



A G E N D A



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

IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

MAY 20, 2015

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

REGULAR 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.

REGULAR MEETING CALL TO ORDER

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.*

PRESENTATIONS (1.1-1.5)

- 1.1 * PRESENTATION OF PROCLAMATION AND ELKS LODGE NO. 2011 MEDAL OF VALOR FOR IRAQ & AFGHANISTAN TO HONOR FALLEN HEROES FROM IMPERIAL BEACH. (0410-30)**
- 1.2 * SHERIFF'S DEPARTMENT UPDATE ON CRIME STATISTICS. (0260-70)**
- 1.3 * LIFEGUARD SERVICE UPDATE. (0220-70)**
- 1.4 * PRESENTATION OF PROCLAMATION IN RECOGNITION OF NATIONAL BEACH SAFETY WEEK – JUNE 7-13, 2015. (0410-30)**
- 1.5 * PRESENTATION OF PROCLAMATION RECOGNIZING LIFEGUARD II THOMAS (BENNY) HOLT'S 47 YEARS OF SERVICE. (0410-30)**

* No staff report.

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.

CONSENT CALENDAR (2.1-2.7)-All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.

2.1 MINUTES.

Recommendation: Approve the Special City Council Meeting Minutes of April 23, 2015.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Recommendation: Ratify the following registers: Accounts Payable Numbers 86570 through 86650 with a subtotal amount of \$458,249.93 and Payroll Checks/Direct Deposits 46507 through 46525 for a subtotal amount of \$148,992.06 for a total amount of \$607,241.99.

2.3 ADOPTION OF RESOLUTION NUMBER 2015-7584 AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH THE YMCA OF SAN DIEGO COUNTY PERMITTING STORAGE OF LIFEGUARD TOWERS, A PERSONAL WATERCRAFT AND A SEA/LAND CONTAINER WITH ITS CONTENTS ON THE YMCA CAMP SURF PROPERTY. (0130-70 & 0220-10)

Recommendation: Adopt resolution.

2.4 ADOPTION OF RESOLUTION NUMBER 2015-7585 AUTHORIZING THE CITY MANAGER TO RENEW A LICENSE AGREEMENT WITH THE YMCA OF SAN DIEGO COUNTY PERMITTING PLACEMENT OF A LIFEGUARD TOWER ON THE SOUTHWEST CORNER OF THE YMCA CAMP SURF PROPERTY FOR OCEAN SAFETY OPERATIONS ON THE NORTHERNMOST PORTION OF THE IMPERIAL BEACH SHORELINE. (0130-70 & 0220-10)

Recommendation: Adopt resolution.

2.5 CONSIDERATION AND RECOMMENDED ADOPTION OF RESOLUTION NO. 2015-7576 AMENDING THE FISCAL YEARS (FY) 2013 - 2015 SALARY & COMPENSATION PLAN TO ADD THE POSITION AND SALARY BAND OF FIRE CHIEF. (0510-20 & 0520-75)

Recommendation: Adopt Resolution No. 2015-7576 which will amend the FY 2013-2015 Salary & Compensation Plan to add the position and salary band of "Fire Chief."

2.6 CONSIDERATION OF RESOLUTION NO. 2015-7581, A RESOLUTION OF INTENTION TO GRANT A WATER FRANCHISE RENEWAL TO CALIFORNIA AMERICAN WATER COMPANY FOR A PERIOD OF 25 YEARS AND SETTING A PUBLIC HEARING TO CONSIDER SUCH FRANCHISE RENEWAL. (0840-70)

Recommendation: Adopt Resolution No. 2015-7581 to set the date, time and place for a public hearing for the City Council to consider granting a water franchise renewal to California American Water Company ("Cal-Am").

2.7 APPROVAL OF AN AGREEMENT WITH CALIFORNIA CONSULTING TO CONDUCT A NEEDS ASSESSMENT AND COMMUNITY SURVEY FOR INTEREST IN VARIOUS RECREATIONAL PROGRAMS, AND PROVISION OF GRANT WRITING SERVICES. (0390-35 & 1020-90)

Recommendation: That the City Council consider the recommendation of the Parks and Recreation Committee to secure the services of a qualified consultant to conduct a comprehensive needs analysis and survey to determine which recreational programs will be supported by the residents of the City. Staff would further recommend that the scope of services be expanded to include additional grant writing services offered by California Consulting on a month to month trial basis.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4.1-4.5)

- 4.1 KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149. (0600-20)**
Recommendation: That the City Council adopt Resolution No. 2015-7577, approving Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00).
- 4.2 CONSIDER APPROVAL OF RESOLUTION NO. 2015-7579 TO CONFIRM THE INTEGRATED SOLID WASTE MANAGEMENT SERVICES MAXIMUM FEE INCREASE REQUESTED BY EDCO DISPOSAL CORPORATION EFFECTIVE JULY 1, 2015 AND AUTHORIZING FUTURE INFLATIONARY ADJUSTMENTS THROUGH JULY 1, 2020. (0270-40)**
Recommendation: Open the public hearing and receive testimony, close the public hearing, and adopt Resolution No. 2015-7579 to confirm the integrated solid waste management service maximum fee increase requested by EDCO beginning July 1, 2015 and authorize future inflationary adjustments to refuse service rates through July 1, 2020 using the same methodology and formulas as allowed under the terms of the City's Agreement with EDCO.
- 4.3 PUBLIC HEARING AND RESOLUTION NO. 2015-7586 CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE LEVY OF THE ANNUAL ASSESSMENT IN A SPECIAL MAINTENANCE DISTRICT (AD-67M). (0345-10)**
Recommendation: Open the public hearing, receive public comment, close the public hearing and adopt Resolution No. 2015-7586.
- 4.4 PUBLIC HEARING FOR AND RESOLUTION NO. 2015-7587 TO ADOPT TRANSNET LOCAL STREET AND ROAD PROGRAM AMENDMENT NO. 5. (0680-80)**
Recommendation: Open the Public Hearing, receive public comment, close the Public Hearing, adopt the resolution (with modification if desired) and authorize the Public Works Director to submit Resolution No. 2015-7587 to SANDAG.
- 4.5 T-MOBILE (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140046), CONDITIONAL USE PERMIT (CUP 140047), DESIGN REVIEW CASE (DRC 140048), SITE PLAN REVIEW (SPR 140049), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 800 SEACOAST DRIVE (APN 625-262-02-00). MF 1168. (0600-20)**
Recommendation: That the City Council adopt Resolution 2015-7578, approving Regular Coastal Permit (CP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), Site Plan Review (SPR 140049), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the construction of a wireless telecommunications facility at 800 Seacoast Drive (APN 625-262-02-00).

REPORTS (5.1-5.5)

5.1 COUNTY OF SAN DIEGO INTRODUCTION OF THE SELECTED DESIGN-BUILD ENTITY FOR THE PROPOSED NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067. (0150-20 & 0600-20)

Recommendation: That the City Council receives an introduction of the Design-Building Entity selected by the County of San Diego for the new Imperial Beach County Library located at 810 Imperial Beach Boulevard. Although not attached to the staff report, the concept plans for the new Library will also be presented. This project is located in the coastal zone and will require consideration of a Coastal Development Permit by the City Council at a future public hearing. Therefore, though general comments and questions from the City Council may be provided, no formal action on the project will take place.

5.2 RESOLUTION NO. 2015-7583 AWARDED PUBLIC WORKS CONTRACT TO WIT: RTIP FY 14/15 (STREET IMPROVEMENTS) (S15-101) AND APPROPRIATE AN ADDITIONAL \$100,000 GAS TAX TO PROJECT NO. S15-101). (0720-25)

Recommendation: Adopt Resolution No. 2015-7583 awarding the contract to PAL General Engineering, Inc. for the RTIP FY 14/15 (Street Improvements) S15-101 project at a bid price of \$447,863.45 and appropriating \$100,000 from Unobligated Gas Tax Fund to Project No. W15-101. The Project includes the repaving and restriping of Rainbow Drive for a Class 2 bike-lane; repaving of 5th Street (Imperial Beach Boulevard to Fern Avenue); repaving of Grove Avenue (5th Street to Tijuana Estuary boundary); construction of ADA compliant ramps at Iris Avenue and 13th Street; and replacement of fire station exit driveway pad.

