Seacoast Inn project were, to the extent that such impacts were, as directly associated with the project conditions, evaluated in the Draft and Final EIR for the project (reference- Section 3.12 of said EIR). The project applicant has agreed to incorporate: solar panels for direct use, hot water production and other specific measures discussed in the EIR, and

WHEREAS, the City Council of the City of Imperial Beach again further offers the following findings in support of its decision to approve the amendment to the Seacoast Inn Specific Plan as required by Section 19.27.150:

1. The proposed project as amended will not adversely affect the General Plan or the Local Coastal Program.

The Seacoast Inn project, as amended, is consistent with the City's adopted General Plan and Local Coastal Program in the following manner: The Seacoast Inn Specific Plan complies with specific parking policy of the General Plan, specifically Policy C-22 of the Circulation Element, which encourages the provision of parking facilities, shared parking and development of parcels west of Seacoast Drive as commercial and recreational uses rather than parking lots. The proposed 78 room full service hotel increases the number of hotel guest rooms and visitor serving facilities on the west side of Seacoast Drive, and is providing an increase of off-street parking facilities in a subterranean garage. Additionally, new on-street parking spaces will be installed by separate action by the City on Date Avenue.

A more pedestrian friendly design and improvements will be installed along Seacoast Drive and Date Avenue in the form of wider public sidewalks, grand entryway design treatments and contemporary building architecture for this project.

The specific plan amendment for height relief is also consistent with the Imperial Beach Zoning Ordinance as Municipal Code Section 19.40.020 (Exceptions) does not specify a height limit for qualified projections above the roof.

2. The proposed project as amended will not be detrimental to the public health, safety, or welfare.

Based on the Final Environmental Impact Report (EIR), the proposed project is not expected to have any adverse or negative impacts on public health, safety or welfare. Improved pedestrian safety will be provided by wider public sidewalks along Seacoast Drive and Date Avenue. Ingress/egress for the project will be located off of Date Avenue and be clearly visible to pedestrians and other vehicles. Additionally, the project is providing for the replacement of an existing timber seawall with a new seawall structure that is incorporated into the building design and set back 35 feet from the former location

in conformance with the City's "stringline policy" for this portion of the beach area. This new seawall will provide property protection from flooding conditions during storm and high tide events.

Project parking conforms to requirements for providing a parking ratio of 1.4 spaces per room, as evident through a certified traffic engineering analysis demonstrating the conditions and findings in support of said ratio. The proposed project provided a traffic analysis, which is incorporated into the Draft and Final EIR documents, prepared by Linscott, Law & Greenspan. This analysis supports a parking ratio of 1 space per room. The project is providing 1.4 spaces per room, which would be adequate to accommodate the demands of the hotel guest rooms and all of its amenities.

3. The proposed project, when considered as a whole, will be beneficial to the community and the City.

The proposed project will provide several benefits to the City that specifically comply with or implement public policies, goals and objectives. The proposed project will increase property taxes to the City through its use of condominium financing for the guest rooms, and as a result of new building construction at the project site. The City will also receive increased hotel (TOT) taxes from the increase of available hotel guest rooms from 38 guest rooms to 78 guest rooms. Retail sales taxes are anticipated to increase as a result of the new hotel operations which will be providing full-service facilities, including a public restaurant, meeting rooms and other hotel amenities that generate sales tax revenues.

The proposed hotel is designed to incorporate and include environmentally friendly building design features that reduce water and energy consumption and lowers its anticipated carbon footprint through the use of, but not limited to the use of roof-top solar panels, drought-tolerant landscape materials, bicycles for guest use, high-efficiency appliances throughout the hotel operations/facilities, the dedication of a senior hotel person that is dedicated to be an environmental manager responsible for the monitoring and implementation of environmental programs and activities on-site.

The proposed hotel will also be geared toward promoting and attracting eco-tourism markets, which is consistent with the City's unique position of being the host city for existing State and Federal Wildlife Park areas located in close proximity to the proposed hotel.

The proposed hotel also removes physical encroachments in existing public rights-of-way for public sidewalk areas; will also remove encroachment by private stairs accessing the beach area from a private deck area of the existing hotel, which limits lateral beach access.

The proposed hotel also provides for the dedication of private beach area from the mean high tide line back to the public for use and benefit in conformance with the City's Local Coastal Program, and increases public access with the provision of new ADA ramps from the north side of the hotel building to the beach and from the street end at Date Avenue to the beach area.

4. The proposed deviations are appropriate for the location and will result in a more desirable project than would be achieved if designed in strict conformance with zoning regulations in the C-2 Zone.

A 4-story, 78 room, full service hotel cannot be accommodated at the current site using existing C-2 Zone regulations. A 4-story high structure would not be allowed in this Zone. The proposed project design has been achieved using the City's Specific Plan process that results in a design increasing public lateral and horizontal access to the beach area, provides a unique boutique hotel honoring the "small beach community character" of Imperial Beach, enhances views from other public areas, provides a catalyst for enhancement of the Seacoast Drive commercial zone, and returns a private beach area to public use and benefit. The curvilinear building design of the project not only achieves these results, but the project design could not be achieved by the strict conformance with C-2 Zone regulations for height, parking and building design features.

The height relief from the specific plan restrictions are still in compliance with Municipal Code Section 19.40.020 (Exceptions) as the Code does not specify a height limit for qualified projections above the roof and such roof-mounted structures will be subject to design review procedures and any visual effects would be mitigated by screening and standard city architectural requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH DOES ORDAIN AS FOLLOWS:

SECTION 1. The Seacoast Inn Specific Plan is hereby amended as follows:

Section

3.1(c) Height, Setbacks, Parking

The following may be considered as part of an approved Specific Plan for the property:

Height- *Maximum building height to be four (4) stories and forty (40 feet).*

- *The height of new buildings to be calculated as follows: The height of the building shall be measured from a plane that results from averaging the existing perimeter elevations at the portion(s) of the site affected by the new development.*

The height of the proposed building is to be measured from a plane that results from averaging the existing perimeter elevations. The plane has been determined to be at elevation 14 feet above mean sea level on a survey dated 4/24/2002 by DEI Professional Services, L.L.C., and as such the maximum height of the roof base will be 54 feet. Any roof sloping structures above 40 feet will be screened by a stucco parapet that will also screen roof items and shall not exceed the roof height by more than 48 inches be subject to design review approval by the City Council. Structures, such as elevator penthouses, shall not exceed the roof height by more than 84 inches. housing for sStairways to the roof, needing to be above the roof elevation shall not exceed the roof height by more than 84 inches. eEquipment such as condensers, fans, and other HVAC related equipment, shall not exceed the roof height by more than 48 inches. gGarage ventilation fans, and kitchen ventilation fans, if required, shall not exceed roof height by more than 96 inches and shall be screened. and sSolar panels, either for hot water production or photovoltaic generation, shall not exceed roof height by more than 72 inches. The

~~maximum height of 72 inches has been chosen to accommodate the need to angle solar panels to improve efficiency; however, to the maximum extent possible the best available technology will be utilized to reduce the height of the panels. This ratio of parapet height to the maximum roof item height will ensure that roof items will not be seen from the ground in the surrounding area be subject to the provisions of Municipal Code Section 19.40.020 (Exceptions) wherein said section does not specify a height limit for qualified projections above the roof and such roof-mounted structures will be subject to design review procedures and any visual effects would be mitigated by standard screening and city architectural requirements. Solar panel details and other roof items will be further described and refined, for the purpose of minimizing height, in the construction documents. See Exhibit E for cross-sections of roof items, their respective heights, and screening techniques is hereby deleted in deference to final building plans that may be subsequently approved pursuant to this height relief amendment.~~

SECTION 2: The City Council of the City of Imperial Beach hereby declares that should any section, paragraph, sentence, phrase, term or word of this Ordinance, hereby adopted, be declared for any reason to be invalid, it is the intent of the City Council that it would have adopted all other portions of this Ordinance irrespective of any such portion declared invalid.

SECTION 3: The City Clerk is directed to prepare and have published a summary of this ordinance no less than five days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption by the City Council. Within fifteen (15) days after its adoption, the City Clerk of the City of Imperial Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

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

PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, held the 18th day of February 2009; and thereafter **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, held on the 4th day of March 2009, by the following roll call vote:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**
DISQUALIFIED: **COUNCILMEMBERS:** (DUE TO POTENTIAL CONFLICTS OF INTEREST)

James C. Janney
JAMES C. JANNEY, MAYOR

ATTEST:

Jacqueline M. Hald

JACQUELINE M. HALD, CMC
CITY CLERK

APPROVED AS TO FORM:

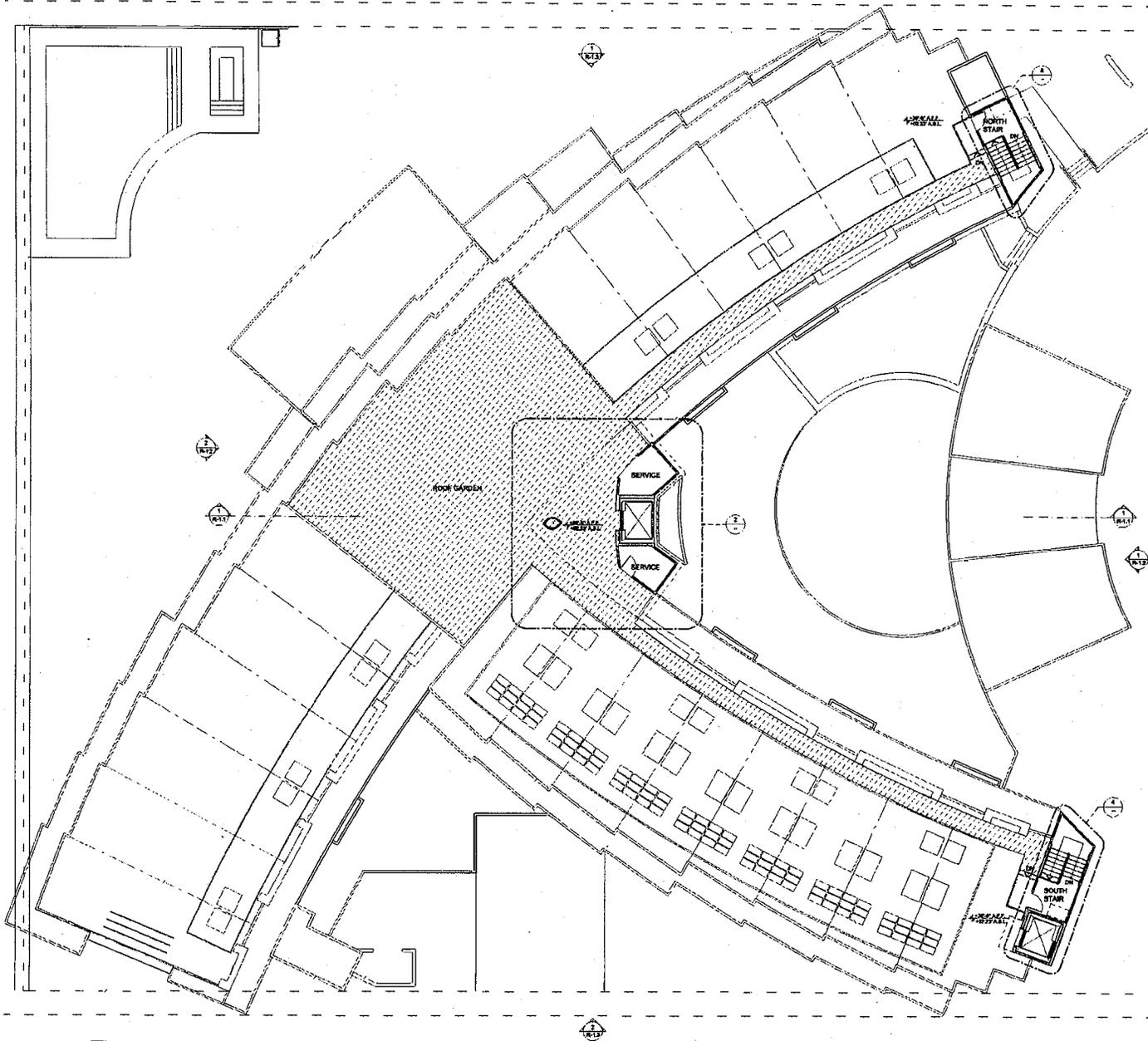
James P. Lough

JAMES P. LOUGH
CITY ATTORNEY

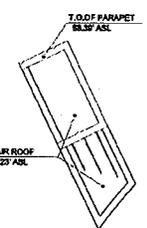
I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2009-1082 – An Ordinance of the City Council of the City of Imperial Beach, California, AMENDING THE SEACOAST INN SPECIFIC PLAN (GPA 03-095) BY DELETING SPECIFIED HEIGHT LIMITS THAT APPLY TO QUALIFIED PROJECTIONS ABOVE THE ROOF LINE FOR AN APPROVED 4-STORY, 78 ROOM HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661.

CITY CLERK

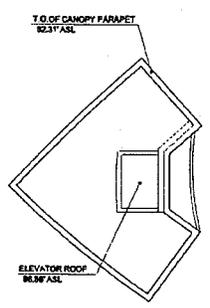
DATE



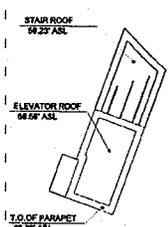
1 ROOF LEVEL GENERAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 PARTIAL UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

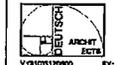


2 PARTIAL UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"



4 PARTIAL UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

DC
DARRALL DESIGN CONSULTANTS
V: 919/7917814 F: 919/7917815
E: ddc@darra.com



V: 012012000 F: 011012101
E: darra@darra.com
8565 Ocean Valley Circle, Suite 105
Carroll City, California, USA 90230

OWNER:



JOB NAME: BEACONST BN
800 BEACONST DRIVE
IMPERIAL BEACH, CALIFORNIA

JOB R:

PHASE:

TITLE: ROOF LEVEL GENERAL FLOOR PLAN

SCALE: AS NOTED

DRAWN BY: DCA/JS

CHECKED BY: PD/ED

DATE: 02/04/08

PROPRIETARY & CONFIDENTIAL INFORMATION
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OWNER:

PACIFICA
 COMPANIES

JOB NAME: SEACREST DRIV
 800 SEACREST DRIVE
 IMPERIAL BEACH, CALIFORNIA

JOB #:

PHASE:

TITLE: ENLARGED BUILDING SECTION

SCALE: AS NOTED

DRAWN BY: GUY/JR

CHECKED BY: PD/ED

DATE: 02-04-08

I AM A PROFESSIONAL ARCHITECT
 I AM LICENSED IN THE STATE OF CALIFORNIA
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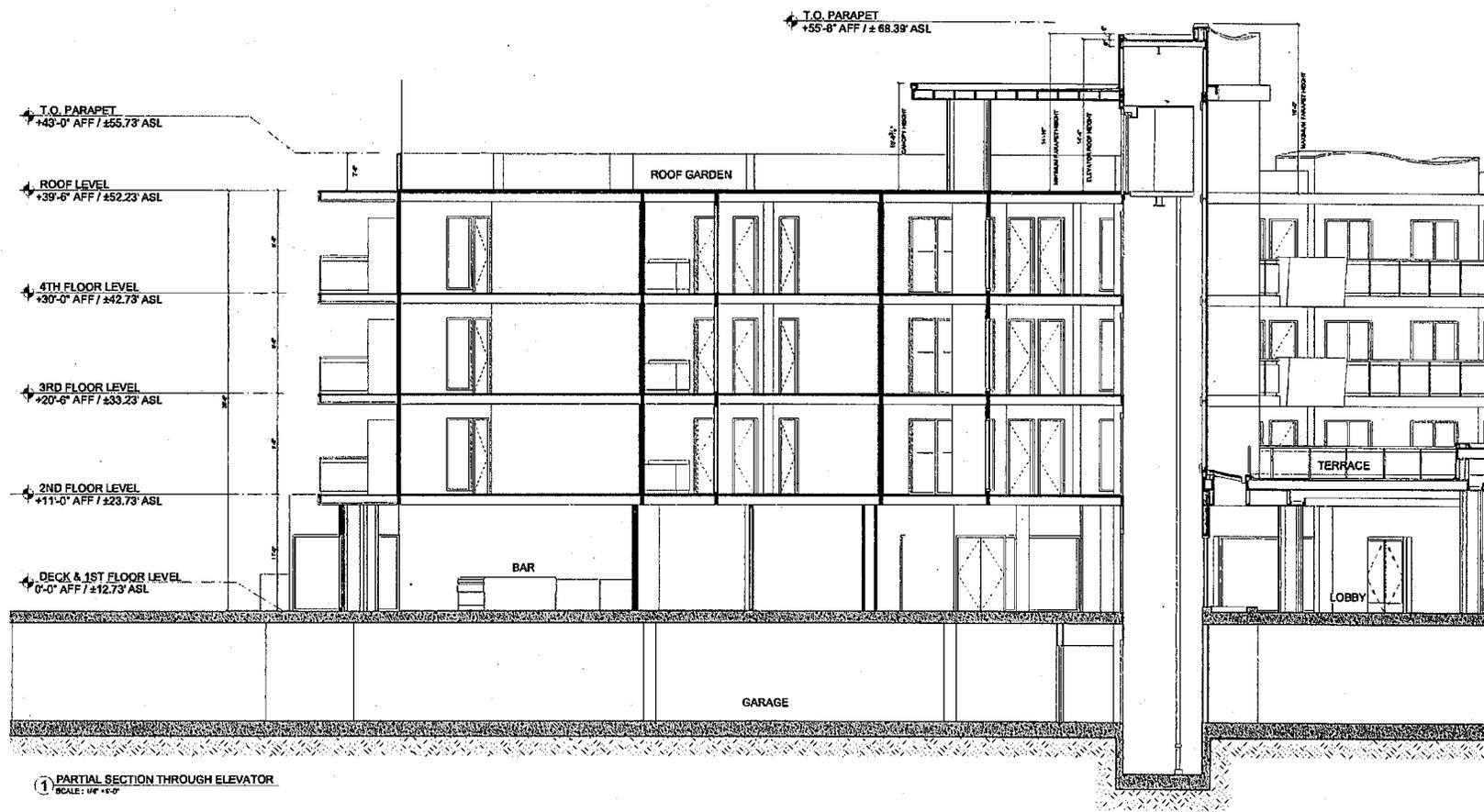
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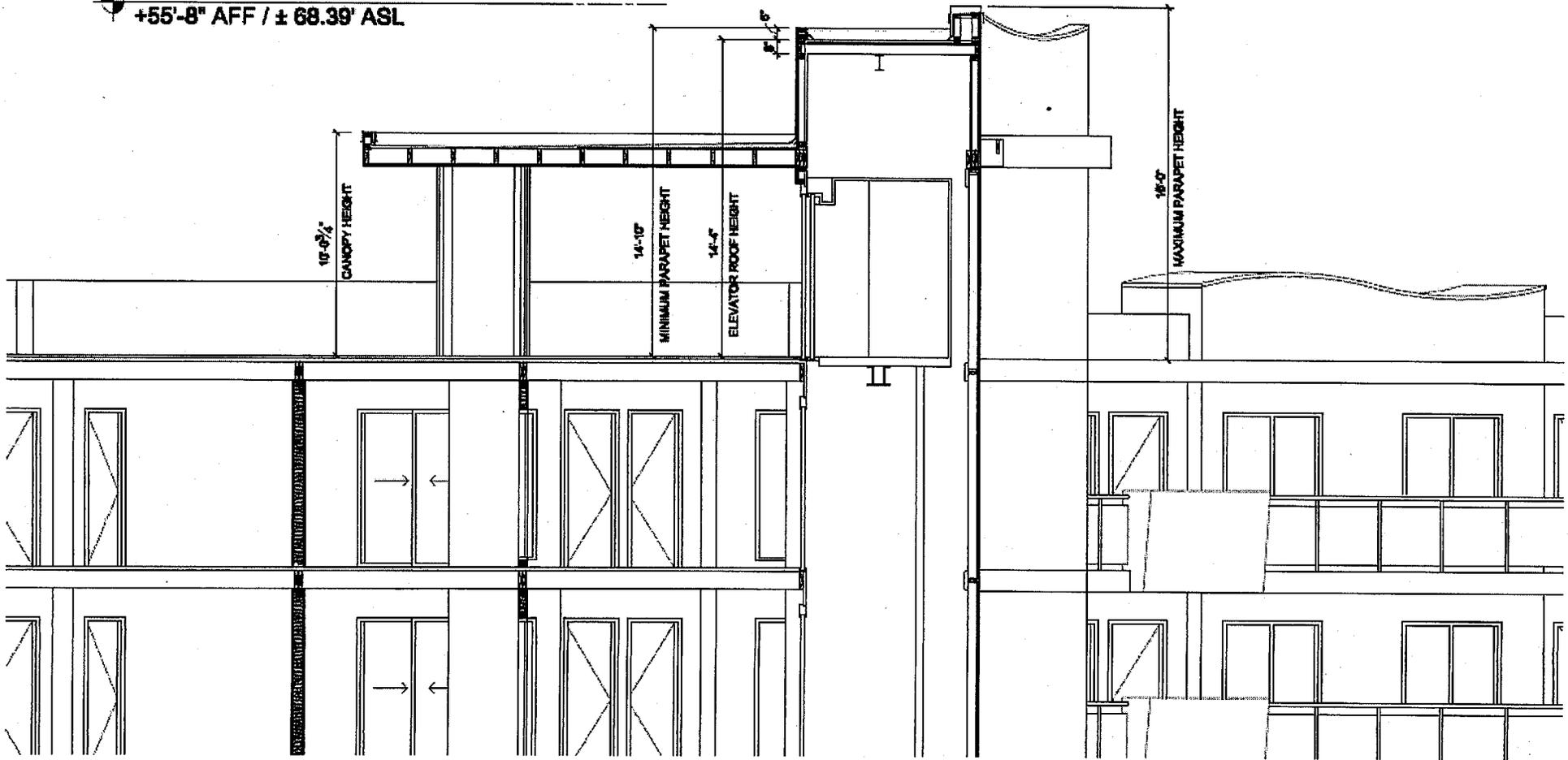
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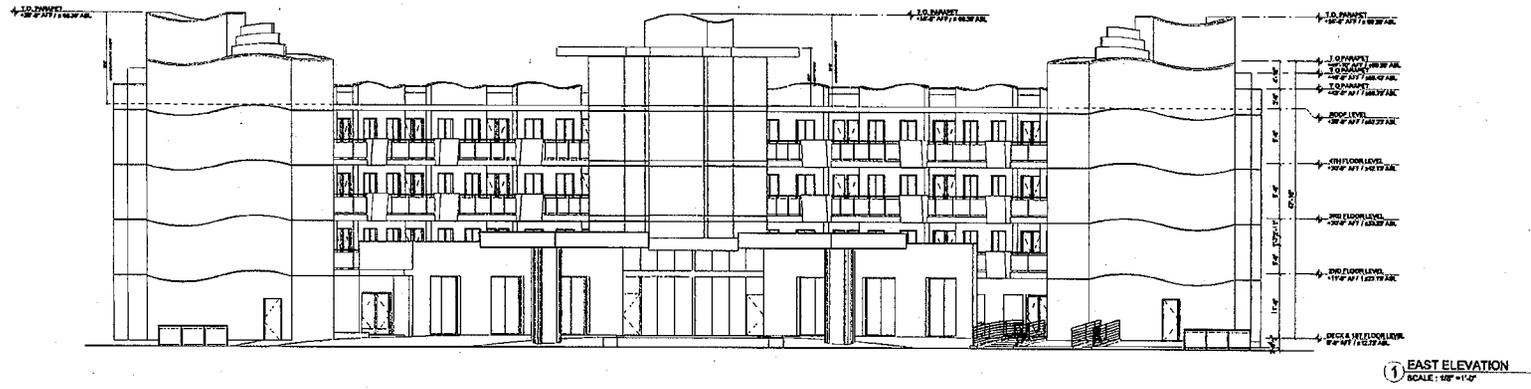
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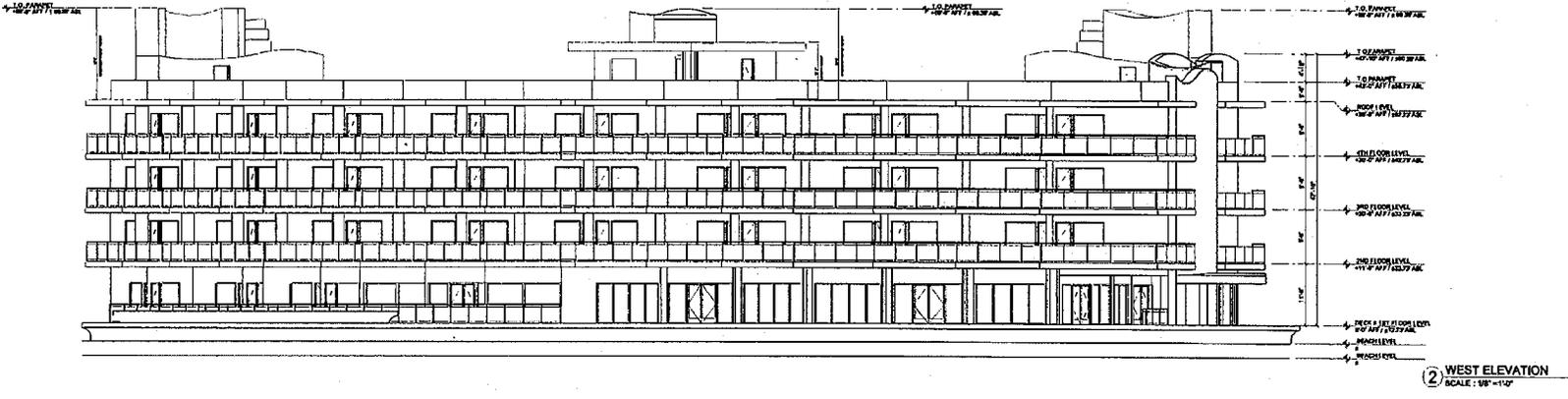
1 PARTIAL SECTION THROUGH ELEVATOR
 SCALE: 1/4" = 1'-0"

