



SPECIAL MEETING AGENDA



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

JUNE 18, 2014

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

SPECIAL MEETING – 6:00 P.M.

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

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.

SPECIAL MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

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.*

REPORTS (1)

1.1 DISCUSSION AND POLICY DIRECTION REGARDING THE TRANSFER OF CITY PROPERTY TO SAN DIEGO COUNTY FOR THE PURPOSE OF CONSTRUCTING A NEW LIBRARY (0150-20)

Recommendation:

Staff is recommending that the City Council receive the report from staff and provide San Diego County with a commitment to transfer the property upon which the Marina Vista Center is located to the County in exchange for a new or significantly remodeled community room facility that can be used and programmed consistent with the past practices of the Marina Vista Center, by mutual agreement between San Diego County and the City of Imperial Beach.

Any writings or documents provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. Redevelopment Agency Successor Agency 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.

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.imperialbeachca.gov

/s/

Gregory Wade, Assistant City Manager
p.p. Jacqueline M. Hald, MMC, City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH
SPECIAL MEETING**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER 

MEETING DATE: JUNE 18, 2014

ORIGINATING DEPT.: CITY ADMINISTRATION

SUBJECT: DISCUSSION AND POLICY DIRECTION REGARDING THE TRANSFER OF CITY PROPERTY TO SAN DIEGO COUNTY FOR THE PURPOSE OF CONSTRUCTING A NEW LIBRARY

EXECUTIVE SUMMARY:

San Diego County will be demolishing the existing Imperial Beach Branch of the County Library System and constructing a new building to house the San Diego County Library, Imperial Beach Branch. After consideration of the existing adjacent buildings owned by the City of Imperial Beach, San Diego County has asked the City Council to consider the inclusion of a portion of the City-owned property in the footprint of the new library facility.

The Marina Vista Center is currently located in the subject location and San Diego County is proposing to either raze and reconstruct the facility as part of the construction of the new library, or complete a comprehensive remodel of the facility. San Diego County has indicated that it is highly preferable to engage in this level of construction only on property owned by the County and is therefore seeking a property line adjustment and transfer of ownership of a portion of the City property on which the Marina Vista Center now sits.

BACKGROUND:

Several months ago, San Diego County announced that the current Imperial Beach Branch of the County Library System would be demolished and reconstructed in its current location. The new structure will have an expanded footprint and will be attached to an existing building owned by the City of Imperial Beach referred to as the Marina Vista Center. In the initial planning stages, it was determined that it would be beneficial to connect the functions of the Imperial Beach Branch of the County Library System and the Marina Vista Center that is used for community functions and events.

In order to accommodate the construction of the library and a new community room that would replace the current Marina Vista Center, San Diego County would like to obtain the property on which the Marina Vista Center sits from the City of Imperial Beach and complete the improvements. The key concern for the City of Imperial Beach would be an effective use and operation agreement that would allow the current uses of the Marina Vista Center to continue. County staff has assured City staff that the City's current uses would, indeed, continue after construction of the new library.

ANALYSIS:

San Diego County has other facilities with community rooms that provide space for community functions and meeting locations, but that can also be rented out for events such as weddings, parties and other functions. The Imperial Beach Branch would be administered in a similar fashion and use by the Senior Center programs and Women's Club would continue in the current manner with community fee for use continued in a manner to the current Marina Vista Center. The County would assume operational control over the Marina Vista Center (community room) for library functions as well as the functions currently provided by the City.

San Diego County is seeking a commitment from the Imperial Beach City Council that the property owned by the City, upon which sits the Marina Vista Center, will be contributed and eventually transferred to the County as part of the library project. Although the transfer of the property will take some time to complete, the commitment is needed so that the design team is aware of whether the space of the Marina Vista Center can be included in the design of the new library. San Diego County will employ a "design build" concept for the new facility so it is not possible to identify exactly what the new structure will look like until the design is complete. However, Supervisor Cox has provided assurances that the new space will either be a new building, or undergo a comprehensive remodel. In the end, it is anticipated that the community will have a new or significantly updated space to conduct Senior Citizen activities, hold Women's Club meetings and conduct other various events and activities. The difference is ownership, operation and maintenance which, upon completion of the new library project, would be the responsibility of San Diego County rather than the City of Imperial Beach.

ENVIRONMENTAL DETERMINATION:

San Diego County will be responsible to obtain all necessary environmental approvals required by the California Environmental Quality Act associated with construction of the new library facility.

FISCAL IMPACT:

As with any property transaction, there will be financial consideration. However, in this instance, the consideration is anticipated to be nominal because the provision of the land is expected to result in the construction or significant improvement of the current facility and the ability to use and program the facility consistent with the past practices of the Marina Vista Center.

RECOMMENDATION:

Staff is recommending that the City Council receive the report from staff and provide San Diego County with a commitment to transfer the property upon which the Marina Vista Center is located to the County in exchange for a new or significantly remodeled community room facility that can be used and programmed consistent with the past practices of the Marina Vista Center, by mutual agreement between San Diego County and the City of Imperial Beach.