5.3 RESOLUTION NO. 2015-7582 AWARDED PUBLIC WORKS CONTRACT TO WIT: DELAWARE STREET IMPROVEMENTS (S15-102) AND APPROPRIATE AN ADDITIONAL \$180,000 GAS TAX TO PROJECT NO. S15-102. (0720-10)

Recommendation: Adopt Resolution No. 2015-7582 awarding the contract to PAL General Engineering, Inc. for the Delaware Street Improvements project at a bid price of \$222,260 and appropriating \$180,000 from Gas Tax Reserve to Project No. W15-102.

5.4 REPORT ON STORM WATER PERMIT ORDER R9-2013-0001 AND DEVELOPMENT OF WATER QUALITY IMPROVEMENT PLANS (WQIP). (0230-70 & 0770-65)

Recommendation: Receive an oral report from the Environmental Programs Manager on the development of the WQIPs and requirements in the new Storm Water Permit.

5.5 RESOLUTION NO. 2015-7580 TO AWARD PROFESSIONAL SERVICE CONTRACT TO AMEC FOSTER WHEELER FOR CONSULTANT SUPPORT TO IMPLEMENT THE WATER QUALITY IMPROVEMENT PLAN (WQIP) FOR THE SAN DIEGO BAY WATERSHED MANAGEMENT AREA (SP1503). (0230-70 & 0770-65)

Recommendation: Adopt resolution.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURN REGULAR MEETING

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/
Jacqueline M. Hald, MMC
City Clerk

CITY OF IMPERIAL BEACH

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

SPECIAL MEETING MINUTES
"OPEN AIR" OPEN HOUSE

Thursday, April 23, 2015
5:00 p.m. to 7:00 p.m.

Veterans Park
1075 8th Street
Imperial Beach, CA 91932

The Special Meeting was opened by Mayor Dedina at 5:38 p.m. for the purpose of conducting the Open Air Open House meeting.

Attendance:

The following Councilmembers were in attendance:

Mayor Dedina	Arrived at 5:27 p.m., stayed until the end of the meeting.
Councilmember Spriggs	Arrived at 5:17 p.m., stayed until the end of the meeting.
Councilmember Bragg	Arrived at 5:39 p.m., stayed until the end of the meeting.
Councilmember Patton	Arrived at 5:24 p.m., left the meeting at 5:50 p.m.

The topics of discussion included the budget preparation process and proposed community projects. Public comments and input were taken throughout the duration of the Open House.

The Special Meeting was adjourned at 7:00 p.m.

Serge Dedina,
Mayor

Sunem Carballo
Deputy City Clerk

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES *DSB*
SUBJECT: RATIFICATION OF WARRANT REGISTER

EXECUTIVE SUMMARY:

Approval of the warrant register in the amount of \$ 458,249.93 and the payroll checks in the amount of \$ 148,992.06.

RECOMMENDATION:

It is respectfully requested that the City Council ratify the warrant register.

RATIONALE:

The warrant register is presented providing transparency with regards to City expenditures.

OPTIONS:

- Receive and file the report from the City Manager
- Provide direction to the City Manager to take a specific action

BACKGROUND:

None

ANALYSIS:

As of April 7, 2004 all large warrants above \$100,000 will be separately highlighted and explained on the staff report.

<u>Vendor:</u>	<u>Check:</u>	<u>Amount:</u>	<u>Description:</u>
Blue Pacific Engineering	86618	\$ 245,438.03	Micro Tunneling Main Line

The following registers are submitted for Council ratification:

Accounts Payable

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
86570-86613	04/24/2015	\$ 157,969.33
86614-86650	04/30/2015	\$ 300,280.60
	Sub-Total	\$ 458,249.93

Payroll Checks/Direct Deposit

46507-46525	P.P.E. 4/16/15	\$ 148,992.06
	Sub-Total	\$ 148,992.06
	TOTAL	\$ 607,241.99

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Warrants are issued from budgeted funds and there is no additional impact on reserves.

Attachments:

1. Warrant Register as Budgeted
2. Warrant Register

City of Imperial Beach
Warrant Register as Budgeted (FY2015)
Current as of 05/04/2015

Expense	Budget	Previous Warrant Registers		2015-04-24		2015-04-30		Remaining Budget
101 GENERAL FUND								
PROFESSIONAL SERVICES	\$ 6,930,476	\$ 4,486,100	\$ 20,688	\$ 9,970	\$ 2,413,718			
SALARIES FULL-TIME	\$ 4,166,553	\$ 3,297,142			\$ 869,411			
SECTION 125 CAFETERIA	\$ 725,471	\$ 567,882			\$ 157,589			
PERS-CITY PORTION	\$ 713,922	\$ 516,224			\$ 197,698			
SALARIES PART-TIME	\$ 622,935	\$ 513,622			\$ 109,314			
TECHNICAL SERVICES	\$ 511,790	\$ 239,534	\$ 19,505	\$ 3,195	\$ 249,556			
FICA	\$ 357,409	\$ 270,117			\$ 87,292			
OPERATING SUPPLIES	\$ 303,815	\$ 205,090	\$ 15,817	\$ 2,677	\$ 80,231			
GAS & ELECTRIC (SDG&E)	\$ 244,500	\$ 168,208			\$ 76,292			
ATTORNEY SERVICES-OTHER	\$ 141,443	\$ 65,816		\$ 8,227	\$ 67,400			
TEMPORARY STAFFING	\$ 134,991	\$ 96,372	\$ 3,929	\$ 1,747	\$ 32,943			
OVERTIME	\$ 130,331	\$ 106,551			\$ 23,780			
OTHER SERVICES & CHARGES	\$ 127,015	\$ 66,294	\$ 427	\$ 3,500	\$ 56,794			
UTILITIES-WATER	\$ 105,453	\$ 80,421	\$ 5,738		\$ 19,293			
RCS PROGRAM	\$ 101,500	\$ 30,173	\$ 3,631		\$ 67,696			
WORKER'S COMP INSURANCE	\$ 72,025	\$ 72,024			\$ 1			
TRAVEL, TRAINING, MEETING	\$ 66,201	\$ 41,914	\$ 2,588		\$ 21,699			
ATTORNEY SERVICES	\$ 63,557	\$ 23,552			\$ 40,005			
MAINTENANCE & REPAIR	\$ 62,220	\$ 26,583	\$ 6,400	\$ 584	\$ 28,653			
UNEMPLOYMENT INSURANCE	\$ 51,460	\$ 47,644			\$ 3,816			
COUNCIL/RDA BOARD PAY	\$ 42,875	\$ 32,347			\$ 10,528			
TRAFFIC CONTROL	\$ 40,500	\$ 27,691			\$ 12,809			
RENT-UNIFORMS	\$ 39,204	\$ 17,075	\$ 206	\$ 520	\$ 21,403			
AUTO ALLOWANCE	\$ 33,568	\$ 30,572			\$ 2,996			
MEMBERSHIP DUES	\$ 30,536	\$ 25,140	\$ 115	\$ 500	\$ 4,781			
UTILITIES-TELEPHONE	\$ 29,335	\$ 16,947		\$ 1,871	\$ 10,517			
BANKING/FIN SRVCS CHARGES	\$ 28,000	\$ 27,103			\$ 897			
COPIER LEASES	\$ 27,700	\$ 24,094			\$ 3,606			
OFFICE SUPPLIES	\$ 25,287	\$ 17,636	\$ 385		\$ 7,267			
PARS CITY CONTRIBUTION	\$ 23,083	\$ 17,909			\$ 5,174			
FLSA WAGES	\$ 22,725	\$ 20,709			\$ 2,016			
SMALL TOOLS/NON-CAPITAL	\$ 18,900	\$ 3,496			\$ 15,404			
FEES & LICENSES	\$ 18,250	\$ 14,741			\$ 3,509			
POSTAGE & FREIGHT	\$ 17,450	\$ 10,652	\$ 43	\$ 19	\$ 6,736			
UTILITIES-CELL PHONES	\$ 16,183	\$ 11,719	\$ 1,170	\$ 54	\$ 3,240			
EMPLOYEE RECOGNITION AWRD	\$ 15,667	\$ 11,726			\$ 3,941			
VEHICLE OPERATE-FUEL/OIL	\$ 15,000				\$ 15,000			
PRINTING SERVICES	\$ 13,149	\$ 5,900	\$ 672		\$ 6,577			
PLAN CHECK SERVICIES	\$ 12,000				\$ 12,000			
LIFE INSURANCE	\$ 11,828	\$ 11,162			\$ 666			
TRAINING & EDUCATION-MOU	\$ 11,400	\$ 4,002			\$ 7,398			
CONTRACTS-ELECTIONS	\$ 9,415	\$ 8,903			\$ 512			
EQUIPMENT	\$ 9,000	\$ 8,617			\$ 383			
CELL PHONE ALLOWANCE	\$ 8,844	\$ 6,973			\$ 1,871			
UTILITIES-SEWER	\$ 8,300	\$ 8,139			\$ 161			
ADVERTISING	\$ 6,700	\$ 2,619	\$ 230		\$ 3,851			