T.O. PARAPET
+55'-8" AFF / ± 68.39' ASL





1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DDC
DARRALL DEBIGH CONSULTANTS
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E: ddc@ddcarchitects.com
ARCHITECTS
V: 919.781.1788 F: 919.781.1728
E: ddc@ddcarchitects.com
2855 Green Valley Circle, Suite 103
Carroll City, California, USA 94022

OWNER:
PACIFICA
COMPANIES
JOB NAME: SEACASTWAY
860 SEACAST DRIVE
HERRING BEACH, CALIFORNIA

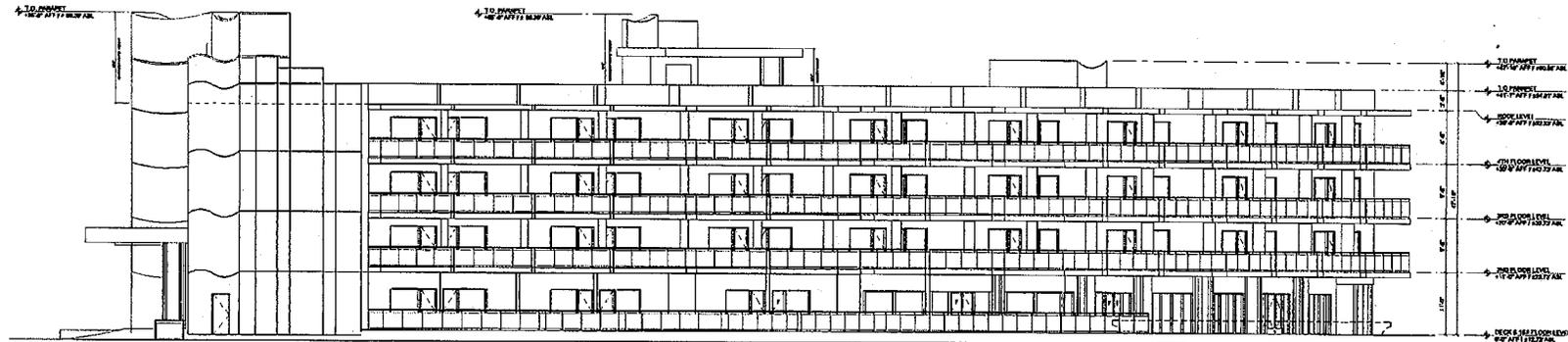
JOB #: 12-0000
PHASE: ENLARGED EXTERIOR ELEVATIONS
TITLE: ENLARGED EXTERIOR ELEVATIONS
SCALE: AS NOTED
DRAWN BY: DR/JB
CHECKED BY: PD/DO
DATE: 02/04/08

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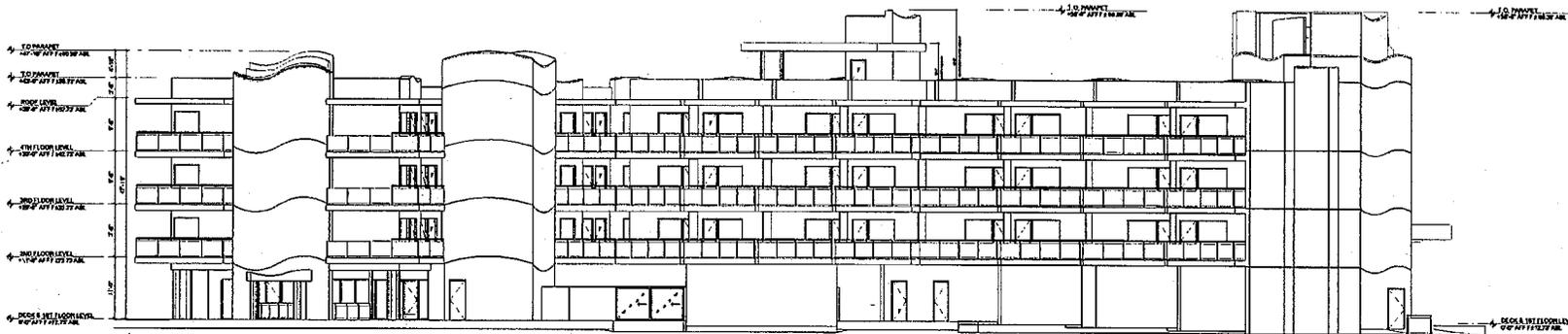
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PROGRESS SET

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① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DC
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8655 Green Valley Circle, Suite 105
Culver City, California, USA 90230

OWNER:

PACIFICA
COMPANIES

JOB NAME: BEACON HILL
800 BEACON DRIVE
IMPERIAL BEACH, CALIFORNIA

JOB #:

PHASE:

TITLE: ENLARGED EXTERIOR ELEVATIONS

SCALE: AS NOTED

DRAWN BY: DRY JR

CHECKED BY: POF/ED

DATE: 05-04-08

PREPARED BY & CONFIDENTIAL INFORMATION
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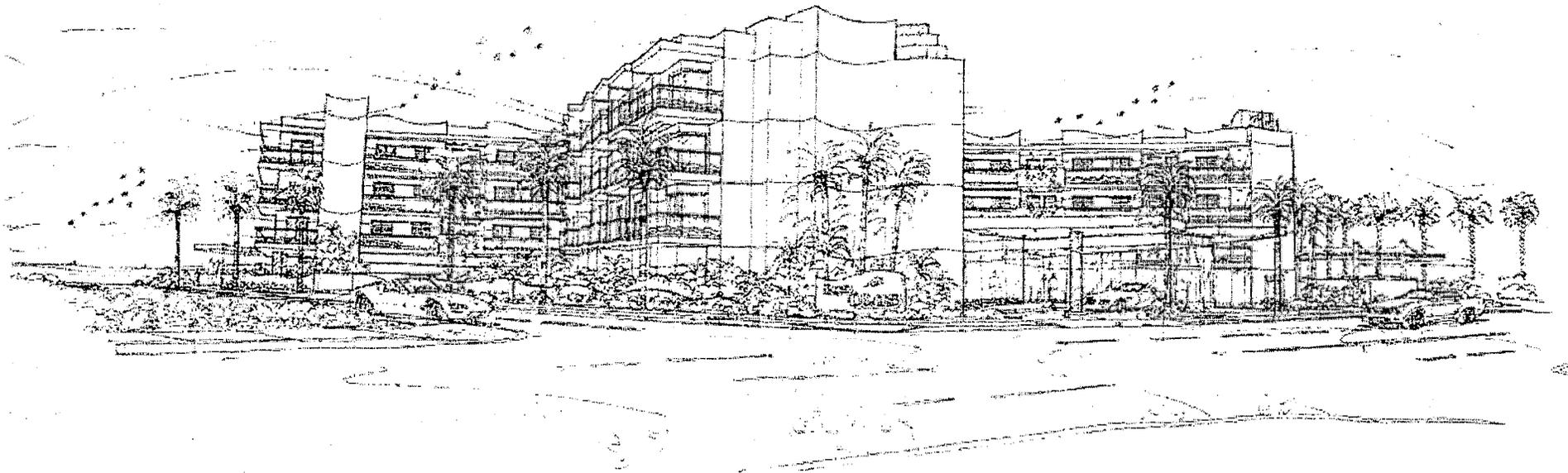
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SHEET:

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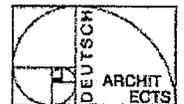


PACIFICA
COMPANIES

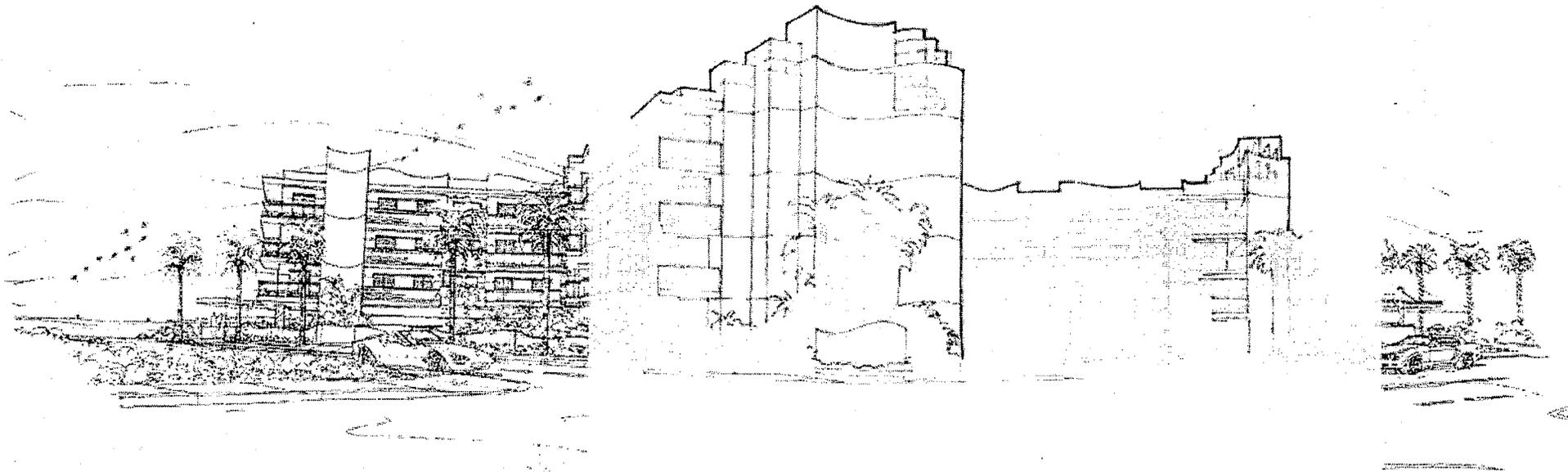
SEACOAST INN BUILDING EXTERIOR
VIEW LOOKING NORTHWEST

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Culver City, California 90230-6266
Tel: 310-250-1708 Fax: 310-250-1626
E-MAIL: ddc@earthlink.net



Architecture +
Planning

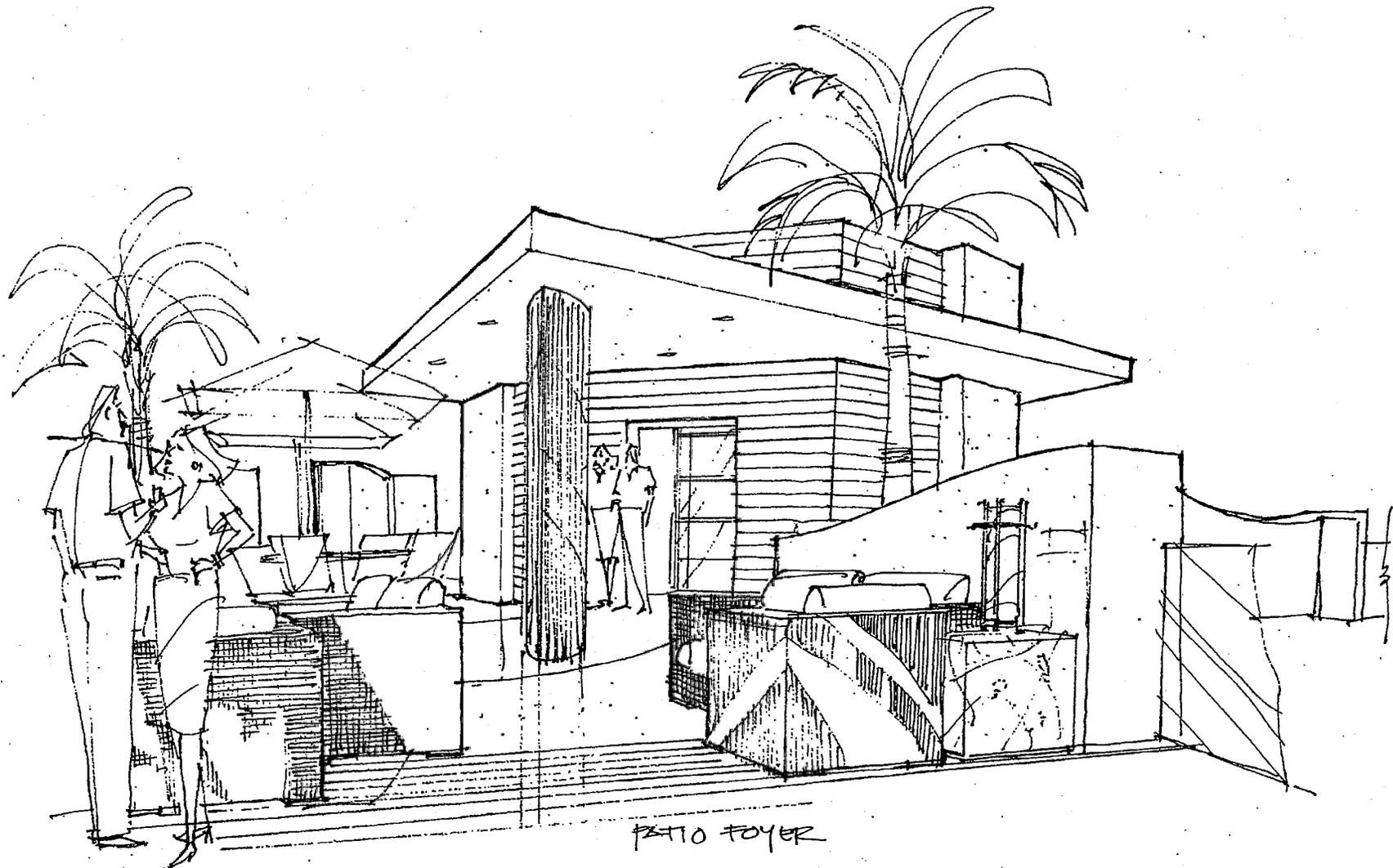


PACIFICA
COMPANIES

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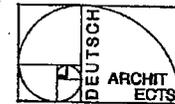


Architecture +
Planning



PATIO FOYER

PACIFICA
COMPANIES



Architecture +
Planning

DDC

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Culver City, California 90230-6985
Tel: 310-216-1768 Fax: 310-216-1826
E-Mail: ddc-usa@earthlink.net

3 METERS

GLASS
RAILINGS

ROOF GARDEN

PLANTERS W/ GLASS

EXIT

PLANTERS
W/ GLASS
WIND
BARRIERS

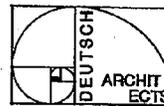
ROOF GARDEN

EXIT

ROOF GARDEN PLAN

SEACREST PROJECT
IMPERIAL BEACH, CA.

