

**SPECIAL CITY COUNCIL & REDEVELOPMENT AGENCY MINUTES
CITY OF IMPERIAL BEACH
AUGUST 30, 2005
SPECIAL WORKSHOP MEETING – 6:00 P.M.
COUNCIL CHAMBERS
825 Imperial Beach Boulevard
Imperial Beach, California**

CALL TO ORDER

MAYOR ROSE called the Special Workshop Meeting to order at 6:07 p.m.

ROLL CALL

Councilmembers present:	McCoy, Winter, McLean
Councilmembers absent:	None
Mayor present:	Rose
Mayor Pro Tem present:	Janney

Staff present:	City Manager Brown, City Attorney Lough, City Clerk Hald
----------------	--

MAYOR/COUNCIL ANNOUNCEMENTS

COUNCILMEMBER MCCOY announced that the City of Imperial Beach would be receiving \$685,000 for the Old Palm Avenue Streetscape Improvements through SANDAG'S pilot Smart Growth Incentive program.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

None.

REPORTS

1. HOTEL DESIGN. (0660-43)

MAYOR PRO TEM JANNEY announced that due to his ownership of property within 500 feet of the project, he had a potential conflict of interest on the item and left Council Chambers at 6:10 p.m.

CITY MANAGER BROWN introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE introduced consultant Darrell Gentry of Civic Solutions.

DARRELL GENTRY of Civic Solutions gave a PowerPoint presentation on the hotel plan, discussed the definition of building height, how it is measured, and the impacts to the architectural design of the hotel.

Discussion ensued regarding measurement of grade by using warped plane versus average grade and their impacts to underground parking.

RICHARD SCHAUMBURG spoke in support of the item.

CHERYL SCHAUMBURG supported the project (did not speak).

MICHAEL CAREY congratulated staff and Council for maintaining the maximum height limit of 40 feet; he spoke about Prop F approved by voters in 1990; he expressed concern about the process; he supported staff's recommendation and congratulated everyone for working together on the project (additional speaking time donated by FRED PERRY).

CARLEEN HESS stated that the community worked hard on the height initiatives and questioned if there could be more public meetings on the item.

CITY MANAGER BROWN responded that there would be several discussions in the future.

In response to MICHEL DEDINA regarding funding of the hotel project, MAYOR ROSE stated that at this point in time, there has been no discussion by the City to fund the project.

ROBERT MILLER stressed the importance of a good design.

RON MOODY questioned why the project has moved far along in the process.

CITY MANAGER BROWN stated that it is still early in the process, the drawings shown tonight were only initial concepts, and that there is still a lot of work ahead.

MR. GENTRY added that an environmental review still needs to be done and that it is still early on in the project.

In response to Mr. Moody's concerns about how grade is determined citywide and how high could he go on his property, COMMUNITY DEVELOPMENT DIRECTOR WADE responded that height limits are different throughout the city, it depends on what zone he lives in, and that grade is currently measured as defined by the zoning code which is by the warped plane approach; he added that Council may be interested in defining height differently for this particular project and that they may choose to direct staff to pursue that same direction throughout the City.

FRED COOK questioned if the sea wall for the hotel would conform with the existing sea wall that he and his neighbors built along the south side of Date Avenue and he questioned what is planned for the Date Avenue street end; he commented that the movement of the hotel to the east would beautify the beach as well as increase the safety factor.

COMMUNITY DEVELOPMENT DIRECTOR WADE responded that the street end has yet to be designed and would be part of the public review process.

BOB WADHAM questioned the effects of the high tides that are typical in the wintertime.

MR. GENTRY stated that the applicant and developer are aware that pumps need to be installed in the underground parking lot and that a drainage system is necessary to remove splash up; he noted that the City is required to do a wave run-up analysis which will provide specifications as to what improvements would need to be made to the site to eliminate any impacts.

CLARE BUCKLEY questioned if the layout of the hotel could be revised so that it was a mirror image of what was presented in the PowerPoint presentation.

COMMUNITY DEVELOPMENT DIRECTOR WADE responded that the proposed design maximizes views towards Point Loma, with views through the park rather than through private development.

DANIEL DEUTSCH, architect, added that the design creates angles on the south side of the building allowing views down Date Avenue as well as creates a park experience.

Discussion ensued regarding the process of using height measurement through average grade for the hotel project through the specific plan process.

CITY ATTORNEY LOUGH stated that there are two approaches that can be taken: the specific plan allows for deviations from the general rules for a specific project, thus allowing for changes as typical as measurement of height; the other approach is to investigate height overall for the whole city; he commented that measuring height by average is typical in other towns, whereas the use of warped planes is more unusual and requires discretion by staff; he added that it is impossible to do measurements from all points.

MAYOR ROSE reiterated that through the specific plan process the definition of grade could be changed for the specific property with certain findings.

Discussion ensued regarding the process for an LCP amendment.

MAYOR ROSE thanked the community members for their participation; she spoke of the importance of the project; she supported the specific plan process to make findings that would allow for grade averaging; she supported bringing back citywide zoning for discussion; and she would like to move forward so plans can be completed.

COUNCILMEMBER MCCOY appreciated the design of the hotel; she was pleased with the public participation at tonight's meeting and desired the same level of public interest at budget workshops.

COUNCILMEMBER WINTER stated the design is unique and appreciated the incorporation of a full service restaurant and conference facility.

COUNCILMEMBER MCLEAN supported the project.

CITY MANAGER BROWN recommended the grade averaging method for height measurement within the specific plan and staff would bring citywide zoning back to City Council for discussion.

MOTION BY MCLEAN, SECOND BY MCCOY, TO ALLOW FOR UTILIZATION OF THE GRADE AVERAGE METHOD FOR THIS PROJECT THROUGH THE SPECIFIC PLAN PROCESS AND DIRECT STAFF TO PURSUE AN AMENDMENT OF THE CITY'S ZONING ORDINANCE TO ALLOW FOR ADOPTION OF THE GRADE AVERAGE METHOD CITY WIDE (RECOMMENDATION 3 OF STAFF REPORT). MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS: MCCOY, WINTER, MCLEAN, ROSE
NOES:	COUNCILMEMBERS: NONE
DISQUALIFIED:	COUNCILMEMBERS: JANNEY (DUE TO A POTENTIAL CONFLICT OF INTEREST)

ADJOURNMENT

The meeting adjourned at 7:27 p.m.

Diane Rose, Mayor

Attest:
Jacqueline M. Hald, CMC
City Clerk