City of Imperial Beach
Warrant Register as Budgeted (FY2015)
Current as of 05/04/2015

	Budget	Previous Warrant Registers		2015-04-24		2015-04-30		Remaining Budget
SUBSCRIBE & PUBLICATIONS	\$ 6,150	\$ 1,345						\$ 4,805
SECURITY & ALARM	\$ 5,300	\$ 2,620						\$ 2,680
RENT-EQUIPMENT	\$ 4,800	\$ 829						\$ 3,971
PEST CONTROL SERVICE	\$ 4,200	\$ 3,137						\$ 1,063
RENT-FACILITIES	\$ 3,600							\$ 3,600
MGT MEDICAL REIMBURSEMENT	\$ 2,421	\$ 1,921						\$ 500
FIRE EXTINGUISHER SERVICE	\$ 1,650							\$ 1,650
NUISANCE ABATEMENT CHARGE	\$ 1,500							\$ 1,500
CONTRACTS-POSTAGE MACHINE	\$ 1,109	\$ 1,109						\$ -
MILEAGE REIMBURSEMENT	\$ 669	\$ 255						\$ 414
INSURANCE PREMIUM/DEPOSIT	\$ 75							\$ 75
COMMUNITY PROGRAMS		\$ -						\$ -
TRANSFER OUT		\$ 437						\$ (437) RTCIP to be reversed.
VEHICLE ABATEMENT CHARGES		\$ -						\$ -
201 GAS TAX FUND								\$ -
PROFESSIONAL SERVICES	\$ 873,781	\$ 185,073	\$ 4,959	\$ 2,186				\$ 681,562
TRANSFER OUT	\$ 688,170	\$ 600,000						\$ 88,170
SALARIES FULL-TIME	\$ 61,077	\$ 39,319						\$ 21,758
PERS-CITY PORTION	\$ 11,130	\$ 6,048						\$ 5,082
SECTION 125 CAFETERIA	\$ 8,800	\$ 6,939						\$ 1,861
FICA	\$ 4,259	\$ 2,946						\$ 1,313
UNEMPLOYMENT INSURANCE	\$ 3,044	\$ 82						\$ 2,962
CELL PHONE ALLOWANCE	\$ 200	\$ 11						\$ 189
AUTO ALLOWANCE	\$ 200	\$ 32						\$ 168
202 PROP "A" (TRANSNET) FUND								\$ -
PROFESSIONAL SERVICES	\$ 1,015,350	\$ 661,865						\$ 353,485
TRANSFER OUT	\$ 195,895	\$ 195,895						\$ -
SALARIES FULL-TIME	\$ 53,031	\$ 16,527						\$ 36,504
SECTION 125 CAFETERIA	\$ 7,458	\$ 2,116						\$ 5,342
PERS-CITY PORTION	\$ 5,313	\$ 2,528						\$ 2,785
FICA	\$ 4,837	\$ 1,236						\$ 3,601
UNEMPLOYMENT INSURANCE	\$ 2,741	\$ 64						\$ 2,677
ATTORNEY SERVICES	\$ 470	\$ 0						\$ 470
CELL PHONE ALLOWANCE	\$ 400	\$ 10						\$ 390
AUTO ALLOWANCE	\$ 400	\$ 30						\$ 370
206 RESIDENTIAL CONSTRUCTION								\$ -
TRANSFER OUT	\$ 261,431	\$ 261,431						\$ -
212 SLESF (COPS) FUND								\$ -
PROFESSIONAL SERVICES	\$ 100,000							\$ 100,000
213 LLEBG FUND								\$ -
PROFESSIONAL SERVICES	\$ 30,000							\$ 30,000
215 LLMD-ASSMT DIST #67 FUND								\$ -
GAS & ELECTRIC (SDG&E)	\$ 28,000	\$ 18,622						\$ 9,378
PROFESSIONAL SERVICES	\$ 2,000							\$ 2,000
216 HOUSING AUTHORITY								\$ -
SALARIES PART-TIME	\$ 37,286	\$ 30,986						\$ 6,300
TRANSFER OUT	\$ 16,869	\$ 16,869						\$ -
PROFESSIONAL SERVICES	\$ 8,415	\$ 6,645	\$ 1,540					\$ 230

City of Imperial Beach
Warrant Register as Budgeted (FY2015)
Current as of 05/04/2015

	Budget	Previous Warrant Registers		2015-04-24		2015-04-30		Remaining Budget
PERS-CITY PORTION	\$ 5,915	\$ 5,094						\$ 821
FICA	\$ 2,660	\$ 2,437						\$ 223
SALARIES FULL-TIME	\$ 2,300	\$ 1,909						\$ 391
UNEMPLOYMENT INSURANCE	\$ 770	\$ 434						\$ 336
SECTION 125 CAFETERIA	\$ 675	\$ 583						\$ 92
AUTO ALLOWANCE	\$ 50	\$ 48						\$ 2
MGT MEDICAL REIMBURSEMENT	\$ 40	\$ 37						\$ 3
CELL PHONE ALLOWANCE	\$ 20	\$ 15						\$ 5
LIFE INSURANCE		\$ (17)						\$ 17
217 HOUSING AUTHORITY-BOND								\$ -
PROFESSIONAL SERVICES	\$ 2,176,000	\$ 212,500						\$ 1,963,500
ATTORNEY SERVICES		\$ -						\$ -
245 RDA PA#1 LOW/MOD HSG-S/A								\$ -
PROFESSIONAL SERVICES		\$ -						\$ -
301 SA DEBT SERVICE FUND								\$ -
BOND INTEREST (2010 TAB)	\$ 1,058,910	\$ 538,259						\$ 520,651
INTEREST BOND (2013 TAB)	\$ 762,957	\$ 367,725						\$ 395,232
BOND PRINCIPAL (2010 TAB)	\$ 235,000							\$ 235,000
303 REDEV OBLIG RETIRE FUND								\$ -
TRANSFER OUT	\$ 2,066,568	\$ 915,686						\$ 1,150,882
ATTORNEY SERVICES	\$ 170,000	\$ 126,907	\$ 23,517					\$ 19,576
SALARIES FULL-TIME	\$ 153,270	\$ 57,112						\$ 96,158
PROFESSIONAL SERVICES	\$ 137,106	\$ 100,843	\$ 9,099	\$ 3,494				\$ 23,671
PERS-CITY PORTION	\$ 20,310	\$ 7,623						\$ 12,687
SECTION 125 CAFETERIA	\$ 10,700	\$ 4,002						\$ 6,698
OTHER SERVICES & CHARGES	\$ 9,000	\$ 7,219	\$ 17					\$ 1,764
FICA	\$ 8,290	\$ 3,152						\$ 5,138
AUTO ALLOWANCE	\$ 5,330	\$ 1,956						\$ 3,374
CELL PHONE ALLOWANCE	\$ 1,410	\$ 522						\$ 888
UNEMPLOYMENT INSURANCE	\$ 390	\$ 138						\$ 252
MGT MEDICAL REIMBURSEMENT	\$ 290	\$ 105						\$ 185
TRAVEL, TRAINING, MEETING	\$ 10	\$ 6						\$ 4
SA ADMIN-OTHER REIMB		\$ -						\$ -
401 CAPITAL IMPROVEMENT FUND								\$ -
PROFESSIONAL SERVICES	\$ 1,431,911	\$ 427,180	\$ 4,182					\$ 1,000,549
SALARIES FULL-TIME	\$ 49,065	\$ 10,926						\$ 38,139
SECTION 125 CAFETERIA	\$ 5,702	\$ 1,392						\$ 4,310
PERS-CITY PORTION	\$ 4,317	\$ 1,660						\$ 2,657
FICA	\$ 3,109	\$ 842						\$ 2,267
UNEMPLOYMENT INSURANCE	\$ 1,507	\$ 82						\$ 1,425
CELL PHONE ALLOWANCE	\$ 200	\$ 25						\$ 175
AUTO ALLOWANCE	\$ 200	\$ 76						\$ 124
402 C.I.P. 2010 BOND								\$ -
PROFESSIONAL SERVICES	\$ 1,291,877	\$ 512,383		\$ 4,137				\$ 775,357
ATTORNEY SERVICES	\$ 110,400	\$ 21,595						\$ 88,805
SALARIES FULL-TIME	\$ 50,000	\$ 14,605						\$ 35,395
PERS-CITY PORTION	\$ 7,800	\$ 2,248						\$ 5,552
SECTION 125 CAFETERIA	\$ 3,800	\$ 1,056						\$ 2,744