PACIFICA
COMPANIES

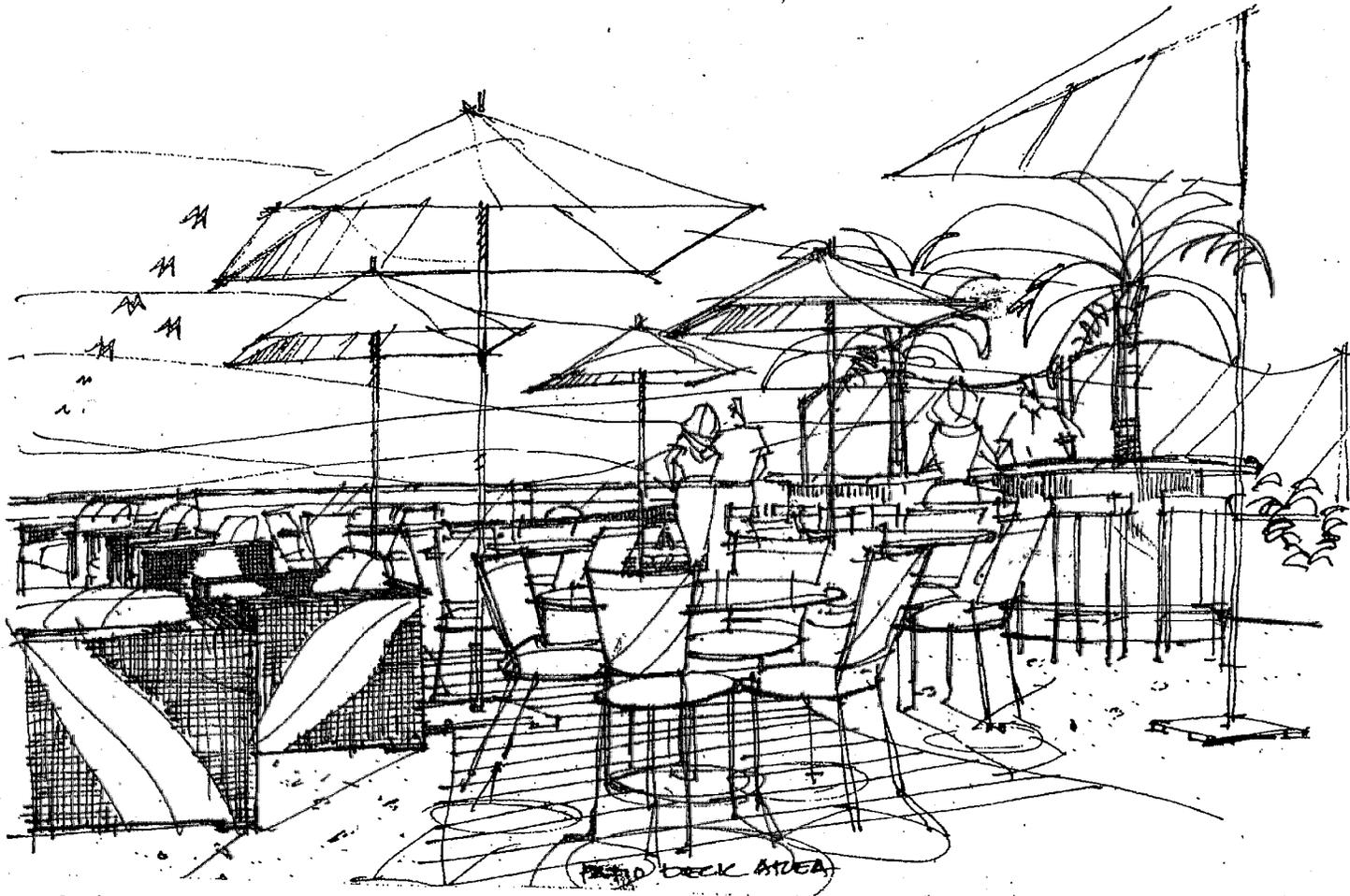


Architecture +
Planning

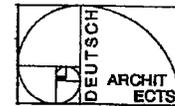
DDC

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PACIFICA
COMPANIES



Architecture +
Planning

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E-Mail: ddc-usa@earthlink.net

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

3.1 ORDINANCE NO. 2009-1082 – SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES RE: SPECIFIC PLAN AMENDMENT (GPA 03-095), DESIGN REVIEW (DRC 03-094), AND SITE PLAN REVIEW (SPR 03-093), FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661. (0660-43)

MAYOR JANNEY declared the public hearing open.

ASSISTANT CITY MANAGER RITTER introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave a PowerPoint presentation on the item; he reported that the applicant is proposing a 2,500 square foot rooftop patio/garden, a low wall topped by glass railings and wind shields, projections located above the elevators and stairway that extend beyond the height limit, an enclosed service area, and canopy; he reviewed the revised renderings; he noted that the parking impact assessment associated with the roof deck addition were assessed and it was concluded that the proposed parking ratio of 1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities; he recommended support for the proposal with the exception of the height of the northeast stairway enclosure.

ALLISON ROLFE, of Pacifica Companies, gave a PowerPoint presentation on the proposal; she stated that the rooftop patio would accommodate receptions of up to 150 people, would be used during peak bar time, and be used for occasional restaurant service; she requested support of the projection on the northeast corner to be at the same height of the two proposed elevator penthouses to maintain the balance of the overall design of the project.

COMMUNITY DEVELOPMENT DIRECTOR WADE announced a letter from the Lissoy Family Trust was submitted as Last Minute Agenda Information; and he recommended a revision to the last paragraph on page 5 of the ordinance by adding, "above mean sea level".

MARY CRIST questioned if there would be evacuation routes for the handicapped.

COMMUNITY DEVELOPMENT DIRECTOR WADE responded that the project will be ADA compliant and all elements of the project will be accessible for ingress and egress; and the roof will be fully accessible.

City Council expressed appreciation for staff adhering to the code and there was support for maintaining the design as presented in order to keep the symmetry of the building and balance of the architecture.

MOTION BY MCCOY, SECOND BY BRAGG, TO CONTINUE THE PUBLIC HEARING TO MARCH 4, 2009. MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY called for the reading of the title of Ordinance No. 2009-1082.

CITY CLERK HALD read the title of Ordinance No. 2009-1082, an Ordinance of the City Council of the City of Imperial Beach, California, amending the Seacoast Inn Specific Plan (GPA 03-095) by deleting specified height limits that apply to qualified projections above the roof line for an approved 4-story, 78 room hotel located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone. MF 661.

MOTION BY MCCOY, SECOND BY MCLEAN, TO DISPENSE THE FIRST READING AND INTRODUCE ORDINANCE NO. 2009-1082 AS AMENDED BY TITLE ONLY, SET THE MATTER FOR ADOPTION AT THE NEXT REGULAR CITY COUNCIL MEETING OF MARCH 4, 2009, AND AUTHORIZE THE PUBLICATION IN A NEWSPAPER OF GENERAL CIRCULATION. MOTION CARRIED UNANIMOUSLY.

CITY ATTORNEY LOUGH clarified for the record that the project is not exceeding the height limit; City Council is interpreting the law and reasonableness of the projections above the height limit.

ORDINANCES – SECOND READING & ADOPTION/PUBLIC HEARING (4.1)

- 4.1 ORDINANCE NO. 2009-1082 – SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES RE: SPECIFIC PLAN AMENDMENT (GPA 03-095), DESIGN REVIEW (DRC 03-094), AND SITE PLAN REVIEW (SPR 03-093), FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661. (0660-43)**

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN reported on the item.

CITY CLERK HALD announced no speaker slips were submitted.

MAYOR JANNEY closed the public hearing and called for the second reading of the title of Ordinance No. 2009-1082.

CITY CLERK HALD read the title of Ordinance No. 2009-1082, an Ordinance of the City Council of the City of Imperial Beach, California, amending the Seacoast Inn Specific Plan (GPA 03-095) by deleting specified height limits that apply to qualified projections above the roofline for an approved 4-story, 78-room hotel located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone. MF 661.

MOTION BY MCCOY, SECOND BY MCLEAN, TO DISPENSE SECOND READING AND ADOPT ORDINANCE NO. 2009-1082 BY TITLE ONLY. MOTION CARRIED UNANIMOUSLY.



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, ASSOCIATE PLANNER

SUBJECT: CONSENT AGENDA: COASTAL DEVELOPMENT PERMIT (CP 060427) AND FINAL MAP (FM 060428) FOR THE PROPOSED CONDOMINIUM CONVERSION OF THIRTY-SEVEN (37) UNITS LOCATED AT 1037 AND 1047 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 878.

PROJECT DESCRIPTION/BACKGROUND:

The coastal development permit (060427) and tentative map (TM 060428) for this project, consisting of thirty-seven (37) residential units located at 1037 and 1047 Seacoast Drive (APN 625-391-23-00; 625-392-24-00), was approved by the City Council on March 5, 2008.



PROJECT EVALUATION/DISCUSSION:

The applicant has not completed the required improvements stipulated in Resolution 2008-6577. A Final Map may be approved if there is a lien contract for the value of the required improvements that is recorded with the map and/or if there is a recorded agreement prohibiting the sale of any units until the improvements are completed. The applicant is agreeable to these restrictions, and a lien contract/covenant not to convey shall be executed along with the Final Map listing all required improvements prior to conveyance of any units.



CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The project may be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15268(b)(3) (Ministerial Projects: Approval of final subdivision maps).

FISCAL IMPACT:

The applicant has deposited \$11,500.00 in the Project Account Number 060427 to fund the processing of this application.

DEPARTMENT RECOMMENDATION:

Approve the Final Map for recordation.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown

Attachments:

1. Final Map

c: file MF 878
Robert Miller, 1167 5th Street, Imperial Beach, CA 91932
Tina Kessler, 9707 Waples Street, San Diego, CA 92121
Frank Sotelo, Public Safety
Hank Levien, Public Works Director
Ed Wilczak, Building Official
Jacque Hald, City Clerk
Diana Lilly, California Coastal Commission

Return to Agenda



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: OFFICE OF THE CITY MANAGER
SUBJECT: USE OF THE STATE'S TIRE FUND

BACKGROUND:

The California Integrated Waste Management Board (CIWMB) has statutory direction to work on recycling and reuse of tires through a State Tire Fund, but does not have authority to spend the funds in Mexico which receives over two million used tires a year from California. After use in Mexico the tires often return to California via storm-water flows. An efficient way to address this problem is to cooperate with Mexico to manage, engineer and recycle tires in Mexico. It would be helpful if the Tire Fund could be spent for projects in Mexico, and SB 167 would authorize such expenses.

ENVIRONMENTAL ANALYSIS:

Supporting this legislation is not a project as defined by CEQA, but the use of Tire Funds in Mexico may have a very positive effect by reducing tires coming down the Tijuana River.

FISCAL IMPACT:

No direct impact on City funds.

CITY MANAGER'S RECOMMENDATION:

Authorize sending the attached letter to Senator Ducheny.



Gary Brown, City Manager

Attachments:

1. Letter of Support for Senate Bill 167 (Tire Bill)

April 8, 2009

Senator Denise Ducheny
State Capitol, Room 5035
Sacramento, CA 95814

DRAFT

Faxed to: (916) 327-3522

Re: Senate Bill 167 (Tire Bill) – Support

Dear Senator Ducheny:

On behalf of the City of Imperial Beach, I am writing to support your Senate Bill (SB) 167. As written, SB 167 would protect the economic, environmental, and public health interests of California by allowing revenues generated from the tire recycling fee to fund waste tire related clean up along the California-Mexico border.

The California Integrated Waste Management Board (CIWMB) exports more than two million waste tires annually to Mexico in an effort to keep them out of California landfills. After these tires are used for a short period, many are improperly disposed of in Mexican border cities. Every year, thousands of waste tires cross back into California with storm-water flows. They create significant environmental, public health, and economic impacts. Tires degrade sensitive ecosystems and obstruct the collection of ocean-bound wastewater and refuse. Tires are also vectors for disease as they often hold stagnant water where mosquitoes breed. State, local, and federal agencies spend public funds to excavate and dispose of waste tires from Mexico.

State agencies acknowledge that the most efficient and cost-effective way to resolve this waste tire issue is to work directly with Baja California agencies to engineer and develop cooperative management, recycling, and reuse projects. In recent years, the Legislature has taken the lead by giving statutory direction to the CIWMB as to the use of the Tire Fund. However, despite a surplus of means available in the Fund for these projects, the CIWMB does not have the authority to spend money on implementing border projects in Mexico.

SB 167 will resolve this problem by giving the CIWMB the authority it needs to deal with waste tires in a cost-effective way using the established Tire Fund.

For these reasons, we the City of Imperial Beach support your legislation.

Sincerely,

James C. Janney
Mayor
City of Imperial Beach



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: TOM RITTER, ASSISTANT CITY MANAGER *TR*
SUBJECT: REJECTION OF CLAIMED FILED BY DIANNE SCHERTZER

BACKGROUND:

On March 9, 2009 the City received a claim from Dianne Schertzer for \$24,407.54 in loss of income due to road construction on Palm Avenue between Third and Seacoast. City of Imperial Beach Administrative Procedure A-8 requires all claims over \$10,000 to be presented to the City Council for approval or denial.

DISCUSSION:

Staff has reviewed this claim and recommends denial, as loss of income due to road construction is not a viable claim against a public entity.

ENVIRONMENTAL IMPACT

Not a project as defined by CEQA.

FISCAL IMPACT:

No fiscal impact at this time.

DEPARTMENT RECOMMENDATION:

It is requested that the City Council deny the claim.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary R. Brown, City Manager

Attachments:

1. Claim against City filed by Dianne Schertzer

CLAIM AGAINST THE CITY OF IMPERIAL BEACH

RECEIVED

2009 MAR -9 P 2:42

Received by Juan D. Weeber

via U.S. Mail
 Hand Delivered

CITY MANAGER/PERSONNEL
CITY CLERK OFFICES
Date Stamp

CLAIM NO. _____

A claim must be filed with the City Clerk of the City of Imperial Beach. Claims for death or injury to person or personal property or growing crops must be filed within six months from the date the incident or event occurred. All other claims must be filed within one year. Where space is insufficient, please use additional paper and identify information by paragraph number. Completed claims must be mailed or delivered to: City of Imperial Beach, City Clerk, 825 Imperial Beach Boulevard, Imperial Beach, CA 91932.

The Undersigned respectfully submits the following claim and information:

1. NAME OF CLAIMANT: Dianne Schertzer Saltwater Magic
 - a. ADDRESS OF CLAIMANT: 226 Palm Ave
Imperial Beach Ca Zip Code: 91932
 - b. PHONE NO. Home: _____ Business: 619 423-7873
 - c. DATE OF BIRTH: _____

2. Name, telephone and post office address to which claimant desires notices to be sent if other than above: _____

3. Date, time and place of occurrence of transaction from which the claim arises:
 - a. DATE: 8/4/08 - 1/31/09 b. TIME: _____
 - c. PLACE (exact location): 226 Palm Ave
Imperial Beach Ca 91932
 - d. Specify the particular occurrence, event, act or omission and circumstances you claim caused the injury or damage (use additional paper if necessary):
loss of income due to road construction

4. Give a description of the injury, property damage or loss, so far as is know at the time of this claim. If there were no injuries, state "no injuries".
(If your claim involves a vehicle, include license, year, make and model.)

no physical injuries

5. Give the name(s) of any City employee(s) involved in the injury or loss, if known:

6. Name and address of any other person(s) injured: _____

7. Name and address of the owner of any damaged property: _____

8. Damages claimed:

a. Amount claimed as of this date: \$ 24,407.54

b. Estimated amount of future costs: \$ _____

c. Total amount claimed: \$ 24,407.54

d. Basis for computation of amounts claimed (include copies of all bills, invoices, estimates, etc.) _____

average sales years 2004-2007

9. Names and addresses of all witnesses:

(1) _____

(2) _____

(3) _____

WARNING: IT IS A CRIMINAL OFFENSE TO FILE A FALSE CLAIM! (PENAL CODE SECTION 72).

I have read the matters and statements made in the above claim and I know the same to be true of my own knowledge, except as to those matters stated upon information or belief and as to such matters I believe the same to be true. I certify under penalty of perjury that the foregoing is TRUE and CORRECT

Signed this 6th day of March, 2009 at the City of Imperial Beach
Ca.

Marianne L. Schertzer
CLAIMANT'S SIGNATURE



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: DAVID STOTLAND, CITY ATTORNEY,
H.A. LEVIEN, PUBLIC WORKS *HAL*
SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
IMPERIAL BEACH, CALIFORNIA, REPEALING AND ADDING
SECTION 3.04.160, RELATING TO PROFESSIONAL SERVICES
CONTRACTING PROCESSES

BACKGROUND:

Currently, Imperial Beach Municipal Code section 3.04.160 requires the City to obtain three bids each time it tries to contract for professional services, unless three qualified professional service providers are unavailable. The ordinance does not contain any exception for when a professional service provider has a history of performing high quality work for the City on a cost-effective basis.

DISCUSSION:

The current ordinance has caused problems for city staff. It has made it more difficult for city staff to retain professional services when necessary to do so on short notice. It also has interfered with city staff's ability to re-hire contractors who have performed effective service for the City. This ordinance is designed to solve these problems while still allowing adequate oversight for City contracting practices.

This ordinance repeals the current version of Section 3.04.160 and replaces it with different language. Under the new version, as with the old one, the City must generally obtain at least three bids when it seeks to enter a contract for professional services.

The new ordinance has two exceptions to it, however. First, it allows the City Manager to waive these bidding requirements on professional service contracts valued at \$15,000 or less. Second, it allows the City Council, by resolution, to waive the requirements of this Section when doing so is in the best interest of the City.

ENVIRONMENTAL DETERMINATION:

This project is exempt from the California Environmental Quality Act (CEQA) because it is not a project as defined in Section 15378.

FISCAL IMPACT:

This ordinance has an unknown fiscal impact on the City. It could result either in additional expenses or savings, depending on how the City Manager administers contracts for professional services pursuant to this ordinance.

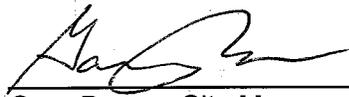
DEPARTMENT RECOMMENDATION:

Staff Recommends the Mayor and City Council:

1. Receive this report;
2. Mayor calls for the reading of the title of amended Ordinance No. 2009-1084 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, REPEALING AND ADDING SECTION 3.04.160, RELATING TO PROFESSIONAL SERVICES CONTRACTING PROCESSES"
3. City Clerk to read Ordinance 2009-1084; and
4. Motion to dispense the first reading and introduce Ordinance No. 2009-1084 by title only.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachment:

1. Ordinance 2009-1084

ORDINANCE NO. 2009-1084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, REPEALING AND ADDING SECTION 3.04.160, RELATING TO PROFESSIONAL SERVICES CONTRACTING PROCESSES

WHEREAS, the current version of Municipal Code section 3.04.160 requires every professional services contract to be let out for bid; and

WHEREAS, this provision has made it difficult for the City to retain professional services contractors who have a proven track record of providing high-quality, cost-effective service for the City and impedes the effective retention of professional contractors when services are required on short notice; and

WHEREAS, a new ordinance can solve the problems created by the current version of Section 3.04.160 while still affording effective City Council oversight of city contracts for professional service.

NOW, THEREFORE, the City Council of Imperial Beach hereby ordains as follows:

SECTION 1. Section 3.04.160 of the Imperial Beach Municipal Code is repealed.

SECTION 2. Section 3.04.160 is hereby added to the Imperial Beach Municipal Code, to read as follows:

3.04.160 Contracts for professional services.

Because of their unique nature, it is in the best interest of the public, as allowed by state law, that contracts for professional services such as attorneys, accountants, architects, planning consultants, computer consultants, engineers, auditors, financial advisors, public relations consultants, real estate agents and brokers, insurance and bond agents and brokers, or other professional or consultant services of a similar nature, or at the discretion of the purchasing officer, be selected on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, negotiated between parties rather than on the basis of cost alone. Therefore, the city manager is not limited to awarding professional services contracts to the lowest responsible bidder, but rather on the basis of demonstrated competence and qualifications for the types of service to be performed at a fair and reasonable price.

The procurement of professional services shall be as follows:

- A. The city manager may exempt professional service contracts from the bid requirements applicable to other contracts under this Section for contracts less than \$15,000 when it is necessary or convenient for the management of the city's affairs.

- B. The purchasing officer shall ascertain from informed sources the names of not less than three professionals qualified for the service desired who are professionally and financially qualified to undertake the proposed assignment. When three such professionals are not readily identifiable, the city manager may determine that a lesser number of professionals are adequate.
- C. A request for proposal shall be provided to all candidates described in subsection B outlining the scope of services required, time frame for completion, pricing structure, liability insurance information and coverage and other pertinent information. Professionals must submit their responses in the specified format no later than the stated final due date for proposals. The response must include liability insurance information and coverage.
- D. The evaluation process will be based on the criteria stated in the request for proposal but will generally include the scope of services offered, the professional's capabilities and previous experience in the field.
- E. After the proposals are evaluated, the purchasing officer will negotiate an agreement with the selected professional. If an agreement is not reached within a reasonable time, the purchasing officer will terminate discussion with the first candidate and open negotiations with the second choice or repeat the process described in subsections B through E of this Section.
- F. Professional services contracts must go out to bid pursuant to this Section after five years of utilizing the same vendor.
- G. The city council may waive the bid requirements of this Section by resolution when it is necessary or convenient for the management of the city's affairs.

