

MINUTES

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PUBLIC FINANCING AUTHORITY

AUGUST 22, 2007

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

WORKSHOP – 6:00 P.M.

WORKSHOP CALL TO ORDER BY MAYOR

MAYOR JANNEY called the Workshop meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	McLean, McCoy
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Winter
Staff present:	City Manager Brown; City Attorney Lough; Deputy City Clerk Wolfson

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

AIDA NAVARRO, from Wildcoast, expressed concern regarding the recent Sandcastle Competition; she submitted various emails previously sent to Council and staff for the record.

MAYOR JANNEY responded that the emails had been forwarded to the Sandcastle Committee.

SERGE DEDINA expressed concern regarding the sand replenishment project; he submitted a letter requesting a public hearing.

MAYOR JANNEY responded that he had discussed with Mr. Dedina that the public hearing may be in October.

DR. HANS BERTSCH, marine biologist, submitted and read a letter stating opposition to sand dredging.

REPORTS

COUNCILMEMBER BRAGG announced she had a conflict of interest, as her place of employment is within 500 feet of the item, and she left Council Chambers at 6:11 p.m.

1. PROGRESS REPORT RE: SEACOAST INN HOTEL: PACIFICA COMPANIES, OWNER/APPLICANT: SPECIFIC PLAN (GPA 03-095), DESIGN REVIEW (DRC 03-094), REGULAR COASTAL PERMIT (CP 03-091), SITE PLAN REVIEW (SPR 03-093) AND TENTATIVE MAP (TM 03-092) FOR THE REDEVELOPMENT OF AN EXISTING HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 ZONE. MF 661. (0660-43)

CITY MANAGER BROWN introduced the item and stated the review period is right now.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave background information on the item and stated this is the first of several meetings and opportunities for public comment; he introduced Darrell Gentry, of DWG Consulting; acting as staff liaison for the project.

DARRELL GENTRY, Project Manager, gave a PowerPoint presentation on the item.

ALLISON ROLFE, Pacifica Companies' Director of Planning, gave background information, answered questions of Council, and gave a PowerPoint presentation on the item.

MICHEL DEDINA supported the item and expressed concerns with regard to sand replenishment and subsidized compensation from the City for businesses at the hotel; he expressed his desire for a heated pool.

COMMUNITY DEVELOPMENT DIRECTOR WADE responded to speakers' comments and questions of Council.

ASH ISRANI, Pacifica Companies' President, also spoke about the project and a similar project that has been successful.

GARY TRIESCHMAN supported the item and expressed concerns regarding the Date St. access point, the seawall, parking, and the street ends.

MAYOR JANNEY stated that Mr. Trieschman's concerns have already been discussed with the City Manager and the property owners; he reminded the audience that the drawings presented were conceptual and not final.

CARLEEN HESS spoke in support of the item and spoke favorably of the use of green technology; she expressed concern regarding high tide events.

MS. ROLFE responded that Moffitt & Nichol have been hired to look at high tide events and will determine the worst case scenario.

COUNCILMEMBER MCLEAN supported the project; he expressed concern about the size of the swimming pool and requested it be an additional five feet longer and requested the size of the spa be adequate; he expressed concern regarding wind and sand and asked if there would be a transparent windbreaker around the spa; he expressed concern about the view from the west; he also suggested a workout room; he continued by suggesting additional conveniences, such as a computer in the lobby to check reservations or find another Israni hotel; he expressed a desire for obtaining LEED certification as soon as possible; and he made other suggestions with regard to design features and amenities and ways to increase revenue.

MS. ROLFE reminded those in attendance that everything is conceptual and that the level of

detail will be provided later in the process.

COMMUNITY DEVELOPMENT DIRECTOR WADE commented that the LEED certification application process could not commence until the project is at a certain level of building and plan documentation due to Title 24 requirements.

MAYOR PRO TEM WINTER thanked Mr. Israni and Ms. Rolfe for their attendance and hard work; she expressed pleasure that suggestions from the Survival Plan were incorporated into the project; she also was pleased at the level of energy conservation and green features included; she expressed interest in the two-button flushing for toilets mentioned by Ms. Rolfe; she expressed concern with regard to sewer capacity and diversion system.

PUBLIC WORKS DIRECTOR LEVIEN responded to Mayor Pro Tem Winter's questions and said the sewer capacity only referred to Pump Station 1A, which is the closest one to the project; and a separate study to model the entire system is nearing completion

MS. ROLFE added that the project needs are still under today's pump capacity.

Discussion ensued regarding each room being standard and having standard furniture packages, and that room owners would not be allowed to leave personal items.

COUNCILMEMBER MCCOY expressed her desire for open space with a pool rather than a hotel, but recognized the need for a hotel to increase revenue and ensure survival of the City; she thanked Mr. Israni and Ms. Rolfe and City staff; she stated that she recognized the need to increase revenue in the city and that this hotel would fit within the community and will probably generate the revenues desired; she suggested that Pacifica advertise themselves in the community.

ASH ISRANI, Pacifica president, encouraged visiting Pacifica's website to learn more about the company, and he stated his commitment to the project.

In response to Councilmember McCoy's expressed desire to get approval from the Coastal Commission sooner, Ms. Rolfe said the project may go before the Commission in January when they meet in Long Beach, as it is within relatively close proximity to the project.

COMMUNITY DEVELOPMENT DIRECTOR WADE added that after a notice of final action has been filed, there is a 21 working day period for appeals; he stated that he has been working closely with Commission staff and they will advise of status pertaining to the hearing.

CITY MANAGER BROWN stated the desire to break ground by the end of the year.

MAYOR JANNEY thanked the audience for their input and thanked Pacifica's and city staff; he stated the project is critical for IB in many ways.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 7:55 p.m.

James C. Janney, Mayor

Lisa Wolfson
Deputy City Clerk