City of Imperial Beach
Warrant Register as Budgeted (FY2015)
Current as of 05/04/2015

	Budget	Previous Warrant Registers		Remaining Budget	
		2015-04-24	2015-04-30		
FICA	\$ 3,400	\$ 1,010			\$ 2,390
AUTO ALLOWANCE	\$ 2,000	\$ 375			\$ 1,625
CELL PHONE ALLOWANCE	\$ 600	\$ 119			\$ 481
UNEMPLOYMENT INSURANCE		\$ 24			\$ (24)
405 RDA PA#1 CIP-OP S/A					\$ -
PROFESSIONAL SERVICES		\$ -			\$ -
409 RDA BOND (2010 TAB)-S/A					\$ -
TRANSFER OUT	\$ 1,274,584	\$ 1,274,584			\$ -
501 VEHICLE REPLACEMENT/MAINT					\$ -
VEHICLE OPERATE-FUEL/OIL	\$ 255,000	\$ 163,478	\$ 8,452		\$ 83,070
EQUIPMENT	\$ 180,000	\$ 81,566			\$ 98,434
SALARIES FULL-TIME	\$ 117,029	\$ 95,589			\$ 21,440
VEHICLE OPERATE-PARTS M&O	\$ 25,000	\$ 18,608	\$ 264	\$ 101	\$ 6,027
MAINTENANCE & REPAIR	\$ 23,100	\$ 19,019			\$ 4,081
SECTION 125 CAFETERIA	\$ 22,320	\$ 18,934			\$ 3,386
PERS-CITY PORTION	\$ 18,407	\$ 14,794			\$ 3,613
FICA	\$ 10,309	\$ 7,318			\$ 2,991
SMALL TOOLS/NON-CAPITAL	\$ 6,000	\$ 328			\$ 5,672
OPERATING SUPPLIES	\$ 4,100	\$ 1,634	\$ 220		\$ 2,246
FEES & LICENSES	\$ 4,000	\$ 3,358			\$ 642
WORKER'S COMP INSURANCE	\$ 3,266	\$ 3,264			\$ 2
OTHER SERVICES & CHARGES	\$ 2,100	\$ 893			\$ 1,207
UNEMPLOYMENT INSURANCE	\$ 885	\$ 868			\$ 17
FIRE EXTINGUISHER SERVICE	\$ 400				\$ 400
LIFE INSURANCE	\$ 259	\$ 218			\$ 41
OVERTIME	\$ 200				\$ 200
502 RISK MANAGEMENT FUND					\$ -
INSURANCE PREMIUM/DEPOSIT	\$ 167,344	\$ 167,344			\$ (0)
PYMT OF WORK COMP CLAIMS	\$ 141,250	\$ 110,041			\$ 31,209
ATTORNEY SERVICES	\$ 88,670	\$ 72,162			\$ 16,508
SALARIES FULL-TIME	\$ 64,423	\$ 49,109			\$ 15,314
INSURANCE PREMIUM/WK COMP	\$ 55,000	\$ 54,410			\$ 590
THIRD PARTY ADMIN (W/C)	\$ 28,406	\$ 28,406			\$ (0)
PAYMENT OF CLAIMS	\$ 10,000	\$ 7,512	\$ 1,130		\$ 1,359
SECTION 125 CAFETERIA	\$ 9,209	\$ 7,078			\$ 2,131
PERS-CITY PORTION	\$ 7,354	\$ 5,138			\$ 2,216
FICA	\$ 4,931	\$ 3,792			\$ 1,139
PROFESSIONAL SERVICES	\$ 2,250	\$ 2,250			\$ -
AUTO ALLOWANCE	\$ 1,591	\$ 1,343			\$ 248
TECHNICAL SERVICES	\$ 1,580	\$ 1,578			\$ 2
WORKER'S COMP INSURANCE	\$ 1,025	\$ 1,020			\$ 5
OPERATING SUPPLIES	\$ 1,000				\$ 1,000
UNEMPLOYMENT INSURANCE	\$ 349	\$ 347			\$ 2
LIFE INSURANCE	\$ 262	\$ 222			\$ 40
SUBSCRIBE & PUBLICATIONS	\$ 250				\$ 250
OFFICE SUPPLIES	\$ 250				\$ 250
CELL PHONE ALLOWANCE	\$ 210	\$ 185			\$ 25
OVERTIME	\$ 50	\$ 10			\$ 40

City of Imperial Beach
Warrant Register as Budgeted (FY2015)
Current as of 05/04/2015

	Budget	Previous Warrant Registers	2015-04-24	2015-04-30	Remaining Budget
OTHER SERVICES & CHARGES		\$ 10,163			\$ (10,163) To be reimbursed
MGT MEDICAL REIMBURSEMENT		\$ -			\$ -
503 TECHNOLOGY/COMMUNICATIONS					\$ -
SALARIES FULL-TIME	\$ 137,582	\$ 109,918			\$ 27,664
H.T.E. MAINTENANCE	\$ 62,900	\$ 62,873		\$ 52	\$ (25)
EQUIPMENT	\$ 52,250	\$ 827			\$ 51,423
PROFESSIONAL SERVICES	\$ 36,584	\$ 15,458	\$ 36		\$ 21,090
TECHNICAL SERVICES	\$ 23,616	\$ 20,328			\$ 3,288
TEMPORARY STAFFING	\$ 20,000	\$ 19,985			\$ 15
SECTION 125 CAFETERIA	\$ 19,521	\$ 15,342			\$ 4,179
PERS-CITY PORTION	\$ 15,334	\$ 12,158			\$ 3,176
UTILITIES-TELEPHONE	\$ 12,000	\$ 8,484		\$ 930	\$ 2,587
FICA	\$ 10,509	\$ 9,186			\$ 1,323
SMALL TOOLS/NON-CAPITAL	\$ 10,000	\$ 3,354	\$ 359		\$ 6,287
SALARIES PART-TIME	\$ 9,481	\$ 6,466			\$ 3,015
OPERATING SUPPLIES	\$ 7,000	\$ 503	\$ 76		\$ 6,420
QUESYST	\$ 6,000	\$ 6,000			\$ -
AUTO ALLOWANCE	\$ 4,542	\$ 3,535			\$ 1,007
UTILITIES-CELL PHONES	\$ 4,000	\$ 2,663	\$ 242		\$ 1,096
TRAVEL, TRAINING, MEETING	\$ 4,000	\$ 619			\$ 3,381
FEES & LICENSES	\$ 4,000	\$ 1,902			\$ 2,098
UNEMPLOYMENT INSURANCE	\$ 1,417	\$ 1,189			\$ 228
MAINTENANCE & REPAIR	\$ 1,000	\$ 105			\$ 895
MEMBERSHIP DUES	\$ 1,000	\$ 240			\$ 760
WORKER'S COMP INSURANCE	\$ 859	\$ 864			\$ (5)
CELL PHONE ALLOWANCE	\$ 700	\$ 548			\$ 152
LIFE INSURANCE	\$ 627	\$ 470			\$ 158
SUBSCRIBE & PUBLICATIONS	\$ 500				\$ 500
OFFICE SUPPLIES	\$ 500	\$ 145	\$ 53		\$ 302
OTHER SERVICES & CHARGES	\$ 500	\$ 376			\$ 124
PARS CITY CONTRIBUTION	\$ 402	\$ 242			\$ 160
POSTAGE & FREIGHT	\$ 200	\$ 149			\$ 51
MGT MEDICAL REIMBURSEMENT		\$ -			\$ -
504 FACILITY MAINT/REPLACEMNT					\$ -
TECHNICAL SERVICES	\$ 77,000	\$ 63,774	\$ 163		\$ 13,063
EQUIPMENT	\$ 49,000				\$ 49,000
601 SEWER ENTERPRISE FUND					\$ -
TECHNICAL SERVICES	\$ 2,574,100	\$ 1,887,111			\$ 686,989
PROFESSIONAL SERVICES	\$ 2,321,266	\$ 646,592		\$ 246,258	\$ 1,428,416
SALARIES FULL-TIME	\$ 325,523	\$ 221,445			\$ 104,078
PRINCIPAL PMT-CITY LOAN	\$ 124,811				\$ 124,811
GAS & ELECTRIC (SDG&E)	\$ 68,000	\$ 57,116			\$ 10,884
SECTION 125 CAFETERIA	\$ 62,784	\$ 41,233			\$ 21,551
MAINTENANCE & REPAIR	\$ 45,020	\$ 29,968	\$ 1,766	\$ 2,770	\$ 10,516
PERS-CITY PORTION	\$ 44,543	\$ 33,250			\$ 11,293
FICA	\$ 28,951	\$ 19,495			\$ 9,456
TEMPORARY STAFFING	\$ 25,000	\$ 14,819	\$ 1,071	\$ 868	\$ 8,242
STAND-BY PAY	\$ 19,000	\$ 13,297			\$ 5,703