SECTION 3. The City Clerk is directed to prepare and have published a summary of this ordinance no less than five days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Imperial Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code section 36933.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, on the 15TH day of April, 2009; and thereafter **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, held on 6th day of May 2009 by the following roll call vote:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

APPROVED AS TO FORM:

JAMES P. LOUGH
CITY ATTORNEY

ATTEST:

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Ordinance No. 2009-1084 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADDING CHAPTER 2.24 OF THE IMPERIAL BEACH MUNICIPAL CODE (TIDELANDS ADVISORY COMMITTEE) AND CHANGING THE NUMBER OF MEMBERS OF THE TIDELANDS ASVISORY COMMITTEE

CITY CLERK

DATE



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: APRIL 15, 2009

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, ASSOCIATE PLANNER *TF*

**SUBJECT: KAMAL NONA (OWNER)/STOSH THOMAS (ARCHITECT);
CONDITIONAL USE PERMIT (CUP 060398), DESIGN REVIEW
(DRC 060399), SITE PLAN REVIEW (SPR 060400) FOR TWO
MIXED USE DEVELOPMENTS WITH TWO RETAIL
COMMERCIAL SPACES AND TWO RESIDENTIAL UNITS FOR
EACH DEVELOPMENT (FOUR COMMERCIAL AND FOUR
RESIDENTIAL UNITS TOTAL) LOCATED AT 1120, 1122 13TH
STREET AND 1150, 1152 13TH STREET, IN THE C-3
(NEIGHBORHOOD COMMERCIAL) ZONE. MF 863.**

PROJECT DESCRIPTION/BACKGROUND:

This is an application (MF 863) originally submitted on May 26, 2006 for a Conditional Use Permit (CUP 060398), Design Review Case (DRC 060399), and Site Plan Review (SPR 060400) for two mixed-use developments, each development consisting of 2,004 square feet of retail commercial space on the first floor and two residential units totaling 1,896 square feet above the first floor for each building (4,008 square feet of retail commercial space total; 3,792 square feet of residential space total) at two 5,840 square foot parcels (APN 633-022-20-00 and 633-022-16-00) at 1120, 1122 13th Street and 1150, 1152 13th Street in the C-3 (Neighborhood Commercial) Zone. Mixed-use development projects in the C-3 (Neighborhood Commercial) Zone are subject to approval of a Conditional Use Permit (I.B.M.C 19.28.020). The project was subject to design review by the Design Review Board because the project requires a conditional use permit, and because it is located on a Design Corridor (13th Street) (IBMC 19.83.020).



PROJECT EVALUATION/DISCUSSION:

The two rectangular 5,840 square-foot project sites front on the west side of 13th Street between Imperial Beach Boulevard and Fern Avenue. The sites abut the two mixed-use projects located at 1126 13th Street and 1144, 1146 13th Street. 1120, 1122 13th Street consists of a residential duplex unit, and 1150 13th Street consists of Mike's Upholstery. The adjacent property to the north of 1120 is a small shopping center and the property to the south is an approved mixed-use building. The property to the north of 1150 is an approved mixed-use building and to the south is a multi-family residence. Directly across 13th Street from the site are commercial buildings. Across from the alley is a residential neighborhood zoned R-3000 (Two-Family Residential).



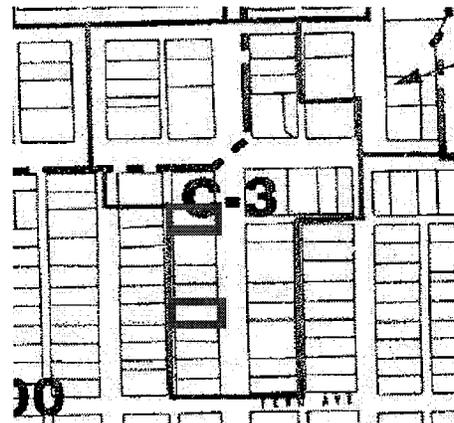
General Plan/Zoning Consistency: The proposed developments are subject to C-3 (Neighborhood Commercial) zoning requirements. The C-3 zone is intended to provide for businesses to meet the local neighborhood demand for commercial goods and services. It is intended that the dominant type of commercial activity in the zone will be neighborhood serving retail and office use such as markets, professional offices, personal services, restaurants and hardware stores (I.B.M.C. 19.28.010). The proposed project will provide four retail commercial spaces total, which meets the intent of the land use designation.

Standards	Provided/Proposed
One dwelling per 2,000 square feet of lot area above the first floor	One dwelling unit per 2,920 square feet (at both 1120, 1122 13 th Street & 1150, 1152 13 th Street)
There are no front, side and rear yard setbacks in the C-3 zone (Section 19.28.030)	Front yard: 52 feet Side yard (1120, 1122 south elevation/1150, 1152 north elevation): 3 feet Side yard (1120, 1122 north elevation/1150, 1152 south elevation): 0 feet Rear yard: 0 feet
Minimum lot size of 3,000 square feet (Section 19.28.040)	5,840 square foot parcels (1120, 1122 & 1150, 1152)
Minimum street frontage of 30 feet (Section 19.28.050).	13th Street frontage of 50 feet (1120, 1122 & 1150, 1152)
Maximum building height of two stories or 28 feet (Section 19.28.060)	28 feet; 30" parapet walls above the 28' are required per building code

<p>Open space: 300 square feet per dwelling unit; 60% must be at grade level</p>	<p>A 10% administrative adjustment may be provided to reduce the required open space. 10% of 300 = 270 square feet open space required per dwelling unit. 272 square feet per dwelling unit is proposed. 60% of 540 = 324 square feet of open space required at grade level 324 square feet is proposed.</p>
<p>Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030).</p>	<p>5,840 square foot lots = 876 square feet of required landscaping per building. 893 square feet of landscaping proposed.</p>
<p>Required parking spaces for commercial, retail: one space for each two hundred fifty square feet of net floor area, plus one space per two employees (Section 19.48.050.I). Required parking spaces for residential dwelling units in the C-3 zone: 1.5 per dwelling unit (Section 19.48.030.C)</p>	<p>5 commercial spaces = one space for each two hundred fifty square feet of net floor area, plus one space per two employees (2 employee spaces). 3 residential spaces = 1.5 spaces per residential unit.</p>
<p>There are no front, side and rear yard setbacks in the C-3 zone (Section 19.28.030)</p>	<p>Front yard: 52 feet Side yard (1120, 1122 south elevation/1150, 1152 north elevation): 3 feet Side yard (1120, 1122 north elevation/1150, 1152 south elevation): 0 feet Rear yard: 0 feet</p>
<p>Minimum lot size of 3,000 square feet (Section 19.28.040)</p>	<p>5,840 square foot parcels (1120 & 1150)</p>
<p>Minimum street frontage of 30 feet (Section 19.28.050).</p>	<p>13th Street frontage of 50 feet (1120 & 1150)</p>
<p>Maximum building height of two stories or 28 feet (Section 19.28.060)</p>	<p>28 feet; 30" parapet walls above the 28' are required per building code</p>

Surrounding Zoning and Land Use

North: C-3 Commercial (1120, 1122 13th St.)/Mixed Use (1150, 1152 13th St.)
 South: C-3 Mixed Use (1120, 1122 13th St.)/Residential (1150, 1152 13th St.)
 East: C-3 Commercial
 West: R-3000 Residential



Design Review: This sites fronts along 13th Street, a designated Design Corridor. The applicant's architect has proposed varied rooflines and architectural detailing and relief through the incorporation of building recesses and balconies. The applicant also proposes a variety of landscaping; including queen palms, Boxleaf Hebe, Lemon Bottlebrush, Evergreen Shrub, Spreading Sunset and Tall Fescue lawn grass. The overall design of the building should contribute positively in making an architectural statement along 13th Street, and completing the mixed-use commercial center.

Parking for the commercial and residential units will be located in two on-site locations. The commercial retail unit of each development is required to have five (5) parking spaces. These spaces will be located in the front of each building, and will access off of the existing curb cuts for 1126 13th Street, and 1144, 1146 13th Street; the existing curb cuts for 1120, 1122 13th Street and 1150 13th Street will be removed. Typically a new commercial development would require handicap parking; however, the two existing handicap parking spaces at 1126 13th Street and 1144, 1146 13th Street will be shared with the two proposed buildings in accordance with a parking and access agreement required of all property owners in this master plan. Three residential parking spaces for each development will be located off of the alley.

The trash and recycling enclosure for both the commercial space and the residential units is located behind the rear stairwell off the alley.

The commercial spaces will be accessible from 13th Street on the first floor. Doors will be provided on the west elevations to access the trash/recycling enclosure. The access for the residential units will be via a stairway in the rear of the building (off of the alley) on the south elevation for 1120, 1122 13th Street and the north elevation at 1150, 1152 13th Street.

The City requires new development to conform to the new state water quality/urban runoff requirements (SDRWQCB Order 2001-01). Plans for new development must show drainage patterns to demonstrate how storm water will be directed to landscaped areas (bioswales) or to filters before it is discharged into the city's storm sewers or to the beach. Prior to building permit approval, the grading and drainage plans for this project will need to show such compliance.

The applicant has requested that all sign permits be processed at a later time.



ENVIRONMENTAL STATUS: This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 as a Class 3(c) project (New Construction).

COASTAL JURISDICTION: The project is not located in the Coastal Zone; the City will not need to consider evaluating the project with respect to conformity with coastal permit findings.

FISCAL ANALYSIS:

The applicant has deposited approximately \$13,037.00 in Project Account Number 060398 to fund the processing of this application.

DESIGN REVIEW BOARD (DRB) RECOMMENDATION:

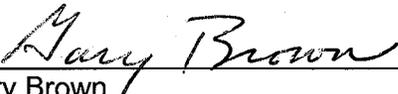
On April 17, 2008, the Design Review Board recommended approval of the project as proposed.

DEPARTMENT RECOMMENDATION:

1. Open the public hearing and entertain testimony.
2. Close the public hearing.
3. Adopt Resolution No. 2009-6734, approving Conditional Use Permit (CUP 060398), Design Review Case (DRC 060399), and Site Plan Review (SPR 060400), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown
City Manager

Attachments:

1. Resolution No. 2009-6734
2. Plans

c: file MF 863
Kamal Nona, 1126 13th Street, Imperial Beach, CA 91932
Stosh Thomas, Stosh Thomas Architects, 3631 5th Avenue, San Diego, CA 92103
Greg Wade, Community Development Director
Jim Nakagawa, City Planner
Hank Levien, Public Works Director
Ed Wilczak, Building Official

Return to Agenda

RESOLUTION NO. 2009-6734

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 060398), DESIGN REVIEW CASE (DRC 060399), AND SITE PLAN REVIEW (SPR 060400) FOR TWO MIXED-USE DEVELOPMENTS WITH TWO RETAIL COMMERCIAL SPACES AND TWO RESIDENTIAL UNITS IN EACH BUILDING (FOUR COMMERCIAL AND FOUR RESIDENTIAL UNITS TOTAL) LOCATED AT 1120, 1122 13TH STREET AND 1150, 1152 13TH STREET, IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 863.

APPLICANT: KAMAL NONA (OWNER)

WHEREAS, on April 15, 2009, the City Council of the City of Imperial Beach held a duly noticed public meeting to consider the merits of approving or denying an application for a Conditional Use Permit (CUP 060398), Design Review Case (DRC 060399), and Site Plan Review (SPR 060400) for two mixed-use developments with two retail commercial spaces and two residential units in each building (four commercial and four residential units total) located at 1120, 1122 13th Street and 1150, 1152 13th Street (APN 633-022-20-00 and 633-022-16-00) in the C-3 (Neighborhood Commercial) Zone, legally described as follows:

1120, 1122 13th Street: Lots 43 and 44, inclusive in Block 2 of Imperial Beach Park, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 1994, filed in the Office of the County Recorder of San Diego County, February 1, 1927; excepting therefrom the Easterly 10 feet thereof.

1150, 1152 13th Street: Lots 33 and 34, inclusive in Block 2 of Imperial Beach Park, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 1994, filed in the Office of the County Recorder of San Diego County, February 1, 1927; excepting therefrom the Easterly 10 feet thereof.

WHEREAS, on April 17, 2008, the Design Review Board adopted DRB Resolution No. 2008-01 recommending conditional approval of the project design; and

WHEREAS, the project design of two mixed-use developments consisting of 4,008 total square feet retail commercial space on the first floor (2,004 square feet of commercial space per development) and four residential units totaling 3,792 square feet above the first floor (two residential units per development totaling 1,896 square feet each) at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone, is compatible with other developments in the vicinity which consist of a mixed-use developments at 1126 13th Street and 1144, 1146 13th Street, commercial buildings to the east, and a residential neighborhood to the west, and, therefore, would be consistent with Policy D-8 (Project Design) of the Design Element of the General Plan; and,

WHEREAS, the City Council finds that the project is in substantial compliance with Policy L-4g of the Land Use Element of the General Plan, which promotes Thirteenth Street Commercial Areas (C-3) for pedestrian-oriented commercial uses that serve the neighborhood; and

WHEREAS, this project complies with the requirements of the California Environmental Quality (CEQA) as this project is categorically exempt pursuant to the CEQA Guidelines Section 15303 as a Class 3(c) project (New Construction); and

WHEREAS, the City Council considered the information contained in the staff reports on this case and public testimony received on this case; and

WHEREAS, at the close of said meeting on April 15, 2009, a motion was duly made and seconded to approve Conditional Use Permit (CUP 060398), Site Plan Review (SPR 060399), and Design Review (DRC 060400) for two mixed-use developments consisting of retail commercial space on the first floor and four residential units above the first floor total at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone, based upon the following findings and subject to the conditions of approval contained herein.

WHEREAS, the City Council further offers the following findings in support of its decision to conditionally approve the project:

CONDITIONAL USE PERMIT FINDINGS:

1. **The proposed use at the particular location is necessary or desirable to provide a service or facility, which will contribute to the general well being of the neighborhood or community.**

In the C-3 (Neighborhood Commercial) Zone, the intent of the zone is to promote the local neighborhood demand for commercial goods and services such as markets, professional offices, personal services, restaurants and hardware stores (IBMC 19.28.010). This project will provide additional retail commercial space in this area of 13th Street to meet the demands for goods in the surrounding neighborhood. This project will also provide additional housing, four units total with off street parking, to meet the current housing demand. Also, the development of this project may encourage revitalization of the existing area, development of the nearby lots and increase patronage to the surrounding businesses.

2. **The proposed use will not, under any circumstances, of the particular use, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

The proposed development, two mixed-use developments consisting of retail commercial space on the first floor and four residential units above the first floor total (two at each development) at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone, will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. In the Conditions of Approval, specific conditions have been set forth by the Community Development Department, Public Works Department, and the Public Safety Department to mitigate the concerns such a development project may create.

3. **The proposed use will comply with the regulations and conditions specified in the title for such use and for other permitted uses in the same zone.**

The proposed use will comply with the regulations and conditions specified in the title for such use and for other permitted uses in C-3 (Neighborhood Commercial) zone. The specific conditions that have been set forth by the Community Development Department will ensure that granting of the Conditional Use Permit will achieve compliance with zoning regulations.

4. **The granting of such conditional use permit will be in harmony with the purpose and intent of this code, the adopted general plan and the adopted local coastal program.**

The granting of the conditional use permit for a mixed-use development consisting of retail commercial space on the first floor and four residential units total above the first floor (two residential units per development) at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone, will be in harmony with the purpose and intent of the zoning code (IBMC 19.82.040.D), the adopted general plan. The site is not within the coastal zone. The following list of specific conditions of approval set forth by the Community Development Department, Public Works Department, and the Public Safety Department will ensure that the granting of the Conditional Use Permit will achieve compliance.

SITE PLAN REVIEW FINDINGS:

5. **The proposed use does not have a detrimental effect upon the general health, welfare, safety and convenience of persons residing or working in the neighborhood, and is not detrimental or injurious to the value of property and improvements in the neighborhood.**

The applicant proposes a mixed-use development consisting of retail commercial space on the first floor and four residential units total above the first floor (two residential units per building) at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone, that would not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. Each development proposes parking for the commercial and residential units in two on-site locations. The two mixed-use developments are required to have five commercial parking spaces and three residential parking spaces each; the commercial spaces are accessed off of 13th Street, and the residential spaces are accessed off the alley. In the Conditions of Approval, specific conditions have been set forth by the Community Development Department, Public Works Department, and the Public Safety Department to mitigate the concerns such a development project may create.

6. The proposed use will not adversely affect the General Plan/Local Coastal Plan.

The proposed mixed-use development consisting of retail commercial space on the first floor and four residential units total above the first floor (two residential units per building) at 1120, 1122 13th Street and 1150, 1152 13th Street is consistent with the C-3 (Neighborhood Commercial) zone, which promotes the local neighborhood demand for commercial goods and services.

7. The proposed use is compatible with other existing and proposed uses in the neighborhood.

The subject site is in the "Neighborhood Commercial" zone, which encompasses 13th Street from Ebony Avenue to the north and Fern Avenue to the south. "Neighborhood Commercial" also encompasses Imperial Beach Boulevard from Florence Street on the west to Georgia Street on the east. Within this area, commercial and residential uses vary in character, bulk, and scale. The proposed project is compatible with the established commercial and residential uses.

8. The location, site layout and design of the proposed use properly orient the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.

This site fronts along 13th Street. The adjacent property to the south of 1120, 1122 13th Street is a mixed-use development, and the property to the north of 1150, 1152 13th Street is a mixed-use development. There are commercial buildings to the east and a residential neighborhood to the west. The project has varied rooflines and architectural detailing and relief through the incorporation of building recesses. The applicant also proposes a variety of landscaping; including queen palms, Boxleaf Hebe, Lemon Bottlebrush, Evergreen shrub, Spreading Sunset and "Tall Fescue" lawn grass, in front of the commercial space. Landscaping will also be located in the residential open space off the alley and along the north and south side of the building. The overall design of the building should contribute positively in making an architectural statement along 13th Street. Many of the existing buildings in the area are older structures. The project shall properly orient the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.

9. The combination and relationship of one proposed use to another on the site is properly integrated.

The project includes two mixed-use developments with retail commercial space on the first floor and a total of four residential units total above the first floor (two residential units per building) at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone. The combination and relationship of the commercial office space in relation to the residential units on the site is properly integrated.

10. Access to and parking for the proposed use will not create any undue traffic problems.

Parking access is from both 13th Street and the alley behind 13th Street. The commercial parking and employee parking will be located in the front of the building off of 13th Street. The parking provided for the residential units is also located off the alley and access to these parking spaces is from the alley. The parking design will not create any undue traffic problems.

11. The project complies with all applicable provisions of Title 19.

The project is subject to compliance with the zoning requirements per Chapter 19.28 of the City of Imperial Beach Municipal Code, titled "Neighborhood Commercial (C-3) Zone." A Conditional Use Permit is required for residential development above the first floor at a maximum density of one unit per every thousand square feet of lot area pursuant to Section 19.28.020.A.3. The parking for the project will be provided off 13th Street for the retail commercial units and employee parking and off the alley for the residential units. Site Plan approval by the City Council is required per Section 19.28.020.D. Design Review is required per Section 19.83.020.A.3.

DESIGN REVIEW FINDINGS:

12. The project is consistent with the City's Design Review Guidelines.

The design of the project is consistent with the City's Design Policy D-8 (Project Design) of the General Plan as per Design Review Compliance checklist attached hereto and findings contained herein.

NOW, THEREFORE, BE IT RESOLVED that Conditional Use Permit (CUP 060398), Design Review Case (DRC 060399), and Site Plan Review (SPR 060400), for two mixed-use developments with retail commercial space on the first floor and four residential units total above the first floor (two residential units per building) at 1120, 1122 13th Street and 1150, 1152 13th Street, in the C-3 (Neighborhood Commercial) Zone is hereby **approved** by the City Council of the City of Imperial Beach subject to the following:

CONDITIONS OF APPROVAL

PLANNING

1. An official document must be signed between the property owners at all sites stating that parking and access will be shared between all the sites in perpetuity. This document will be recorded with the County of San Diego.
2. Storm water, drainage, and grading plans shall be approved by the City prior to issuance of building permits. Drainage should be directed to landscaped areas (bioswales) or to filters before it is discharged into the city's storm sewers or to the beach.
3. All catch basin subdrains shall be deepened to reach the area of percolation as identified in the soils report.
4. Owner must enter into and provide proof of post-construction (BMPs) maintenance agreement for all catch basin filters and subdrains.
5. Owner shall record a mutual access and parking agreement in concert with the master plans for parcels 633-022-20-00 (1120, 1122 13th Street), 633-022-19-00 (1126 13th Street), 633-022-17-00 (1144 13th Street), 633-022-18-00 (1146 13th Street), and 633-022-16-00 (1150, 1152 13th Street), and subject to approval of the City.
6. Elevation on site plan shall be revised to show the 28' height (currently shows 28'-9").
7. The final plans for the development of the site shall be in substantial compliance with the conceptual plans dated March 26, 2009. Landscaping and parking shall match Sheet TS; front access path shall follow Sheet C-2. A sign plan will be processed separately.
8. Residential units (particularly those facing east) shall have soundproof windows such as double-pane windows.
9. Approval of this request shall not waive compliance with any portion of the International Building Code and Municipal Code in effect at the time a building permit is issued.
10. All negative balances in the project account (060398) shall be paid prior to building permit issuance and final inspection.
11. Approval of Conditional Use Permit (CUP 060398), Design Review Case (DRC 060399), and Site Plan Review (SPR 060400) for this project is valid for a one-year **vesting** period from the date of approval, to **expire on April 15, 2009**. Conditions of approval must be satisfied, building permits issued, and substantial construction must have commenced prior to this date, or a time extension is granted by the City prior to expiration. This expiration date is separate from the sunset expiration date of 10 years for the life of the conditional use permit.
12. The applicant or applicant's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement accepting said conditions.