City of Imperial Beach
Warrant Register as Budgeted (FY2015)
Current as of 05/04/2015

	Budget	Previous Warrant Registers		2015-04-24		2015-04-30		Remaining Budget
OPERATING SUPPLIES	\$ 15,045	\$ 6,158	\$ 94					\$ 8,792
OVERTIME	\$ 13,200	\$ 10,777						\$ 2,423
OTHER SERVICES & CHARGES	\$ 8,400	\$ 1,677						\$ 6,723
UNEMPLOYMENT INSURANCE	\$ 7,765	\$ 1,892						\$ 5,873
WORKER'S COMP INSURANCE	\$ 6,532	\$ 6,528						\$ 4
EQUIPMENT	\$ 5,600							\$ 5,600
UTILITIES-TELEPHONE	\$ 4,000	\$ 861			\$ 19			\$ 3,120
SECURITY & ALARM	\$ 4,000	\$ 3,011						\$ 989
UTILITIES-WATER	\$ 3,500	\$ 2,424	\$ 7					\$ 1,069
FEES & LICENSES	\$ 2,375	\$ 1,537						\$ 838
TRAVEL, TRAINING, MEETING	\$ 1,980	\$ 1,980						\$ -
SMALL TOOLS/NON-CAPITAL	\$ 1,400	\$ 747						\$ 653
RENT-EQUIPMENT	\$ 1,000							\$ 1,000
MEMBERSHIP DUES	\$ 800	\$ 539						\$ 261
LIFE INSURANCE	\$ 649	\$ 501						\$ 148
INTEREST PMT-CITY LOAN	\$ 635							\$ 635
AUTO ALLOWANCE	\$ 600	\$ 290						\$ 310
CELL PHONE ALLOWANCE	\$ 400	\$ 61						\$ 339
Revenue								
Asset					\$ 447			
Liability			\$ 19,178		\$ 6,156			
Fund Balance								
Grand Total			\$ 157,969		\$ 300,281			

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
04/24/2015	86570	AFLAC	120				673.68
101-0000-209.01-13	04/09/2015	PAYROLL AP PPE 4/02/15	20150409		10/2015	336.84	
101-0000-209.01-13	04/23/2015	PAYROLL AP PPE 4/16/15	811629		10/2015	336.84	
04/24/2015	86571	SOUTHCOAST HEATING & A/C	1554				493.00
101-1910-419.28-01	04/09/2015	POPING REMOVAL/INSTALLTIN	306333	150110	10/2015	493.00	
04/24/2015	86572	CALIFORNIA AMERICAN WATER	612				5,761.68
101-6020-452.27-02	04/17/2015	1015-210019335484 MAR 15	05-11-2015		09/2015	126.18	
101-6020-452.27-02	04/15/2015	1015-210019335248 MAR 15	05-07-2015		09/2015	106.75	
101-6020-452.27-02	04/16/2015	1015-210021082448 MAR 15	05-08-2015		09/2015	739.03	
101-6020-452.27-02	04/14/2015	1015-210019335682 MAR 15	05-06-2015		09/2015	50.29	
101-6020-452.27-02	04/14/2015	1015-210019335774 MAR 15	05-06-2015		09/2015	148.58	
101-5010-431.27-02	04/15/2015	1015-210019334948 MAR 15	05-07-2015		09/2015	6.68	
101-5010-431.27-02	04/15/2015	1015-210019335835 MAR 15	05-07-2015		09/2015	6.68	
101-6020-452.27-02	04/16/2015	1015-210019746893 MAR 15	05-08-2015		09/2015	6.68	
101-5010-431.27-02	04/16/2015	1015-210019531534 MAR 15	05-08-2015		09/2015	6.68	
101-5010-431.27-02	04/16/2015	1015-210019531626 MAR 15	05-08-2015		09/2015	785.14	
101-6020-452.27-02	04/15/2015	1015-210019176333 MAR 15	05-07-2015		09/2015	12.28	
601-5060-436.27-02	04/15/2015	1015-210019401916 MAR 15	05-07-2015		09/2015	6.68	
101-5010-431.27-02	04/15/2015	1015-210019535857 MAR 15	05-07-2015		09/2015	17.88	
101-6010-451.27-02	04/13/2015	1015-210021068367 MAR 15	05-05-2015		09/2015	1,747.68	
101-5010-431.27-02	04/13/2015	1015-210021068541 MAR 15	05-05-2015		09/2015	232.60	
101-6010-451.27-02	04/13/2015	1015-210021068268 MAR 15	05-05-2015		09/2015	70.17	
101-6020-452.27-02	04/13/2015	1015-210021067159 MAR 15	05-05-2015		09/2015	12.28	
101-5010-431.27-02	04/14/2015	1015-210019178568 MAR 15	05-06-2015		09/2015	157.89	
101-5010-431.27-02	04/14/2015	1015-210020731235 MAR 15	05-06-2015		09/2015	6.68	
101-5020-432.27-02	04/14/2015	1015-210020277854 MAR 15	05-06-2015		09/2015	67.09	
303-1250-413.29-04	04/17/2015	1015-210021114451 MAR 15	05-11-2015		09/2015	16.68	
101-1910-419.27-02	04/15/2015	1015-210019335347 MAR 15	05-07-2015		09/2015	1,431.08	
04/24/2015	86573	CA BUILDING STANDARDS COMMISSI	2127				189.90
101-0000-221.01-07	03/31/2015	JAN-MAR 2015 STATE GREEN	03-31-2015		09/2015	189.90	
04/24/2015	86574	CALIFORNIA DENTAL	2480				784.32
101-0000-209.01-12	04/20/2015	MAY 2015 DENTAL COVERAGE	MAY 2015		11/2015	392.16	
101-0000-209.01-12	04/20/2015	MAY 2015 DENTAL COVERAGE	MAY 2015		11/2015	392.16	
04/24/2015	86575	CALIFORNIA ENV CONTROLS INC	642				1,681.32
601-5060-436.28-01	04/14/2015	WISA AIR PUMPS	3214	150049	10/2015	1,681.32	
04/24/2015	86576	CALIFORNIA STATE DISBURSEMENT	2650				355.84
101-0000-209.01-07	04/23/2015	PAYROLL AP PPE 4/16/15	20150423		10/2015	355.84	
04/24/2015	86577	CHULA VISTA ANIMAL CARE FACILI	2599				195.82
101-3050-425.20-06	04/17/2015	MAR 2015 A/C -AFTER HOURS	MAR 2015	150214	09/2015	195.82	
04/24/2015	86578	CITY OF CHULA VISTA	823				19,077.50
101-3050-425.20-06	03/31/2015	MAR 2015 A/C	AR135998	150215	09/2015	19,077.50	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #		TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
04/24/2015	86579	CITY OF SAN DIEGO	896				16,737.00
101-3020-422.21-04		04/03/2015	JAN-MAR 2015 FIRE DISPATC	1000131314	150502	09/2015	16,737.00
04/24/2015	86580	COLONIAL LIFE & ACCIDENT	941				100.18
101-0000-209.01-13		04/09/2015	PAYROLL AP PPE 4/02/15	20150409		10/2015	50.09
101-0000-209.01-13		04/23/2015	PAYROLL AP PPE 4/16/15	20150423		10/2015	50.09
04/24/2015	86581	COUNTY OF SAN DIEGO RCS	1065				3,630.84
101-3010-421.21-25		04/01/2015	MAR 2015 PS RADIOS	15CTOFIBN09	150411	09/2015	2,272.50
101-3020-422.21-25		04/01/2015	MAR 2015 PS RADIOS	15CTOFIBN09	150411	09/2015	563.34
101-3030-423.21-25		04/01/2015	MAR 2015 PS RADIOS	15CTOFIBN09	150411	09/2015	795.00
04/24/2015	86582	DEPARTMENT OF JUSTICE	1154				343.00
101-1130-412.21-04		04/03/2015	MAR 2015	091527	150176	09/2015	343.00
04/24/2015	86583	DEPT. OF CONSERVATION	1158				25.04
101-0000-211.01-01		03/31/2015	JAN-MAR 2015 SMIP FEES	03-31-2015		09/2015	25.04
04/24/2015	86584	EAGLE NEWSPAPER	1204				835.00
101-1020-411.28-07		03/04/2015	MAR 2015 LEGAL ADVERTISIN	87566	150216	09/2015	45.00
101-1020-411.28-07		03/25/2015	MAR 2015 LEGAL ADS	87862	150216	09/2015	30.00
101-1120-412.20-06		03/04/2015	SYMPHONY BY THE SEA	87566	F15167	09/2015	155.00
101-5050-435.30-02		03/18/2015	MAR 2015 LEGAL ADS	87766	150017	09/2015	55.00
101-5040-434.28-07		03/25/2015	MAR 2015 LEGAL/DISPLAY AD	87862	150017	09/2015	155.00
101-5050-435.30-02		03/25/2015	MAR 2015 LEGAL/DISPLAY AD	87862	150017	09/2015	55.00
101-1230-413.28-11		03/18/2015	MAR 2015 LEGAL NOTICES	87766	150017	09/2015	170.00
101-1230-413.28-11		03/25/2015	MAR 2015 LEGAL NOTICES	87862	150017	09/2015	170.00
04/24/2015	86585	FEDERAL EXPRESS CORP.	911				42.85
101-1130-412.28-09		04/17/2015	APR 2015 OVRNIGHT SHIPPNG	5-004-58834	150114	10/2015	18.63
101-5020-432.28-09		04/17/2015	APR 2015 OVRNIGHT SHIPPNG	5-004-58834	150114	10/2015	24.22
04/24/2015	86586	GO-STAFF, INC.	2031				5,000.12
101-1230-413.21-01		04/07/2015	W/E 04/05/15 LOPEZ, L	141213	150113	10/2015	702.00
101-1230-413.21-01		03/31/2015	W/E 03/29/15 LOPEZ, L	140829	150113	09/2015	1,067.63
101-1210-413.21-01		04/14/2015	W/E 04/12/15 FERGUSON, N	141578	150072	10/2015	989.25
601-5060-436.21-01		04/14/2015	W/E 04/12/15 GADAGA, C	141579	150279	10/2015	1,071.24
101-1230-413.21-01		04/15/2015	W/E 04/12/15 LOPEZ, L	141577	150113	10/2015	1,170.00
04/24/2015	86587	I B FIREFIGHTERS ASSOCIATION	214				450.00
101-0000-209.01-08		04/23/2015	PAYROLL AP PPE 4/16/15	20150423		10/2015	450.00
04/24/2015	86588	ICMA RETIREMENT TRUST 457	242				7,041.21
101-0000-209.01-10		04/23/2015	PAYROLL AP PPE 4/16/15	101960104		10/2015	7,041.21
04/24/2015	86589	JASON SANDERS	2644				120.00
101-3020-422.28-04		04/09/2015	REIMBURSE ACLS RECERTFCTN	R307006462		10/2015	120.00
04/24/2015	86590	KANE, BALLMER & BERKMAN	1828				25,057.15
303-1250-413.20-01		04/06/2015	MAR 2015	21154		09/2015	404.62

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
303-1250-413.20-01	04/08/2015	MAR 2015	21126		09/2015	105.00	
303-1250-413.20-01	04/08/2015	MAR 2015	21129		09/2015	1,155.00	
303-1250-413.20-01	04/08/2015	MAR 2015	21130		09/2015	14,901.25	
216-1240-413.20-06	04/08/2015	MAR 2015	21131		09/2015	1,540.00	
303-1250-413.20-01	04/08/2015	MAR 2015	21132		09/2015	5,432.53	
303-1250-413.20-01	04/08/2015	MAR 2015	21133		09/2015	1,518.75	
04/24/2015	86591	NASLAND ENGINEERING	1656			3,707.00	
401-5020-432.20-06	03/15/2015	MAR 2015 SEACOAST CMMNITY	95692	150593	09/2015	3,707.00	
04/24/2015	86592	NOLTE ASSOCIATES, INC.	2600			16,809.51	
303-1250-413.20-06	04/01/2015	CITY ENGINEER SERVICES 2/	15030442	F15170	10/2015	2,452.00	
303-1250-413.20-06	04/01/2015	CIVIL PLAN CHECKS 2/1-02/	15030450	F15171	10/2015	6,646.50	
401-5020-432.20-06	04/02/2015	FEB 2015 EXT SERVICES	15030363	150204	08/2015	475.00	
201-5000-532.20-06	04/02/2015	FEB 2015 FERN AVE GRT	15030364	150614	08/2015	4,916.01	
101-0000-221.01-02	04/01/2015	FEB 2015 PLAN CK -MF 1176	15030449		08/2015	290.00	
101-0000-221.01-02	04/01/2015	FEB 2015 PLAN CK -MF 1169	15030448		08/2015	1,015.00	
101-0000-221.01-02	04/01/2015	FEB 2015 PLAN CK -MF 1170	15030447		08/2015	1,015.00	
04/24/2015	86593	OFFICE DEPOT, INC	1262			721.99	
101-1110-412.30-02	03/25/2015	INDEX DIVIDERS	762367763001	150000	09/2015	4.50	
101-1110-412.30-02	04/07/2015	WHITE BOARD	764383272001	150000	10/2015	122.15	
101-1110-412.30-02	04/08/2015	CHAIRMAT	764651645001	150000	10/2015	97.19	
101-1110-412.30-02	04/08/2015	PHONE STAND	764651672001	150000	10/2015	5.83	
101-1110-412.30-02	04/09/2015	DRY ERASE KIT	764663809001	150000	10/2015	22.35	
101-1230-413.30-01	04/09/2015	STORAGE BOXES/ENVELOPES/M	764751523001	150000	10/2015	32.43	
101-1230-413.30-02	04/09/2015	STORAGE BOXES/ENVELOPES/M	764751523001	150000	10/2015	78.05	
101-3040-424.30-01	04/09/2015	STORAGE BOXES/ENVELOPES/M	764751523001	150000	10/2015	10.44	
101-3070-427.30-02	04/09/2015	STORAGE BOXES/ENVELOPES/M	764751523001	150000	10/2015	24.11	
101-1230-413.30-01	04/09/2015	BINDER CLIPS	764751629001	150000	10/2015	1.63	
101-1230-413.30-01	03/20/2015	PENS	761586705001	150000	09/2015	13.05	
101-1230-413.30-01	03/23/2015	FILE FOLDERS/TAPE/MISC	761586595001	150000	09/2015	37.03	
101-1230-413.30-02	03/23/2015	FILE FOLDERS/TAPE/MISC	761586595001	150000	09/2015	53.52	
101-3040-424.30-01	03/23/2015	FILE FOLDERS/TAPE/MISC	761586595001	150000	09/2015	29.35	
101-3040-424.30-02	03/23/2015	FILE FOLDERS/TAPE/MISC	761586595001	150000	09/2015	2.89	
101-1230-413.30-01	03/25/2015	COPY PAPER/ENVELOPES	762286903001	150000	09/2015	112.92	
101-3070-427.30-02	03/25/2015	COPY PAPER/ENVELOPES	762286903001	150000	09/2015	16.89	
101-5020-432.30-01	04/08/2015	BATTERIES/HIGHLIGHTERS/MISC	764493791001	150000	10/2015	57.66	
04/24/2015	86594	OLDCASTLE PRECAST, INC.	2471			433.40	
101-6020-452.30-02	04/07/2015	ROUND GALV LINERS	070179195	150067	10/2015	433.40	
04/24/2015	86595	PARS	2425			408.00	
101-1920-419.20-06	04/09/2015	FEB 2015	31237	150229	10/2015	81.60	
101-3020-422.20-06	04/09/2015	FEB 2015	31237	150229	10/2015	81.60	
101-3030-423.20-06	04/09/2015	FEB 2015	31237	150229	10/2015	122.40	
101-6040-454.20-06	04/09/2015	FEB 2015	31237	150229	10/2015	122.40	
04/24/2015	86596	PARTNERSHIP WITH INDUSTRY	1302			1,277.91	
101-6040-454.21-04	03/31/2015	P/E 03/31/2015	GS06121	150119	09/2015	383.37	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-6040-454.21-04	03/31/2015	P/E 03/31/2015	GS06121	150119	09/2015	383.37	
101-6040-454.21-04	03/31/2015	P/E 03/31/2015	GS06121	150119	09/2015	511.17	
04/24/2015	86597	PRINCIPAL FINANCIAL GROUP	2414			4,255.02	
101-0000-209.01-21	07/31/2014	PAYROLL AP PPE 7/24/14	20140731		01/2015	774.00	
101-0000-209.01-14	04/09/2015	PR AP PPE 4/02/15	20150409		10/2015	658.57	
101-0000-209.01-16	04/09/2015	PR AP PPE 4/02/15	20150409		10/2015	645.12	
101-0000-209.01-21	04/09/2015	PR AP PPE 4/02/15	20150409		10/2015	43.13	
101-0000-209.01-14	04/23/2015	PR AP PPE 4/16/15	20150423		10/2015	659.61	
101-0000-209.01-16	04/23/2015	PR AP PE 4/16/15	20150423		10/2015	656.18	
101-0000-209.01-21	04/23/2015	PR AP PE 4/16/15	20150423		10/2015	818.41	
04/24/2015	86598	RCP BLOCK & BRICK INC	115			568.08	
101-5010-431.30-02	04/10/2015	DECOMPOSED GRANITE	30461497	150030	10/2015	568.08	
04/24/2015	86599	SEAN PUTNAM	2540			112.47	
101-3030-423.28-04	04/09/2015	MILEAGE REIMBURSEMENT	04-21-2015		10/2015	112.47	
04/24/2015	86600	SEIU LOCAL 221	1821			1,374.34	
101-0000-209.01-08	04/23/2015	PAYROLL AP PPE 4/16/15	20150423		10/2015	1,374.34	
04/24/2015	86601	SIGN IT	2563			553.50	
502-1922-419.28-17	03/30/2015	LG TRUCK GRPHICS REPLACE	22332	150659	09/2015	553.50	
04/24/2015	86602	SKS INC.	412			8,452.34	
501-1921-419.28-15	04/09/2015	1405 GAL REGULAR FUEL	1269484-IN	150041	10/2015	3,814.54	