PUBLIC SAFETY

13. Identify battery type, size and number to be utilized within facility. Include electrolyte capacity for lead acid, nickel cadmium or valve-regulated lead acid and/or weight of lithium-ion batteries.
14. Building to be clearly addressed. Address to be plainly legible and visible from the street. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches and of contrasting color with their background.

PUBLIC WORKS

15. Ensure that the hot water tank P.T. discharge pipe is piped to discharge to the sanitary sewer system or the landscape area. A design that has the water discharge directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order 2001-01.
16. Show the sewer lateral plans for both the existing two-story mixed-use buildings and the proposed new two-story mixed-use buildings on one of the plans provided to the City. The new buildings shall not be constructed over the existing sewer laterals.
17. No building roof or landscape water drains may be piped to the street or onto impervious surfaces that lead to the street. A design that has these water discharges directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order 2001-01.
18. Install landscape-watering system to landscape strip in the right-of-way per I.B.M.C. 19.50.040.F.
19. Require the building foundation elevation be at least 1 foot above gutter line to minimize flooding during storm conditions.
20. Exposed water valves on 13th Street to be secured with CAL-AM approved enclosure.
21. Remove the two (2) existing driveway approaches on 13th Street, and replace with new curb, gutter, and ADA compliant sidewalk along entire frontage of property. When cutting the sidewalk, applicant must remove entire panel of sidewalk to the nearest expansion joint. Install new curb and gutter along entire frontage of the property per San Diego County Regional Standard drawing G-2. Install five (5) foot wide, ADA compliant, sidewalk within entire frontage of the property per San Diego County Regional Standard Drawings G-7 and G-9. The curb & Gutter shall be poured separately from the sidewalk. Concrete shall be 560-C-2500. New curbs to be painted RED for "No Parking".
22. For alley, sidewalk or curb & gutter replacement ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [must be] 5' or from joint to joint in panel, whichever is less." The distance between joints or score marks must be a minimum of 5-feet. Where the distance from "Area to be removed", to existing joint, edge or score mark is less than the minimum shown, "Area to be removed" shall be extended to that joint, edge or score mark.

23. If it is necessary to cut into the alley pavement as part of this project, all concrete cuts in the alley must be replaced with #4 rebar dowels positioned every 1 foot on center. Concrete specification must be 560-C-3250. Concrete cuts must also comply with item 8 above and cuts parallel to the alley drainage must be at least 1-foot from the alley drain line
24. For any work to be performed in the street or alley, submit a traffic control plan for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.
25. All street work construction requires a Class A contractor to perform the work. Street repairs must achieve 95% sub soil compaction. Asphalt repair must be a minimum of four (4) inches thick asphalt placed in the street trench. Asphalt shall be AR4000 ½ mix (hot).
26. For any project that proposes work within the public right-of-way (i.e., driveway removal/construction, sidewalk removal/construction, street or alley demolition/reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter.
27. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
28. Construct trash or refuse enclosure and a recycling enclosure to comply with IBMC 19.74.090. Trash and recycling enclosures it to be enclosed by a six-foot high masonry wall and gate. The minimum size refuse enclosure shall be 6' by 9' and the minimum recycling enclosure shall be 4' by 8'. Gates shall not open directly into the alley and adequate pedestrian access from the east side of the property shall be provided.
29. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through the City's waste removal and recycling provider unless the hauling capability exists integral to the prime contractor performing the work.
30. Existing parcel impervious surfaces are required to not increase beyond the current impervious services as a post-conversion condition in order to maximize the water runoff infiltration area on the parcel in compliance with Municipal Storm Water Permit – Order 2001-01.
31. All landscape areas, including grass and mulch areas, must be improved to consist of at least 12-inches of loamy soil in order to maximize the water absorption during wet weather conditions and minimize irrigation runoff.
32. Preserve survey monuments on southeast and northeast property lines in or adjacent to the sidewalk. Install survey monuments on southwest and northwest property lines in alley. Record same with county office of records.
33. In accordance with I.B.M.C. 12.32.120, applicant must place and maintain warning lights and barriers at each end of the work, and at no more than 50 feet apart along the side thereof from sunset of each day until sunrise of the following day, until the

work is entirely completed. Barriers shall be placed and maintained not less than three feet high.

34. Require applicant to provide verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and / or Conditional Use Permit. Agreement is provided through the Community Development Department.
35. Property owner must institute "Best Management Practices" to prevent contamination of storm drains, ground water and receiving waters during both construction and post construction. The property owner or applicant BMP practices shall include but are not limited to:
 - Contain all construction water used in conjunction with the construction. Contained construction water is to be properly disposed in accordance with Federal, State, and City statutes, regulations and ordinances.
 - All recyclable construction waste must be properly recycled and not disposed in the landfill.
 - Water used on site must be prevented from entering the storm drain conveyance system (i.e. streets, gutters, alley, storm drain ditches, storm drain pipes).
 - All wastewater resulting from cleaning construction tools and equipment must be contained on site and properly disposed in accordance with Federal, State, and City statutes, regulations, and ordinances.
 - Erosion control - All sediment on the construction site must be contained on the construction site and not permitted to enter the storm drain conveyance system. Applicant is to cover disturbed and exposed soil areas of the project with plastic-like material (or equivalent product) to prevent sediment removal into the storm drain system.
36. Drawing must show treatment BMPs to be used to minimize the urban runoff from the largely impervious surface proposed for the two lots. Treatment BMP calculations must be provided with the plan submission for building permits.
37. Applicant must underground all utilities. This project area is in the existing 13th Street Utility Underground District.

APPEAL PROCESS UNDER THE CALIFORNIA CODE OF CIVIL PROCEDURE (CCP):

The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 15th day of April 2009, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JIM JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

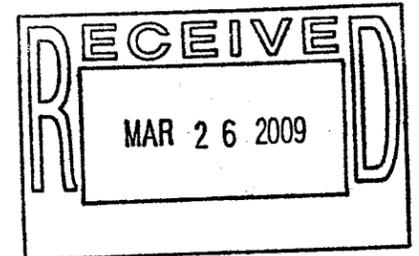
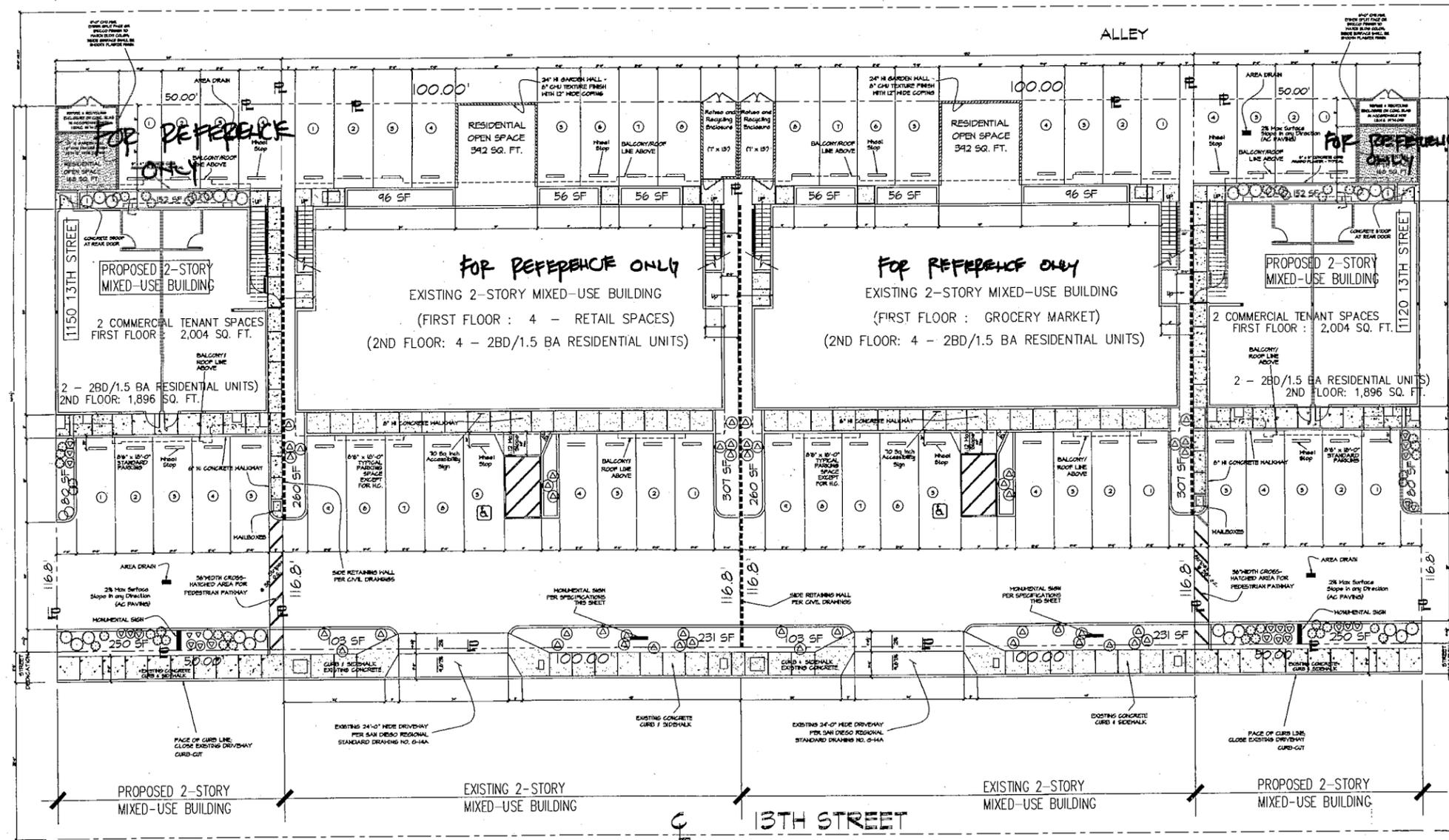
I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2006-6666 - A Resolution of the City Council of the City of Imperial Beach, California, APPROVING A CONDITIONAL USE PERMIT (CUP 060398), DESIGN REVIEW CASE (DRC 060399), AND SITE PLAN REVIEW (SPR 060400) FOR THE CONSTRUCTION OF TWO MIXED-USE DEVELOPMENTS WITH TWO RETAIL COMMERCIAL SPACES AND TWO RESIDENTIAL UNITS ABOVE THE FIRST FLOOR IN EACH BUILDING (FOUR COMMERCIAL AND FOUR RESIDENTIAL UNITS TOTAL) LOCATED AT 1120, 1122 13TH STREET AND 1150, 1152 13TH STREET, IN THE C-3 (NEIGHBORHOOD COMMERCIAL) ZONE. MF 863.

CITY CLERK

DATE



CONCEPTUAL LANDSCAPING & IRRIGATION LEGEND		
Symbol	BOTANICAL NAME	COMMON NAME
○	Hebe Euxifolia	Boxleaf Hebe
○	Callalomon Citrinus	Lemon Bottlebrush
○	Coccoloba Lavifolia	Evergreen Shrub
○	Lantana Montecarlois	Spreading Sunset
○	Tall Flower Bed Low Drain	
○ Half Circle Stream Shrub Spray Sprinkler Head		



SEE DETAILED PLANS PERTAINING TO EACH NEW PROPOSED PROJECT

NOTE: LOT DIMENSIONS AND PUBLIC RIGHT-OF-WAYS SHOWN HERE ARE FOR SITE PLANNING PURPOSES; DIMENSIONS SHOWN ON CIVIL SHEETS GOVERN.

SITE PLAN

SCALE: 1" = 10'-0"

ACAD FILE NAME: ELEV-STREET.DWG

13TH ST EXISTING & NEW MIXED-USE PROJECTS

EXTERIOR ELEVATIONS and SITE PLANS
1" = 10'-0"

PROJECT ADDRESS: 1120 1126 1146 1150 1170 STREET
MIRAMAR BEACH, CA 91852

ALJABI Architecture Interior Design
Nick Aljabi Registered Architect License No. C-19739
Residential Commercial
Tel 818 455-7067

AD ALJABI
A0

PROJECT DATA

LEGAL DESCRIPTION

LOTS 45 & 44 (APN: 633 - 022 - 20, 1120 13TH STREET) INCLUSIVE IN BLOCK 2 OF IMPERIAL BEACH PARK, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIF., ACCORDING TO MAP 1494, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEB 01, 1927.

OCCUPANCY GROUP R-3 MULTI-FAMILY DWELLING
M COMMERCIAL RETAIL

TYPE OF CONSTRUCTION V-N

REQUIRED OCCUPANCY SEPARATION 1-HOUR

SPRINKLERS REQUIREMENTS NO

HEIGHT LIMIT 20 FT MEASURED TO EXISTING GRADE LINE DIRECTLY BELOW; SEE SECTION A/A5

PROJECT ARCHITECT NICK ALJABI
REGISTERED ARCHITECT
CALIFORNIA LICENSE # C-19739

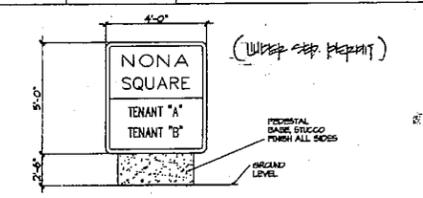
OWNERS

KAMAL NONA
B (619) 424-8255

MONUMENTAL SIGN SPECIFICATIONS

SIGN SIZE: 4' LONG x 3' HIGH x 12" DEEP
SIGN AREA: 20 SQ FT PER SIDE (40 SQ FT TOTAL FOR BOTH SIDES)
HEIGHT ABOVE GROUND LEVEL: 7'5"
SIGN TYPE: MONUMENTAL / CABINET TYPE
NUMBER OF FACES: 2
ILLUMINATION: FLUORESCENT (FROM INSIDE)
SIGN FRAME: 3" ANGLE IRON WELDED WITH 1/4" WELD ALL AROUND TO STEEL CONNECTION PLATE

FACE	MATERIAL	COLOR
FRONT	FLUORESCENT	LETTERS: RED COLOR, 18" HI HELVETICA BOLD STYLE BACKGROUND: WHITE COLOR
FRAME	ANGLE IRON	GLOSS ENAMEL PAINT, 20' DIST OFF WHITE COLOR: RONA, SHOE RING: 78A-3P
PEDestal BASE	PLASTER (STUCCO)	MA: 5000 EXTERIOR STUCCO COLOR: #202, CAFFE LATTE



SHEET INDEX

SHT NO.	SHEET DESCRIPTION
TS	TITLE, INDEX, PROJECT DATA, SITE PLAN, VICINITY MAP
G1	GRADING PLAN TITLE SHEET
G2	GRADING PLAN
G3	EROSION CONTROL PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	EXTERIOR ELEVATIONS, COLOR LEGEND, WALL SHEET
A4	EXTERIOR ELEVATIONS
A5	BUILDING SECTIONS
A6	ROOF PLAN
A7	ROOF FRAMING PLAN
A8	SECOND FLOOR FRAMING PLAN
A9	FOUNDATION PLAN
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
D1	ARCHITECTURAL DETAILS
D2	ARCHITECTURAL DETAILS
D3	FOUNDATION, TIE-BACK, ROOF TRUSS DETAILS, ACCESSORY DETAILS
E-10 through E-50	see ELECTRICAL Sheets
M-1 through M-4	see MECHANICAL Sheets
F-1 through F-5	see FINISHING Sheets
TOTAL NUMBER OF SHEETS = 52 SHEET	

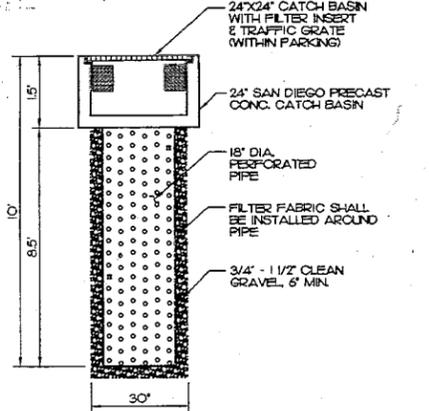
CONCEPTUAL LANDSCAPING & IRRIGATION LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
☼	Hebe Buxifolia	Boxleaf Hebe
⊙	Callistemon Citrinus	Lemon Bottlebrush
⊙	Coccoloba Laurifolia	Evergreen Shrub
⊙	Lantana Montevideensis	Spreading Sunset
⊙	Tall Flower Soil Low Grow	
⊙	Half Circle Stream Shrub Spray	Sprinkler Head

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS, INC. GRASS & MULCH AREAS, MUST BE DEMARCADED TO INDICATE AT LEAST 1' OF LOAMY SOIL IN ORDER TO MAX. THE WATER ABSORPTION CAPACITY WITH NEARBY SOIL. 1/4" PLANTATION RAIL OFF.
- NET IRRIGATION WATERING SYSTEM TO LANDSCAPE AT 1/4" IN FRONT OF WALL PER 1993, 1994, 1995.

GENERAL NOTES CONTINUED

- IF EXPOSED WATER VALVES ON 13TH STREET TO BE SECURED W/ CAL - AM APPROVED ENCLOSURE.
- NO ANY PROPOSED WORK WITHIN THE PUBLIC RIGHT-OF-WAY (IE DRIVEWAY, SIDEWALK, SIDEWALK CURB, LANDSCAPING, PLANTATION, FENCES, WALLS, ETC.) A TEMPORARY ENCROACHMENT PERMIT (TEP) SHALL BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL STREET WORK SHALL REQUIRE A CLASS A CONTRACTOR TO PREPARE THE WORK. ALL PAVEMENT TRANSITIONS SHALL BE PERFORMED BY TRAFFIC TECHNICIANS.
- EXISTING UTILITY LINES, UTILITIES ARE TO BE NOT INCREASED BEYOND THE EXISTING UTILITY SEPARATORS AS A PREVIOUS CONSTRUCTION CONTRACTOR TO MAX. THE WATER ABSORPTION CAPACITY ABOVE THE PUBLIC RIGHT-OF-WAY. 1/4" PLANTATION RAIL OFF.
- PROPOSED CURB & GUTTER REPLACEMENT AT ALLEY, ENSURE COMPLIANCE WITH SAN DIEGO REGIONAL STANDARD DMS 6-11 IN THAT THE AREA TO BE REMOVED MUST BE 5 FT OR FROM JOINT TO JOINT IN PANEL, WHICHEVER IS LESS.



CATCH BASIN SUBDRAIN DETAIL

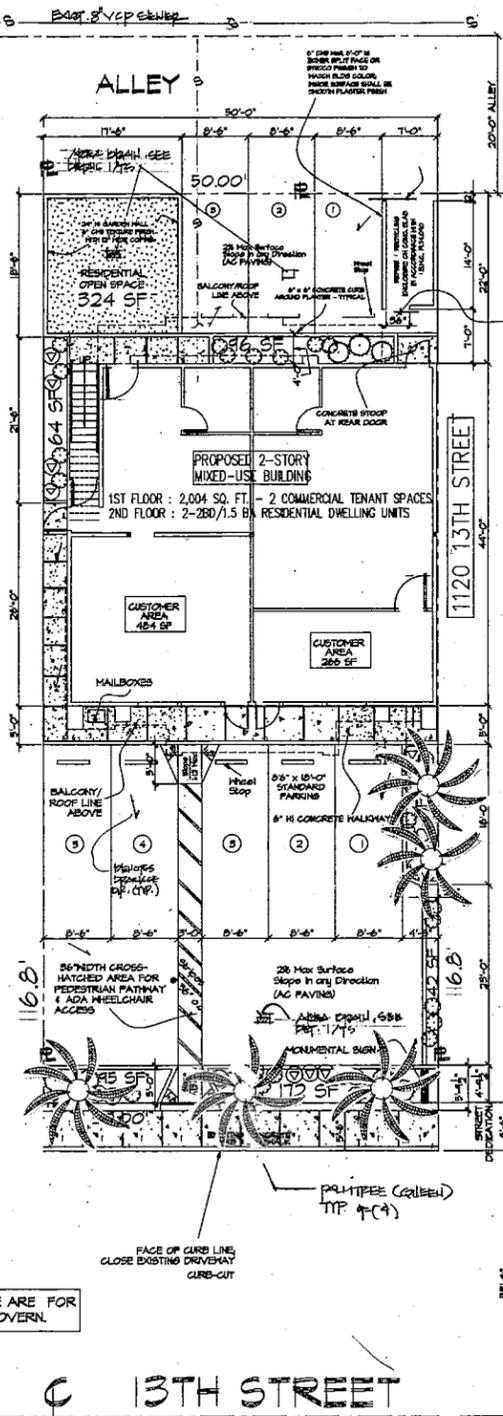
FOSSEL FILTER INSERT NOTE

FILTER INSERTS SHALL BE SINGLE TRACT CATCH BASIN INSERT MODEL SFT 2424 SFT144S & SFT48S OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

RIGHT-OF-WAYS SHOWN HERE ARE FOR IS SHOWN ON CIVIL SHEETS GOVERN.