501-1921-419.28-15	04/16/2015	1201 G REG/400 G DIESEL	1269650-IN	150041	10/2015	4,637.80	
04/24/2015	86603	STATE OF CALIFORNIA	2663			137.11	
101-0000-209.01-07	04/23/2015	PAYROLL AP PPE 4/16/15	20150423		10/2015	137.11	
04/24/2015	86604	US BANK	2458			1,471.66	
101-0000-209.01-20	04/23/2015	PAYROLL AP PPE 4/16/15	20150423		10/2015	1,471.66	
04/24/2015	86605	VERIZON WIRELESS	2317			1,462.34	
101-5010-431.30-02	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	25.37	
101-6020-452.30-02	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	25.18	
101-5020-432.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	703.94	
101-3040-424.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	49.01	
101-3020-422.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	144.23	
101-3030-423.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	222.24	
101-3070-427.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	50.85	
503-1923-419.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	230.88	
503-1923-419.27-05	04/08/2015	03/09/2015-04/08/2015	9743598467		09/2015	10.64	
04/24/2015	86606	VORTEX INDUSTRIES, INC.	786			274.00	
101-1910-419.21-04	04/08/2015	ROLLING DOOR MAINTENANCE	11-918403-1	150098	10/2015	274.00	
04/24/2015	86607	WAGE WORKS INC.	2210			128.75	
101-1920-419.29-04	04/17/2015	APR 2015	125AI0387547	150104	10/2015	128.75	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
04/24/2015	86608	WEST COAST ARBORISTS	820				500.00
101-6020-452.21-04	04/13/2015	03/16/15 ARBORIST SVCS	104728	150075	09/2015		500.00
04/24/2015	86613	U.S. BANK	1873				26,726.46
101-3030-423.28-01	02/06/2015	LG VEHICLE REPAIR	02-06-2015	150633	09/2015		220.00
101-3030-423.28-01	02/24/2015	COMMAND VEHICLE WASH	033273	150633	09/2015		6.99
101-3030-423.30-02	02/25/2015	MATERIAL TO LEVEL LOCKERS	TPW 25-15	150633	09/2015		324.00
101-3030-423.30-02	02/26/2015	HOSE REPLACEMENT/FITTINGS	091520/7202149	150633	09/2015		36.61
101-3030-423.30-02	02/26/2015	WATERPROOF CELL CASE	113532286	150633	09/2015		97.19
502-1922-419.28-17	02/27/2015	LG VEHICLE ACCIDENT REPAI	02-27-2015	150633	09/2015		576.16
101-3030-423.30-02	03/03/2015	WALL CHARGERS	050222	150633	09/2015		11.84
101-3030-423.28-01	03/09/2015	COMMAND VEHICLE WASH	043191	150633	09/2015		8.99
101-3030-423.30-02	03/09/2015	ANIMAL KENNEL, LARGE	124684	150633	09/2015		164.15
101-3030-423.30-02	03/11/2015	SCUBA DIVE TANKS	282	150633	09/2015		1,260.00
101-3030-423.28-01	03/12/2015	LG TOWERS DETAIL	12796	150633	09/2015		800.00
101-3030-423.28-01	03/13/2015	RIVETS	069262/2592163	150633	09/2015		12.92
101-3030-423.28-01	03/16/2015	COMMAND VEHICLE WASH	090910	150633	09/2015		6.99
101-3030-423.28-04	03/16/2015	LG CERT PROGRAM APP	200003672	150633	09/2015		300.00
101-3030-423.30-02	03/17/2015	BATTERIES	094391/8561684	150633	09/2015		54.45
101-3030-423.28-04	02/22/2015	WRAIGHT,A CPR INSTR CARD	001413479	150631	09/2015		50.00
101-3030-423.28-04	02/22/2015	OLSON,J CPR INSTR CARD	001413480	150631	09/2015		50.00
101-3030-423.28-01	02/20/2015	RESCUE VESSEL REPAIRS	10536	150632	09/2015		877.20
101-1910-419.28-01	02/12/2015	CAMERA INSPECTION	10713857	150637	09/2015		280.00
101-1910-419.28-01	02/17/2015	CAMERA SEWER CLEAN	10714168	150637	09/2015		1,500.00
101-1910-419.30-02	02/23/2015	MICROWAVE/JANITORIAL SUPP	053911/0585042	150637	09/2015		160.22
101-6020-452.30-02	02/23/2015	PAINT BOLLARDS	1573-2	150637	09/2015		123.31
101-6020-452.28-01	02/24/2015	SOCCER FIELD FENCE PANELS	5359	150637	09/2015		1,994.00
101-6020-452.30-02	02/27/2015	PLANTS IB BLVD	1-942495	150637	09/2015		125.15
101-3030-423.25-03	03/16/2015	WETSUIT-HUBBARD	6246532	150632	09/2015		163.02
101-6020-452.30-02	03/02/2015	LEAK SEAL, BUNGEE CORDS	013575/3560734	150637	09/2015		40.08
101-1910-419.30-02	03/04/2015	BATTERIES/SCREWS/BLASTER	001158/1572376	150637	09/2015		92.23
101-5010-431.30-02	03/06/2015	CHAMMOIS ROCK/SR 75 MEDIAN	1100085-IN	150637	09/2015		567.95
101-1910-419.30-02	03/09/2015	RAILING PAINT	1988-2	150637	09/2015		54.64
501-1921-419.30-02	02/24/2015	NUMBER SETS	065030/9560395	150648	09/2015		4.28
501-1921-419.30-02	02/24/2015	VEHICLE CITY EMBLEMS	1-2241	150648	09/2015		216.00
501-1921-419.28-16	02/24/2015	#624 TRAILER CONNECTOR	3980-289113	150648	09/2015		21.59
101-5020-432.28-04	03/05/2015	LEVIEN, SANDAG MTG	0000087322-01	150641	09/2015		1.25
101-5020-432.28-04	03/05/2015	LEVIEN, SANDAG MTG	0000262810-01	150641	09/2015		1.25
101-5020-432.28-04	03/06/2015	LEVIEN, BIKEWAY MTG	0000082133-01	150641	09/2015		1.25
101-5020-432.28-04	03/06/2015	LEVIEN, SANDAG PRKG FEES	63976	150641	09/2015		6.00
101-1910-419.30-02	03/14/2015	SAFTY CTR FLAGS	67612	150641	09/2015		122.31
501-1921-419.28-16	03/09/2015	FUEL FILLERS	16536	150648	09/2015		42.79
501-1921-419.28-16	03/12/2015	PUMP REPAIR KIT	66082	150648	09/2015		82.62
501-1921-419.28-16	03/19/2015	PRESSURE WASHER PARTS	66331	150648	09/2015		84.23