SITE PLAN

SCALE: 1" = 10'-0"



NONA SQUARE

1120 13TH STREET (APN: 633 - 022 - 20)
IMPERIAL BEACH, CA 91932

PROJECT DATA:

ZONING = C-3

GROSS LOT SIZE / AREA = 50 FT x 126.2 FT = 6,290 SQ FT (Including 10 Feet 13th Street Dedication)
NET LOT SIZE / AREA = 50 FT x 116.2 FT = 5,840 SQ FT

LANDSCAPING AREA CALCULATIONS:

MINIMUM REQUIRED LANDSCAPE AREA = 15% OF TOTAL NET SITE AREA = 15% x 5,840 = 876 SQ FT
MIN LANDSCAPED AREA OF 876 SF LESS 10% ALLOWED WITH ADMINISTRATIVE DISCRETION (88 SF)
MIN REQUIRED LANDSCAPED AREA = 876 SF - 88 SF = 788 SQ FT
PROPOSED LANDSCAPED AREA = (324 + 46 + 64 + 80 + 42 + 112 + 45 + 20 Planter Boxes at 2nd Flr)
PROPOSED LANDSCAPED AREA = 843 SQ FT (GREEN AREA) > 788 SQ. FT. (REQUIRED)

COMMERCIAL PARKING CALCULATIONS:

COMMERCIAL PARKING REQUIREMENTS = 1 P.S./250 NET SQ FT + 1 P.S. PER 2 EMPLOYEES
PROPOSED COMMERCIAL PARKING SPACES = 5 STANDARD (2 EMPLOYEES + 3 CUSTOMERS)
THIS, MAX. NET COMMERCIAL (RETAIL) SPACE AREA = 3 x 250 = 750 SQ FT FOR BOTH TENANTS (484 SF + 266 SF)

RESIDENTIAL DENSITY / OPEN SPACE / PARKING CALCULATIONS:

RESIDENTIAL DENSITY = 1 D.U. PER 2,000 SQ FT OF LOT AREA; THIS, DENSITY = 2 D.U. FOR EACH LOT
PROPOSED RESIDENTIAL DEVELOPMENT = 2 DWELLING UNITS FOR A TOTAL OF 1,846 SQ FT

TOTAL REQUIRED OPEN SPACE = 300 SF/DU x 2 UNITS = 600 SF LESS 10% ADJUSTMENT = 540 SF

REQUIRED OPEN SPACE AT GRADE LEVEL = 60% OF 540 SF = 324 SF

REQUIRED OPEN SPACE AT GRADE LEVEL LESS 10% ADJUSTMENT = 54% OF 540 SF = 292 SF

PROPOSED OPEN SPACE AT GRADE LEVEL = 324 SF > 292 SF (REQUIRED)

PROPOSED OPEN SPACE ABOVE GRADE LEVEL (BALCONIES) = 200 SQ FT

PROPOSED OPEN SPACE ABOVE GRADE LEVEL (PLANTER BOXES) = 20 SQ FT

PROPOSED TOTAL OPEN SPACE ABOVE GRADE LEVEL (BALCONIES + PLANTER BOXES) = 200 + 20 = 220 SQ FT

PROPOSED TOTAL OPEN SPACE (ABOVE GRADE LEVEL + AT GRADE LEVEL) = 220 SF + 324 SF = 544 SF > 540 SF (REQUIRED)

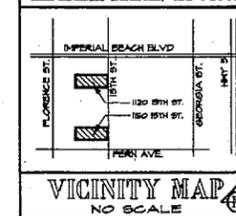
RESIDENTIAL PARKING REQUIREMENTS = 15 P.S./D.U. = 15 x 2 = 3 PARKING SPACES

RESIDENTIAL PARKING SPACES PROVIDED = 3 PARKING SPACES

GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 1997 UBC, 2000 UBC, 2000 UPC AND THE 2002 NEC.
- STATE HEALTH & SAFETY CODE SEC. 19219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- ALL ADDRESSES MUST BE CLEARLY VISIBLE WITH 6" HI NUMBERS & WITH 3/4" STROKE ON CONTRASTING BACKGROUND.
- NO PARKING IS ALLOWED IN THE ALLEY.
- PLANS SHALL BE FORWARDED TO MTDIS FOR REVIEW AND COMMENTS PRIOR TO PROJECT APPROVAL DUE TO EXISTENCE OF MTDIS BUS STOP ADJACENT TO THIS PROPOSED DEVELOPMENT.
- DRIVEWAY APPROACH RE-CONSTRUCTION ON 13TH STREET TO COMPLY WITH REGIONAL STANDARD DMS 6-11A. SIDEWALK CUTS MUST COINCIDE WITH EXISTING SIDEWALK 5-FT SECTIONS (WHICH CANNOT BE CUT INTO SMALLER SECTIONS). LIKEWISE, IF THE CURB & GUTTER ARE TO BE CUT, THE RE-CONSTRUCTION MUST NOT LEAVE AN EXISTING CURB & GUTTER SECTION LESS THAN 4 FT IN LENGTH. THE CONSTRUCTION OF AN ADA COMPLIANT DRIVEWAY APPROACH WILL REQUIRE A GRANT OF EASEMENT TO THE CITY FOR THIS CONSTRUCTION. (NOT APPLICABLE IF NO NEW DRIVEWAY IS PROPOSED OFF 13TH STREET)
- FOR SIDEWALK OR CURB & GUTTER REPLACEMENT AT ALLEY, ENSURE COMPLIANCE WITH SAN DIEGO REGIONAL STANDARD DMS 6-11 IN THAT THE AREA TO BE REMOVED MUST BE 5 FT OR FROM JOINT TO JOINT IN PANEL, WHICHEVER IS LESS.
- FOR WORK PERFORMED IN THE STREET OR ALLEY, A TRAFFIC CONTROL PLAN PER REGIONAL STD DMS 6 OF CALTRANS TRAFFIC CONTROL MANUAL MUST BE SUBMITTED FOR APPROVAL BY PUBLIC WORKS DIRECTOR A MIN OF 5 WORKING DAYS IN ADVANCE OF STREET WORK.
- STREET WORK CONSTRUCTION SHALL BE PERFORMED BY CLASS A CONTRACTOR. STREET REPAIRS MUST ACHIEVE 95% SUB SOIL COMPACTION. ASPHALT REPAIR MUST BE A MIN OF 4" THICK ASPHALT PLACED IN THE STREET TRENCH. ASPHALT SHALL BE AR4000 1/2" MIX (HOT).
- IF IT IS NECESSARY TO CUT INTO ALLEY PAVEMENT, ALL CONCRETE CUTS MUST BE REPLACED WITH #4 REBAR DONNELS @ 12" O.C.. CONCRETE SPECS MUST BE 560-C-3250. CONCRETE CUTS SHALL TERMINATE 18" BEFORE OR BEYOND THE ALLEY FLOW LINE.
- IAN 15.M.C. 12.32120, CONTRACTOR SHALL PLACE & MAINTAIN WARNING LIGHTS & BARRIERS AT EACH END OF THE WORK, & AT NO MORE THAN 50 FT APART ALONG THE SIDE THEREOF FROM SUNSET OF EACH DAY UNTIL SUNRISE OF FOLLOWING DAY, UNTIL THE WORK IS ENTIRELY COMPLETED. BARRIERS SHALL BE PLACED & MAINTAINED NOT LESS THAN THREE FEET HIGH.
- ALL BEST MANAGEMENT PRACTICES (BMP) DURING CONSTRUCTION & POST CONSTRUCTION SHALL BE PER DETAILED BMP PLAN TO BE SUBMITTED PRIOR TO ISSUANCE OF GRADING & BUILDING PERMITS.
- AS OF JANUARY 01, 2000, ANY DISPOSAL/TRANSPORTATION OF SOLID WASTE / CONSTRUCTION WASTE IN ROLL OFF CONTAINERS MUST BE CONTRACTED THROUGH EDCO DISPOSAL CORPORATION, UNLESS THE HAULING CAPABILITY EXISTS INTEGRAL TO THE PRIME CONTRACTOR PERFORMING THE WORK.
- NO BUILDING PARTS OR LANDSCAPE PLANTS MAY BE RIPPED TO THE STREET OR TO ANY IMPERVIOUS SURFACES THAT LEAD TO STREET HOUP - 010000 2001-01

IMPERIAL BEACH, CA 91932



ACAD FILE NAME: SITE.DWG

1120 13TH ST NONA SQUARE

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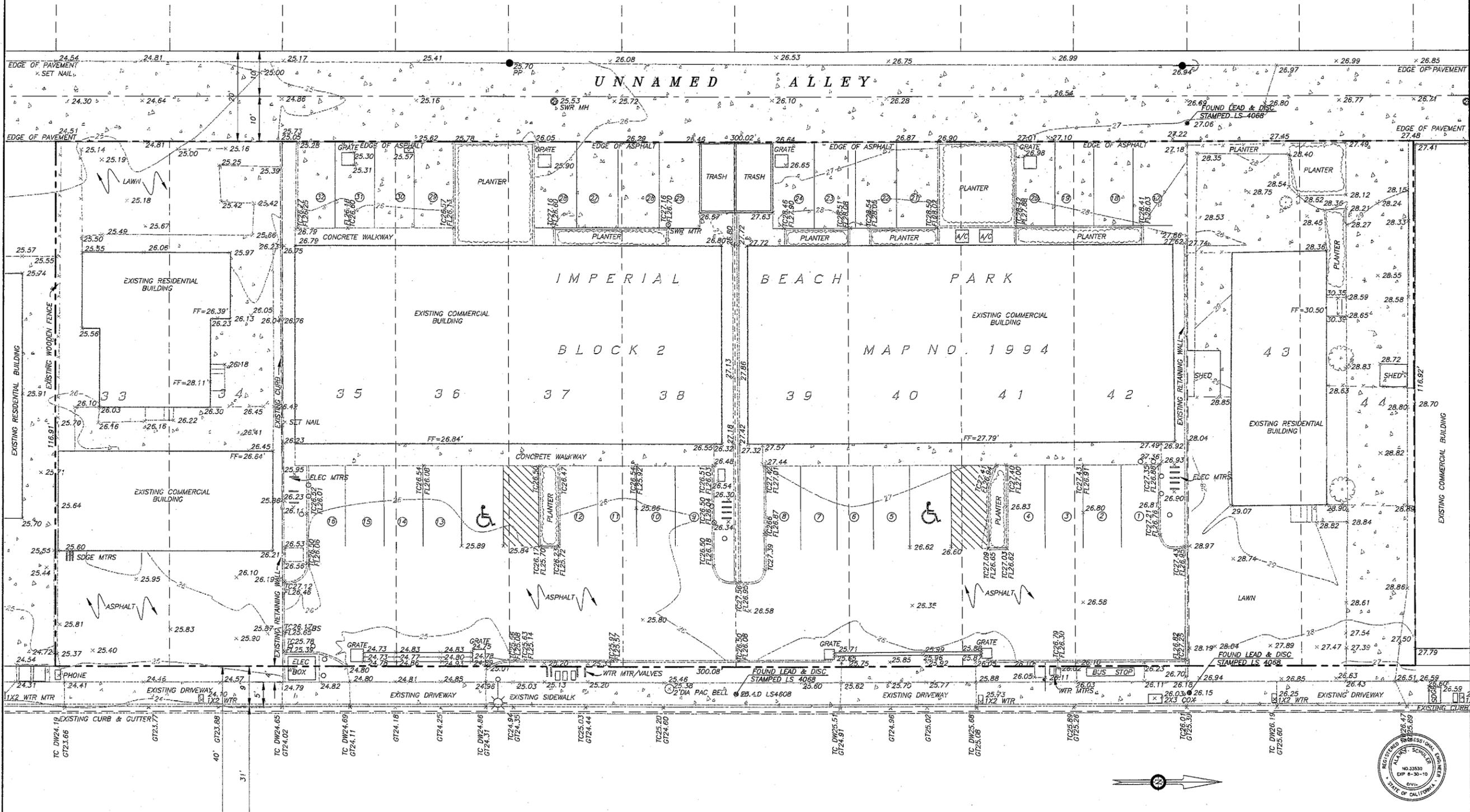
SITE PLAN
TITLE, INDEX, DATA,
VICINITY MAP

DRAWING SCALE:
PROJECT ADDRESS: 1120 13TH STREET
IMPERIAL BEACH, CA 91932

TS
SHEET NUMBER

SIGNATURE: *Nick Aljabi*

TOPOGRAPHICAL SURVEY



13TH STREET

SCALE: 1"=10'

ALAN F. SCHULER

DATE



DGB SURVEY & MAPPING INC.
 23 1/2 Naples Street, Chula Vista, CA 91911
 Tele. (619)422-7269 FAX (619)422-8647

NO.	BY	REVISION DESCRIPTION	DATE
1		ORIGINAL PLOT	03/27/08

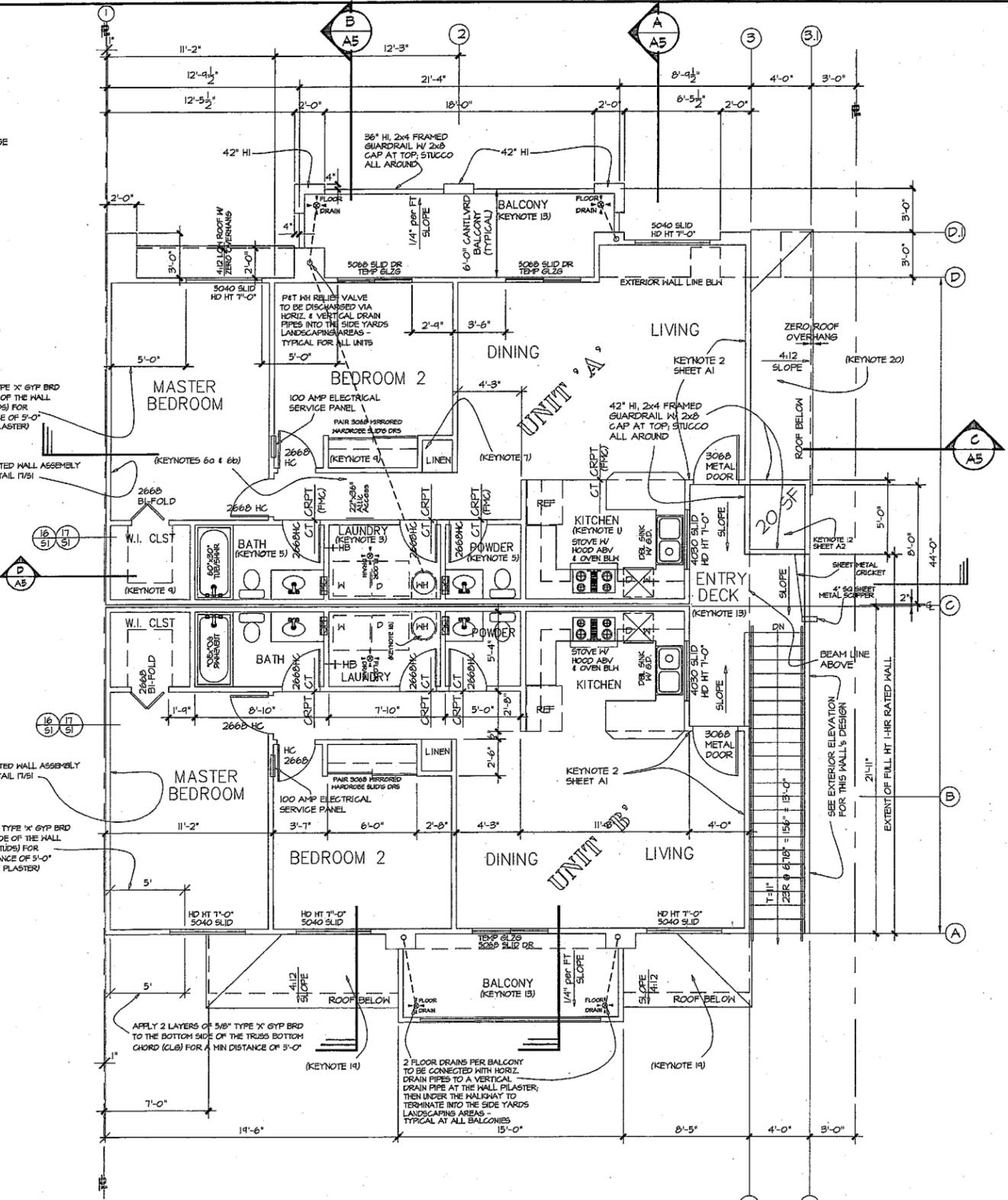
LEGAL DESCRIPTION:
 /EXC ST MD/ LOTS 43 & 44 BLOCK 2
 MAP NO. 1349
 ASSESSOR'S PARCEL NO.: 633-022-20
 ADDRESS: 1120-1150 13TH STREET
 IMPERIAL BEACH, CA 91932

PREPARED FOR:
KAMAL NONA
 BENCH MARK: 5' W OF NW COR ON GROVE OF
 13TH STREET & GROVE AVENUE.
 E.L. = 24.971' M.S.L.

SHEET 1
 OF
 1 SHEET

JOB NO.
C-1
 07-1265

10. FRAMING CONTRACTOR SHALL VERIFY R.O. SIZE OF ALL DOORS & WINDOWS
11. DRYWALL SPECIFICATIONS:
 - a. KNOCK DOWN TEXTURE WALLS AND CEILINGS
 - b. DENS-SHIELD TILE BACKER BOARD AT SHOWER/TUB WALLS
 - c. ALL CORNER BEADS TO BE "BALLNOSE" INCLUDING WINDOW OPENINGS
 - d. ALL DRYWALL SHALL BE 1/2" THICK FOR BASE BID, 5/8" THICK FOR ALTERNATE BID
 - e. BASE BID TO INCLUDE HANGING, TAPING, TEXTURING, SCRAPING, AND CLEAN-UP
12. PLANTER BOX: 42" HI, HOT MOPPED WATERPROOFING ALL WALLS & FLOOR, SHEET METAL LINING ALL WALLS & FLOOR, FLOOR SHALL SLOPE TOWARDS A FLOOR DRAIN TO DISCHARGE OVERFLOW VIA HORIZ. & VERTICAL DRAIN LINES INTO SIDE YARD LANDSCAPING AREAS
13. DEK-O-TEX DECKING AS MANUF. BY "CROSSFIELD PRODUCTS CORP, ICBO REPORT NO. 1330" & FINISH COATS (TOP COAT, GROUT COAT & TRD COATS COLORSEAL) OVER 2-LAYERS OF 1/4" FELT SLIPSHEET OVER 3/4" CDX PLYND, PROVIDE 24 GA. SJ. FLASHING AT DOOR/WALL INTERSECTION WITH DECK/BALCONY PER DET 4/D1 & 11/D1 & 20/D2 & 24/D2
14. WROUGHT IRON HANDRAIL, 34"-38" HI ABOVE NOSING OF TREADS PER DETAIL 22/D2
15. WROUGHT IRON GUARDRAILS, AT 36" HEIGHT ABOVE DECK LEVEL, RAILS @ 4" o.c. MAX, PER DETAILS 23/D2 TO INCLUDE 6" FRAMED CURB ABOVE TREAD SURFACE
16. SOUND ATTENUATION AT PARTY WALLS BETWEEN RESIDENTIAL UNITS, AND AT FLOOR/CEILING SYSTEM RESIDENTIAL & RETAIL USE SHALL BE PER APPROVED COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING & LAND USE DETAILS SHOWN ON SHEET 'D3'
17. INSTALL 1/8" RATED 5/8" TYPE 'X' GYP. BRD (PAINTED) ON ENCLOSED USABLE SPACE UNDER STAIRS
18. 40 GAL. A.O. SMITH #FFSH-236-40 OR EQ. FOR EA. UNIT, ENERGY FACTOR OF 0.60 MIN. GAS-FIRED HOT W.H. ON 1/2" FRAMED PLATFORM, W/ CLASS 'B' VENT THRU ROOF & MIN OF 2 SEISMIC STRAPS OF 3/4" x 24 GA. W/ 1/4" x 3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING; PROVIDE P/T RELIEF VALVE OVERFLOW LINE DISCHARGE TO EXTERIOR SEE SHEET 'D3' FOR TITLE-24 MINIMUM REQUIREMENTS, SIZE & MODEL NUMBER
19. ROOF OVERHANG PROJECTIONS WITHIN 10'-0" FROM PROPERTY LINE SHALL BE 1-HR FR. AS FOLLOWS:
 - CONCRETE TILE ROOFING AT TOP
 - 7/8" EXTERIOR CEMENT PLASTER (STUCCO) ON METAL LATH OVER WEATHER RESISTIVE BARRIER
20. FOR THE EXT. WALLS ALONG GRID LINES (B,U) BTWN LINES (D,U) & (C), DUE TO PROXIMITY TO PL, IN LIEU OF A PARAPET, THE ROOF-CLG FRAMING SHALL BE 1-HR FR. CONSTRUCTION AS FOLLOWS:
 - 2 LAYERS OF GYP BRD TYPE 'X' ON THE BTM OF CLG JSTS INCLUDING BEAMS SUPPORTING THESE CLG JSTS



ARCHITECTURAL FLOOR PLANS KEYNOTES

- SEE SHEETS D1 & D2 FOR ARCHITECTURAL DETAILS UNO. 1 UNLESS NOTED OTHERWISE
 CT-CERAMIC TILE CRPT-CARPET V-VINYL CONC-CONCRETE FVFC-FLOOR MATERIAL CHANGE
1. KITCHEN NOTES:
 - a. WALL & BASE CABINETS SHALL BE SELECTED BY OWNER / INSTALLED BY CONTRACTOR; FIELD MEASURE PRIOR TO FABRICATION; VERIFY THE DIMENSIONS OF ALL APPLIANCES THAT ARE TO BE BUILT INTO THE CABINETS TO INSURE THEIR FULL OPERATION
 - b. 36" HI COUNTERTOP (INO) AS SELECTED BY THE OWNER; INSTALLATION BY CONTRACTOR AS RECOMMENDED BY THE MANUFACTURER; SCRIBE COUNTER TOPS AND CABINETS TO WALL TO ACHIEVE PROPER FIT
 - c. KITCHEN APPLIANCES SHALL BE AS SELECTED BY THE OWNER AND INSTALLED BY CONTRACTOR
 2. OCCUPANCY SEPERATION BETWEEN M & R-3:
 - a. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON THE CEILING OF FIRST FLOOR TO PROVIDE 1-HOUR OCCUPANCY SEPERATION BETWEEN RESIDENTIAL OCCUPANCY AND RETAIL OCCUPANCY. SEE DETAILS 1/D3
 3. LAUNDRY AREA NOTES:
 - a. 36" HI COUNTER TOP, CERAMIC TILE FINISH INCLUDING A 6" SPLASH; CABINETS GRADE AND FINISH TO BE DETERMINED BY OWNER
 - b. 24"x34" SINGLE-COMPARTMENT LAUNDRY SINK, PORCELAIN ENAMEL ON CAST IRON
 - c. WASHER - ELECTRIC - TO BE PROVIDED BY OWNER & INSTALLED BY CONTRACTOR
 - d. DRYER (WITH 4" VENT TO EXTERIOR, MAX HORIZONTAL & VERTICAL LENGTH 14 FT WITH 2 OFFSETS - DRYER TO BE PROVIDED BY OWNER & INSTALLED BY CONTRACTOR PROVIDE BOTH GAS OUTLET AND 220V ELECTRICAL OUTLET.
 - e. PROVIDE 4" FLOOR DRAIN LOCATED NEAR WASHER, W/ STAINLESS STEEL GRATE COVER LID
 - f. PROVIDE 5 AIR CHANGES PER HOUR FOR LAUNDRY VENTILATION
 4. INSTALL AIR CONDITIONING CONDENSER, 220 VOLTS FOR THE RESIDENTIAL UNITS AT GRADE LEVEL SIDE YARD AREA. (AVC SHALL BE ADDITIVE BID ITEM)
 5. ALL BATHROOMS & PLUMBING & VENTILATION NOTES:
 - a. TOILET & BATH FIXTURES/TRIMS/TEMPERED GLASS ENCLOSURES/HEADS & ACCESSORIES SHALL BE SELECTED BY OWNER / INSTALLED BY PLUMBING CONTRACTOR; PROVIDE ALL FRAMING BLOCKING NECESSARY FOR INSTALLATION
 - b. SHOWER HEADS & FAUCETS SHALL BE EQUIPPED W/ FLOW RESTRICTORS AS SPECIFIED IN THE APPLIANCE EFFICIENCY STANDARDS OF THE CEC & BE CERTIFIED BY SAME; SHOWER HEADS TO HAVE MAXIMUM 2.5 GPM FLOW. TUB/SHOWER ENCLOSURE SHALL BE ALUMINUM FRAMED TEMPERED GLAZING PANELS, PATTERN TO BE SELECTED BY OWNER
 - c. LINEN SHELVES W/ CABINETS DOORS (OPTIONAL), CONFIGURATION, MATERIAL & FINISH SHALL BE DETERMINED BY OWNER AND CONSTRUCTED BY CONTRACTOR
 - d. 1/4" FLATE GLASS MIRROR, SIZE TO FIT, BOTTOM HEIGHT 40" ABOVE FINISHED FLOOR
 - e. 6" HI SPLASH BOARD (SAME MATERIAL AS COUNTERTOP), SELECTED BY OWNER
 - f. MEDICINE CABINETS - 5/8" NAUTILUS ARCHED TEAR DROP MODEL #MS20; ROUGH OPENING 14 1/4" x 25"
 - f. VANITY COUNTERTOP - FINISH MATERIAL & HEIGHT W/ CABINETS BELOW TO BE SELECTED BY OWNER AND CONSTRUCTED/INSTALLED BY CONTRACTOR (AS BASE BID ITEM)
 - h. PROVIDE MAX. 2.2 GPM FLOW ON FAUCETS
 - j. PROVIDE RUBBER INSULATION FOR COPPER WATER PIPES AT PLUMBING WALLS; COPPER WATER PIPES SHALL RUN OVERHEAD, NOT IN SLAB, TO AVOID ELECTROLYSIS; ALL WATER & GAS LINES SHALL BE SUPPORTED FROM CONTACT AT JOIST PENETRATIONS TO REDUCE NOISE TRANSMISSION
 - l. INSTALL BATT INSULATION AT ALL WALLS/FLOORS/CEILINGS ENCLOSED BATHROOMS, POWDER ROOM, LAUNDRY AREA, AS AN OPTION IN ADDITION TO TITLE-24 MIN REQUIREMENTS
 - j. WATER CLOSETS TO BE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT APPROVED LOW WATER CONSUMPTION (LOW FLUSH) TYPE, MAX. 1.6 GALLONS PER FLUSH (COUNTY ORDINANCE #1810); PROVIDE MIN. CLEARANCE OF 15" FROM THE CENTERLINE OF WATER CLOSETS & 24" IN FRONT OF WATER CLOSETS; WATER CLOSETS SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.14.2 H & S CODE, SECTION 114213CB
 - k. ALL WASTE LINES SHALL BE CAST IRON FOR SILENCE AS AN OPTION
 - l. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEN HOSE BIBBS
 - m. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM/POWDER ROOM VENTILATION
 - n. THE DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FT FROM ANY OPENING WHICH ALLOWS AIR INTO OCCUPIED PORTIONS OF THE BUILDING (SEC 1209.3)
 - o. GAS VENTS & NON-COMBUSTIBLE PIPING IN WALLS, PASSING THRU 3 FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING (SEC SEC. 111.3)
 - p. IN SHOWERS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES (MFC SEC 410.1); SHOWER FLOORS SHALL BE WATERPROOFED WITH BUILT UP HOT TAR PROCESS TO PROTECT AGAINST DRY ROT
 - q. NO CPVC PIPING TO BE INSTALLED FOR POTABLE WATER
 - r. DRYWALL CONTRACTOR SHALL INSTALL DENSE SHIELD BOARD (NOT GREEN BOARD) UNDERNEATH ALL TILE AT SHOWER/TUB WALLS.
 - 6a. 22"x36" ATTIC ACCESS SCUTTLE W/ ATTIC LIGHT & SWITCH NEARBY & 30" MIN HEADRM ABOVE THE OPENING; PROVIDE 24" WIDE PATH TO THE FAU, MAX. 15 FT LONG
 - 6b. FAU IN ATTIC W/ 1" VENT THRU ROOF; PROVIDE ELECTRICAL & GAS OUTLETS FOR THE FAU; FAU TO BE RAISED SO INSULATION CAN BE FULL THICKNESS UNDERNEATH
 7. 5 LINEN SHELVING W/ CABINET DOORS; LAYOUT, CONFIGURATION, & FINISH AS DETERMINED BY OWNER
 8. THERMAL MASS AREA AS SUMMARIZED IN TITLE-24 COMPLIANCE REQUIREMENTS SUMMARY SHEET 'D3', AND PER FLOOR MATERIAL (FMC) INDICATION ON FLOOR PLANS
 9. ALL CLOSETS & WALK-IN CLOSETS SHALL BE FURNISHED WITH SHELVES, POLES, DRAWERS, AND ORGANIZERS AS DETERMINED BY OWNER, TO BE INSTALLED BY CONTRACTOR.

ALL GLASS DOORS & WINDOWS SHALL HAVE VINYL FRAME, DUAL CLEAR LOE GLAZING. GLAZING SHALL BE INSTALLED WITH AN NFRC CERTIFYING LABEL ATTACHED SHOWING U-VALUE. SEE SHEET 'D3' FOR TITLE-24 COMPLIANCE REQTS SUMMARY

FOR ELECTRICAL, MECHANICAL, & PLUMBING SEE NEW SHEETS E-1.0 THROUGH E-5.0, M-1 THROUGH M-4, & P-1 THROUGH P-5

SECOND FLOOR PLAN

LIVING AREA - UNIT 'A' = 960 SF (PLUS 110 SF BALCONY)
 LIVING AREA - UNIT 'B' = 936 SF (PLUS 90 SF BALCONY)
 TOTAL NUMBER OF UNIT per BLDG = TWO
 TOTAL RESIDENTIAL LIVING AREA per BLDG = 1,896 SF

4 012 4 8

ACAD FILE NAME: X-FRST.DWG

1120 13TH ST NONA SQUARE

SHEET TITLE: SECOND FLOOR PLAN

DRAWING SCALE: 1/4" = 1'-0"

PROJECT ADDRESS: 13TH STREET IMPERIAL BEACH, CA 91932

SIGNATURE: *Nick Aljabi*

AD ALJABI Nick Aljabi
 Registered Architect
 License No. C-19739
 Residential - Commercial
 9127 CROSSMONT BLVD LA MESA, CA 91941
 Tel 619 / 955-7087

A2 SHEET NUMBER



EAST ELEVATION

1120 13TH STREET

SCALE : 1/4" = 1'-0"

1150 13TH STREET -- NONA SQUARE

EXTERIOR MATERIAL / COLOR LEGEND

MATERIAL / LOCATION	COLOR
① EXTERIOR STUCCO (PLASTER) - WALLS	(A)
② EXTERIOR STUCCO (PLASTER) - CANOPY/POP-OUTS/TRIMS	(B)
③ CONCRETE ROOF TILE	(C)
④ STORE FRONT VINYL FRAME - DOORS & WINDOWS	(D)
⑤ WROUGHT IRON RAILINGS	(E)
⑥ 1x4 over 2x8 ROUGH SAWN FASCIA - PAINTED	(E)

(A)
s/e 'EXPO' EXTERIOR STUCCO
COLOR #283
BONE (Base 1)

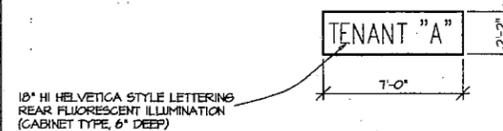
(B)
s/e 'EXPO' EXTERIOR STUCCO
COLOR #50
PEACH CREAM (Base 1)

(C)
s/e 'EAGLE ROOF TILE'
COLOR #2595
SAN RAMON

(D)
s/e 'PACIFIC WINDOW' CORP
VINYL FRAME
WHITE

(E)
s/e 'FRAZEE' EXTERIOR PAINT
COLOR # 337
MEDIUM BROWN

WALL SIGN SPECIFICATIONS



EACH TENANT NAME SIGN SIZE : 7'-0" LONG x 2'-2" HIGH x 6" DEEP = 15 SQ FT
TOTAL FRONTAL SIGN AREA : 2 x (15 SQ FT) = 30 SQ FT
(FRONT ELEVATION BUILDING LENGTH = 47'-0")

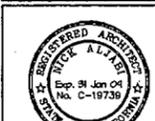
ITEM	MATERIAL	COLOR
LETTERS	PLEXIGLASS FACE	RED LETTERS WHITE BACKGROUND
CABINET	SHEET METAL	GLOSS ENAMEL PAINT s/e 'BEHR' OFF WHITE COLOR #04-6 SMOKE RING TBA-2P

EAST ELEVATION KEYNOTES:

1. PLACE ELECTRICAL OUTLETS ABOVE EAST FACING WINDOWS AND IN ANY LOCATION WHERE ELECTRICAL SIGNS AND DISPLAYS ARE ANTICIPATED. ABSOLUTELY NO EXTENSION CHORDS ARE PERMITTED AS A REPLACEMENT FOR PERMANENT WIRING.
2. INSTALL KNOX BOX NEAR THE FRONT ENTRANCE TO COMMERCIAL UNIT AND LOCATED MINIMUM OF 7 FEET ABOVE GROUND.

ACAD FILE NAME: ELEV-SEC.DWG

1120 13TH ST NONA SQUARE



SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWING SCALE:
PROJECT ADDRESS: 13TH STREET
IMPERIAL BEACH, CA 91932

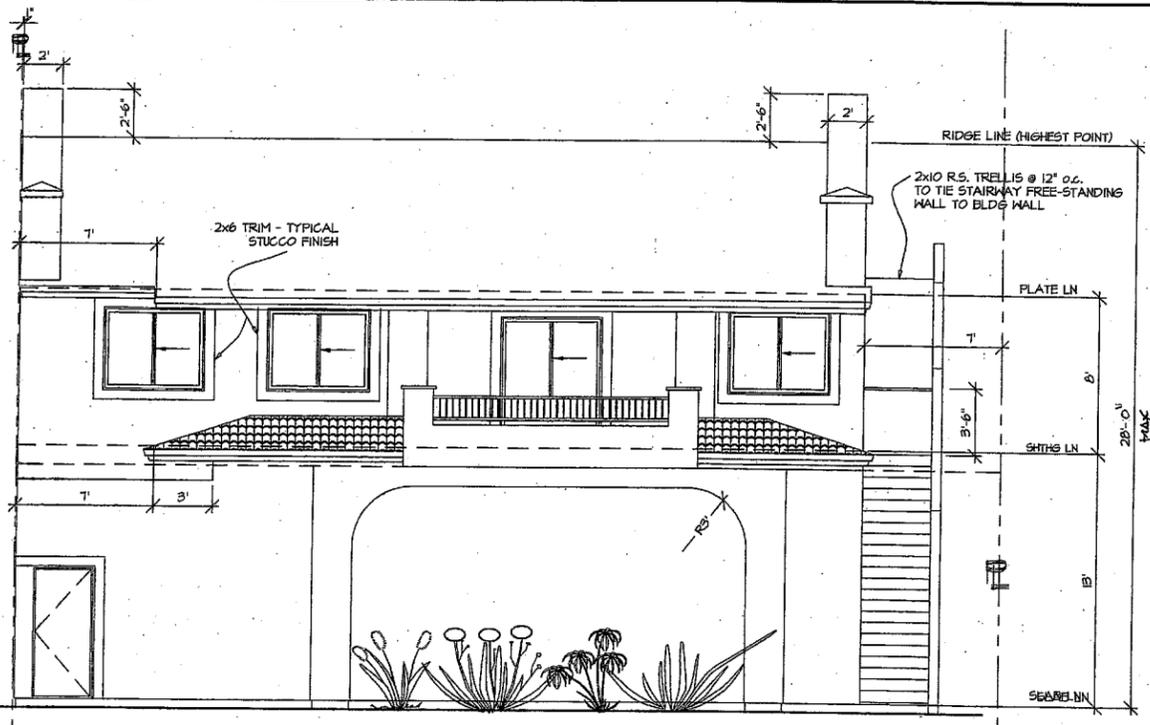
SIGNATURE: *Nick Aljabi*

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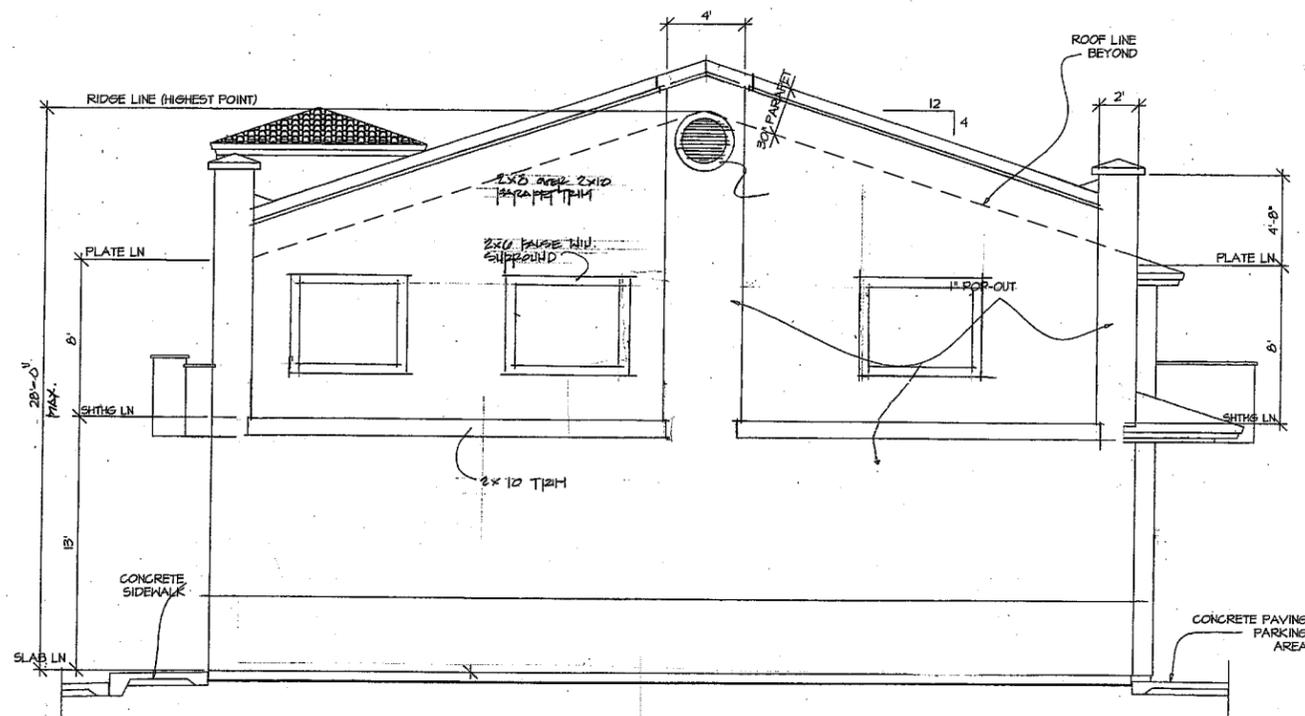
A3

SHEET NUMBER



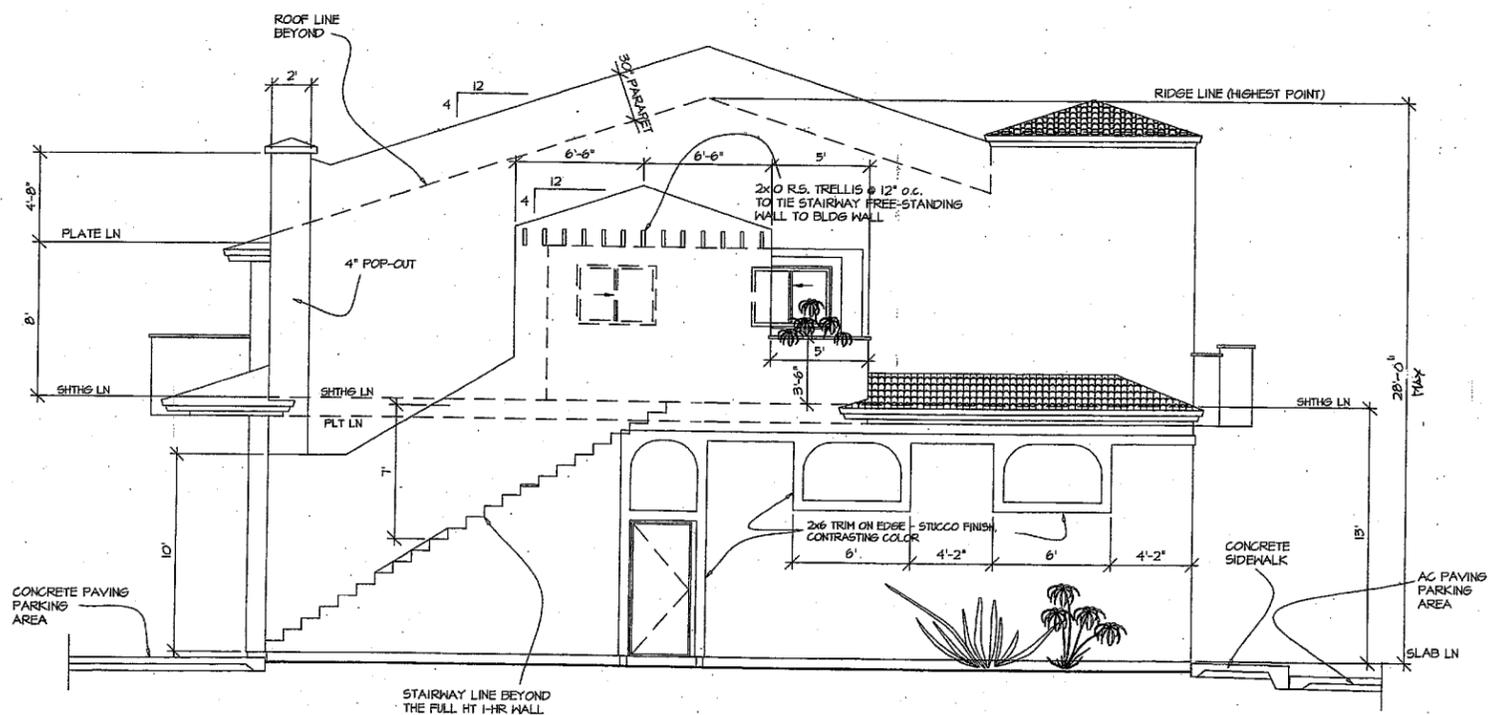
WEST ELEVATION - 1120 13TH STREET

SCALE : 1/4" = 1'-0"



NORTH ELEVATION - 1120 13TH STREET

SCALE : 1/4" = 1'-0"

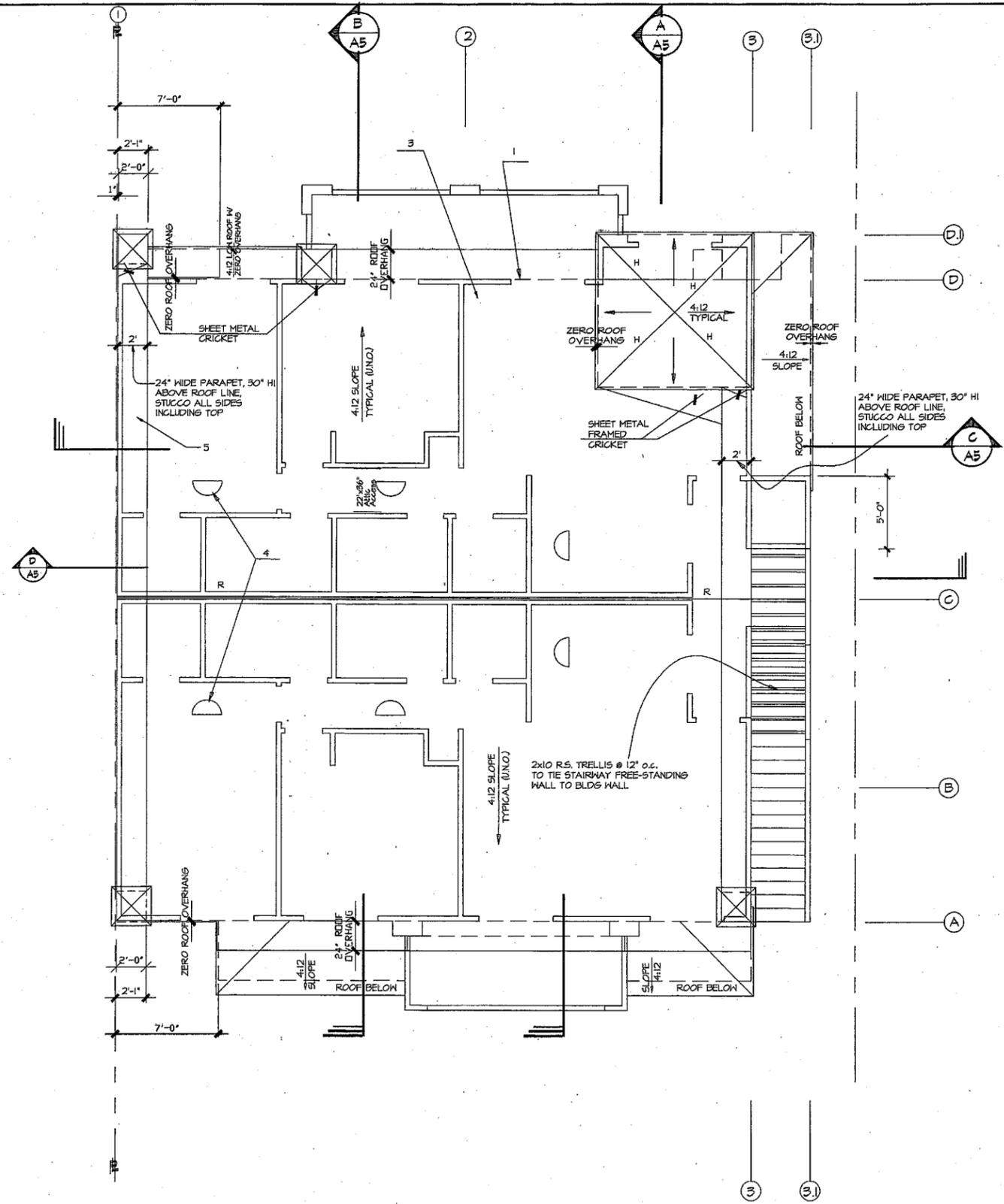


SOUTH ELEVATION - 1120 13TH STREET

SCALE : 1/4" = 1'-0"

ACAD FILE NAME: ELEV-SEC.DWG

1120 13TH ST NONA SQUARE	
	SHEET TITLE: EXTERIOR ELEVATIONS
DRAWING SCALE:	
PROJECT ADDRESS: 13TH STREET IMPERIAL BEACH, CA 91932	
SIGNATURE: <i>Nick Aljabi</i>	Nick Aljabi Registered Architect License No. C-19739 9127 CROSSMONT BLVD LA MESA, CA 91941 Tel 619 / 955-7087
	A4 <small>SHEET NUMBER</small>

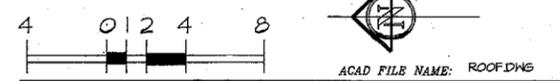


ROOF ATTIC SPACE VENTILATION	
ENTIRE ROOF	
1. AREA TO BE VENTILATED :	1,425 SQ FT
2. REQUIRED VENTILATION : at 1:500 (50% of the required ventilation, minimum, is to be provided at least 36" above eave vents)	6.42 SQ FT
3. NET FREE VENTILATION PROVIDED BY :	
a. EAVE VENTS 4"x8"x1" CONT. LOWERED VENT (0.50 NET SQ. FT. EACH)	NONE
b. DORMER VENTS (8"x22" PROFILE)	6 at .75 sq.ft. 4.50 SQ FT
c. EAVE VENTS (B) 2-1/4" diameter holes per eave block (.08 sq. ft. each)	30 at .08 sq.ft. 2.40 SQ FT
d. GABLE END VENTS	NONE
4. TOTAL NET FREE VENTILATION PROVIDED :	6.90 SQ FT

ROOF PLAN KEYNOTES

- R = Ridge Per DET 1/D2
H = Hip Per DET 1/D2
V = Valley Per DET 2/D2
- BUILDING LINE / EXTERIOR WALL LINE
 - ROOF EDGE LINE - RAKE PER DET 16/D2, EAVE PER DET 15/D2
2x4 TRIM OVER 2x8 R.S. FASCIA - PAINTED
 - CONCRETE ROOFING TILE BY "MONIER ROOF TILE, INC, ORANGE, CA"
ICBO EVALUATION REPORT # 2043,
STYLE AS SELECTED BY THE OWNER.

UNDERLAYMENT SHALL BE ASPHALT-SATURATED ORGANIC FELT,
LAPPED NOT LESS THAN 4" AT HORIZ. JOINTS AND NOT LESS
THAN 6" AT VERT. JOINTS, NO. 30 UNDER CONCRETE TILE AND
NO. 40 UNDER CLAY TILES
INSTALL WITH CORROSION-RESISTANT FASTENERS IN ACCORDANCE
WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
INSTALL WOODEN BATTENS WHERE REQUIRED BY THE REFERENCED
EVALUATION REPORT
 - SHEET METAL ROOF DORMER VENTS, 8"x22" LOW PROFILE AS
MANUFACTURED BY "SPRING VALLEY SHEET METAL" - PRIME
AND PAINT TO MATCH ROOFING TILE.
TYPICAL OF 12 @ .75 SQ FT EACH;
SEE ROOF SPACE VENTILATION TABLE THIS SHEET
 - PARAPET/HALL - STUCCO FINISH OVER METAL LATH OVER WEATHER
RESISTANT BARRIER (30# FELT) ALL SIDES; HORIZONTAL SURFACES SHALL
SLOPE AT MIN 1/2" PER FT AWAY FROM VERTICAL SURFACES;
INSTALL SHEET METAL COPING WITH DRIP EDGE AT TOP HORIZ. SURFACE
 - SEE DETAIL 5/D2 FOR VENT PIPE ROOF PENETRATION
 - SEE DETAILS 10, 11, 12, 13/D2 FOR ROOF AT WALL CONNECTION
 - PROVIDE 24 GAUGE GALV. IRON GUTTERS & DOWNSPOUTS. FASTEN
GUTTERS TO FRAMING W/ 1/8"x1" S.I. STRAPS @ 36" o.c. -
COORDINATE W/ OWNER & ARCHITECT FOR COLOR & LOCATION -
GUTTERS/DOWNSPOUTS SHALL DISCHARGE INTO VERTICAL DRAIN PIPE AT
WALL FILASTERS AT EITHER SIDE OF EACH BALCONY, THEN TO DISCHARGE
UNDER SIDEWALKS TO LANDSCAPING AREAS



1120 13TH ST NONA SQUARE

SHEET TITLE:
ROOF PLAN

DRAWING SCALE:
1/4" = 1'-0"

PROJECT ADDRESS: 13TH STREET
IMPERIAL BEACH, CA 91932

SIGNATURE: *Nick Aljabi*

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Tel 619 / 955-7087 14 NESA, CA 91944

A6
SUBJECT NUMBER

EXTERIOR MATERIAL / COLOR LEGEND

<u>MATERIAL / LOCATION</u>	<u>COLOR</u>
① EXTERIOR STUCCO (PLASTER) - WALLS	Ⓐ
② EXTERIOR STUCCO (PLASTER) - CANOPY/POP-OUTS/TRIMS	Ⓑ
③ CONCRETE ROOF TILE	Ⓒ
④ STORE FRONT VINYL FRAME - DOORS & WINDOWS	Ⓓ
⑤ WROUGHT IRON RAILING	Ⓔ
⑥ 1x4 over 2x8 ROUGH SAWN FASCIA - PAINTED	Ⓕ



283 Bone (Base 1)

Ⓐ

s/e 'EXPO' EXTERIOR STUCCO
COLOR #283
BONE (Base 1)

Ⓑ

s/e 'EXPO' EXTERIOR STUCCO
COLOR #50
PEACH CREAM (Base 1)



50 Peach Cream (Base 1)

Ⓒ



s/e 'EAGLE ROOF TILE'
COLOR #2535
SAN RAMON

Ⓓ

s/e 'PACIFIC WINDOW' CORP
VINYL FRAME
WHITE

Ⓔ

s/e 'FRAZEE' EXTERIOR PAINT
COLOR # 357
MEDIUM BROWN



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER

MEETING DATE: APRIL 15, 2009
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR

SUBJECT: SEACOAST INN UPDATE

BACKGROUND:

On Wednesday, February 4, 2009, the City Council conducted a periodic review of the Development Agreement for the project as required by the Municipal Code and the terms of the Development Agreement. As required under the terms of the Development Agreement, the Community Development Director initiated the review proceeding by noticing the property owner that the City intends to undertake this periodic review of the development agreement.

Also at the meeting on February 4, 2009, Pacifica informed the City Council that, while the project was moving forward, demolition of the existing hotel and construction of the new hotel would be delayed until after the summer season. Among other reasons cited for this delay was the Coastal Commission requirement to avoid construction activities on the beach between Memorial Day and Labor Day as well as a required pre-payment penalty to Citi Bank for the pay-off of the hotel's existing loan.

On February 18, 2009, the City Council approved an amendment to the Specific Plan for the hotel to allow the addition of a roof patio to the hotel along with elevator and stair towers to provide access to and from the roof patio.

DISCUSSION:

The purpose of this meeting is to provide the City Council with an update on the progress made on the project as well as the schedule for demolition and construction. Pacifica Companies will be present at the meeting to make this update presentation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This review is not a project as defined by CEQA.

FISCAL IMPACT:

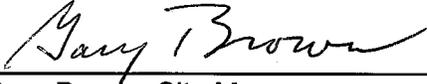
There is no direct fiscal impact with this review.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the update report and provide comments and/or direction as necessary.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments: None.



AGENDA ITEM NO. 6.2

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: April 15, 2009

ORIGINATING DEPT.: PUBLIC SAFETY *xs*

SUBJECT: AMENDMENTS TO THE HEARTLAND COMMUNICATIONS FACILITY AUTHORITY JOINT POWERS AGREEMENT DELETING THE EAST COUNTY FIRE PROTECTION DISTRICT AS A MEMBER AGENCY AND REVISING THE FORMULA FOR ALLOCATION OF EXPENSES

BACKGROUND:

Currently, the City of Imperial Beach Public Safety Department, Fire and Lifeguard Departments contract with the Heartland Communications Authority Facility (HCFA) a Joint Powers Authority (JPA) for the purpose of providing emergency fire, hazardous material, medical, rescue and lifeguard dispatch services.

HCFA was created in 1987 for the purpose of providing emergency dispatch services to fire departments. Heartland initially provided fire, rescue, and emergency medical dispatch services to the cities of Santee, El Cajon, and La Mesa Fire Departments, and to the Lakeside, San Miguel, Alpine, and East County Fire Protection Districts. In 1995, Heartland entered into an agreement to provide dispatch services to National City Fire Department. In 1999, HCFA also entered into an agreement with the County of San Diego to provide dispatch services to the Inland Zone Fire Departments and the Rural Paramedic Program. In 2003 Imperial Beach, National City, Bonita/Sunnyside and Coronado Fire Departments contracted with HCFA for their emergency dispatch needs, as well.

DISCUSSION:

This amendment deletes the East County Fire Protection District as a Public Agency member of the Heartland Communications Facility due to their consolidation with San Miguel Fire Department.

This amendment also changes the formula for calculating member assessments. The new formula replaces an outdated formula and better reflects advancements in technology and actual usage of the service. The expenses among the Member Agencies in accordance with the new formula will be based on a 25% weight for the number of personnel and a 75% weight for the number of incidents.

FISCAL IMPACT:

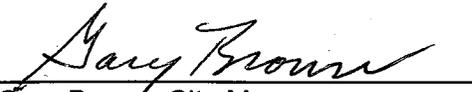
The change will be an increase of about 21% from \$72,297 in Fiscal Year 2008-2009 to \$87,168 in Fiscal Year 2009-2010. This increase has been budgeted for the 2009-2010 fiscal year.

DEPARTMENT RECOMMENDATION:

Adopt Resolution No. 2009-6738 approving the amendment to the Heartland Communications Facility Authority Joint Powers Agreement

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2009-6738
2. Amendment to the Heartland Communications Facility Authority Joint Powers Agreement

RESOLUTION NO. 2009-6738

A RESOLUTION OF THE CITY COUNCIL OF IMPERIAL BEACH, CALIFORNIA, TO AUTHORIZE AMENDMENTS TO THE HEARTLAND COMMUNICATIONS FACILITY AUTHORITY JOINT POWERS AGREEMENT DELETING THE EAST COUNTY FIRE PROTECTION DISTRICT AS A MEMBER AGENCY AND REVISING THE FORMULA FOR ALLOCATION OF EXPENSES

WHEREAS, the City of Imperial became a member of the Heartland Communications Facility Authority and entered into a joint agreement with member agencies; and

WHEREAS, the preamble to the Agreement is amended to delete the East County Fire Protection District as an agency member, and;

WHEREAS, there is a new proposed assessment formula to better reflect usage by a calculation of a 25% weight for the number of personnel plus a 75% weight for the number of incidents, and;

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the amendments to the Heartland Communications Facility Authority Joint Powers Agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 15th of April 2009, by the following roll call vote:

AYES: COUNCILMEMBERS: NONE
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

JIM JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2009-6738 A RESOLUTION OF THE CITY COUNCIL OF IMPERIAL BEACH, CALIFORNIA, TO AUTHORIZE AMENDMENTS TO THE HEARTLAND COMMUNICATIONS FACILITY AUTHORITY JOINT POWERS AGREEMENT DELETING THE EAST COUNTY FIRE PROTECTION DISTRICT AS A MEMBER AGENCY AND REVISING THE FORMULA FOR ALLOCATION OF EXPENSES.

CITY CLERK

DATE

AMENDMENTS TO HEARTLAND COMMUNICATIONS FACILITY AUTHORITY JOINT POWERS AGREEMENT DELETING THE EAST COUNTY FIRE PROTECTION DISTRICT AS A MEMBER AGENCY AND REVISING THE FORMULA FOR ALLOCATION OF EXPENSES

THIS AMENDMENT to the Amended Joint Powers Agreement Creating An Agency to be Known As the Heartland Communications Facility Authority dated June 25, 1986 (herein referred to as "the Agreement") is made, effective July 1, 2009, by and between member agencies City of El Cajon; City of Lemon Grove; City of Santee; City of La Mesa; City of Coronado; City of Imperial Beach; National City; Alpine Fire Protection District; Bonita-Sunnyside Fire Protection District; Lakeside Fire Protection District; and San Miguel Fire Protection District.

1. Amendment to Delete Member. The preamble to the Agreement is amended to delete the East County Fire Protection District as a Public Agency member of the Heartland Communications Facility Authority.

2. Revision of Assessment Formula. The second paragraph of Section 5(c)(1) of the Agreement is amended to read:

These expenses shall be shared among the Member Agencies in accordance with the formula of a 25% weight for the number of personnel plus 75% weight for the number of incidents. Each Member Agency's share shall equate to its aggregate percentage as calculated by this paragraph 5(c)(1).

3. Effective Date. This Amendment shall take effect for all purposes on July 1, 2009.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their proper officers thereunto duly authorized as of _____, 2009.

CITY OF EL CAJON

Attest:

City Clerk

By: _____
Its: _____

CITY OF LEMON GROVE

Attest:

City Clerk

By: _____
Its: _____

CITY OF SANTEE

Attest:

City Clerk

By: _____

Its: _____

CITY OF LA MESA

Attest:

City Clerk

By: _____

Its: _____

CITY OF CORONADO

Attest:

City Clerk

By: _____

Its: _____

CITY OF IMPERIAL BEACH

Attest:

City Clerk

By: _____

Its: _____

NATIONAL CITY

Attest:

City Clerk

By: _____

Its: _____

ALPINE FIRE PROTECTION DISTRICT

Attest:

By: _____

Secretary

Its: _____

BONITA-SUNNYSIDE FIRE PROTECTION DISTRICT

Attest:

By: _____

Secretary

Its: _____

LAKESIDE FIRE PROTECTION DISTRICT

Attest:

By: _____

Secretary

Its: _____

SAN MIGUEL FIRE PROTECTION DISTRICT

Attest:

By: _____

Secretary

Its: _____