101-5020-432.28-04	03/11/2015	KING,M HAZWOPER REFRSHR	111158	150649	09/2015		95.00
101-5010-431.30-02	03/12/2015	PALM TREES	3182	150649	09/2015		1,942.93
101-3020-422.30-02	02/11/2015	LIFT SCISSOR RENTAL 4 WK	591211A-4	150629	09/2015		700.00
101-6040-454.30-02	02/25/2015	TURNBUCKLES/S HOOKS	010408/8560475	150644	09/2015		55.97
101-3020-422.28-04	03/01/2015	MAMAHUA/PACCIONE REGISTRN	03-01-2015	150629	09/2015		79.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-3020-422.30-02	03/02/2015	EXTENSION CORD	018867/3011732	150629	09/2015	18.08	
101-6040-454.30-02	03/02/2015	CUTTER/CABLE/CLIPS	ER-15418	150644	09/2015	186.08	
101-6040-454.30-02	03/02/2015	RESTROOM PARTITION LATCH	100105258	150644	09/2015	15.83	
101-6040-454.30-02	03/02/2015	HOSE HYDRO TIPS	37296	150644	09/2015	200.79	
101-6040-454.30-02	03/03/2015	DRILL BITS	008925/2580096	150644	09/2015	50.40	
101-6040-454.30-02	03/03/2015	HAND DRYER	25941	150644	09/2015	377.00	
101-6040-454.30-02	03/03/2015	STAINLESS ANGLE	382184	150644	09/2015	88.78	
101-6040-454.30-02	03/05/2015	POWDERCOAT	121435	150644	09/2015	90.00	
101-6040-454.30-02	03/09/2015	BIRD NETTING	100008875	150644	09/2015	403.95	
101-6040-454.30-02	03/12/2015	SLIDE LATCH	257900	150644	09/2015	18.14	
101-3020-422.30-02	02/25/2015	TEST GAS/TEST HOSE	2067442-IN	150630	09/2015	383.61	
101-6040-454.30-02	02/26/2015	WIRE CUTTERS	000902/7572008	150643	09/2015	9.72	
601-5060-436.30-02	03/05/2015	MARKOUT PAINT	017363/0560920	150636	09/2015	10.25	
101-6040-454.30-02	03/04/2015	SCREWS	016234/1010343	150643	09/2015	2.83	
101-6040-454.30-02	03/06/2015	TIE DOWNS/GATE WHEEL	045456	150643	09/2015	39.94	
101-6040-454.30-02	03/13/2015	STAPLES	074336/2573027	150643	09/2015	11.92	
101-5010-431.30-02	03/04/2015	TREATED DOWELED POLE	19-00282421-001	150646	09/2015	124.07	
101-5010-431.30-02	03/09/2015	FITTINGS FILL HOSE REPAIR	72285	150646	09/2015	338.60	
101-1910-419.28-01	03/17/2015	COPPER PIPE/FITTINGS	083805/8012137	150646	09/2015	199.92	
501-1921-419.28-16	03/18/2015	BACKHOE LATCH	P02893-01	150646	09/2015	33.03	
201-5000-532.20-06	03/19/2015	PROPANE TANKS	042802/6243173	150646	09/2015	43.14	
101-5010-431.30-02	03/03/2015	USB CAR CHARGER	072652/2572314	150647	09/2015	12.93	
101-5010-431.30-02	03/19/2015	CHAIN OIL/BUCKET GRIDS	000732/6592472	150647	09/2015	33.36	
101-6040-454.30-02	02/22/2015	TIDELANDS SUPPLIES	002298/1584983	150642	09/2015	121.74	
101-6040-454.30-02	02/27/2015	DRILL BITS/TURNBUCKLES	028130/6093209	150642	09/2015	121.36	
101-6040-454.30-02	02/27/2015	NET CLIPS	064647/6572092	150642	09/2015	50.64	
101-6040-454.30-02	02/28/2015	PLYWOOD	057042/5011573	150642	09/2015	30.38	
101-1230-413.28-04	03/05/2015	NAKAGAWA,J SANDAG PARKING	63745	150620	09/2015	4.00	
101-1230-413.28-04	03/12/2015	NAKAGAWA,J SANDAG PRKG FE	00001903	150620	09/2015	8.00	
101-5010-431.30-02	03/03/2015	GRAFFITI SUPPLIES	040578/2580073	150639	09/2015	238.09	
101-6040-454.30-02	03/06/2015	WATER PROOFER	069252/9192263	150642	09/2015	60.09	
101-6040-454.30-02	03/06/2015	GATE BRACKETS/ROD	67004	150642	09/2015	14.26	
101-6040-454.30-02	03/07/2015	PLAZA HOSES/NOZZLES	028329/8192373	150642	09/2015	124.38	
101-6040-454.30-02	03/08/2015	GATE CLAMPS	001781/7572670	150642	09/2015	3.63	
101-6040-454.30-02	03/21/2015	PLANT SUPPLIES	013240/4193276	150642	09/2015	243.56	
101-5050-435.30-02	02/25/2015	BMP HANDBOOK-STORMWATER	4019	150638	08/2015	320.00	
101-1130-412.28-04	02/23/2015	MORENO,N-IMPA CONF TRAVEL	DA522987	150628	09/2015	18.00	
101-1130-412.28-04	02/23/2015	MORENO,N-IMPA CONF TRAVEL	DA522995	150628	09/2015	13.00	
101-1130-412.28-04	02/23/2015	MORENO,N-IMPA CONF TRAVEL	8A472Z	150628	09/2015	90.10	
101-1130-412.28-04	02/23/2015	MORENO,N-IMPA CONF TRAVEL	8ZK720	150628	09/2015	90.10	
101-1010-411.28-04	03/03/2015	HALL/BRAGG MEETING	24	150622	09/2015	15.09	
101-1010-411.28-04	03/09/2015	HALL/MAYOR/COX LUNCH MTG	90001	150622	09/2015	119.03	
101-1010-411.28-04	03/13/2015	HALL/DEDINA LUNCH MTG	029676	150622	09/2015	57.16	
101-1110-412.28-04	03/16/2015	HALL -LUNCH MEETING	034327	150622	09/2015	50.01	
101-1010-411.28-04	03/11/2015	SPRIGGS,E FORUM REGISTRN	03-11-2015	150623	09/2015	350.00	
101-1010-411.28-04	03/11/2015	SPRIGGS,E/WORKSHOP REG	03-11-2015	150623	09/2015	195.00	
101-6030-453.30-01	03/10/2015	TONER CARTRIDGE	759761046-001	150626	09/2015	100.61	
101-6040-454.30-02	03/09/2015	RATER PANEL LUNCH	035883	150628	09/2015	37.10	
101-1020-411.28-04	03/18/2015	EMP LUNCHEON REFRESHMNT	00054680	150628	09/2015	4.54	
101-1110-412.28-04	03/18/2015	EMP LUNCHEON REFRESHMNT	00054680	150628	09/2015	4.54	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-1130-412.28-04	03/18/2015	EMP LUNCHEON REFRESHMNT	00054680	150628 09/2015 4.54
101-3030-423.25-03	03/19/2015	UNIFORM SANDALS	271583	150634 09/2015 43.15
101-1120-412.20-06	02/25/2015	BANNERS	474	150616 09/2015 629.76
503-1923-419.30-02	02/23/2015	POWER STRIPS/VELCRO	002-4626849-691	150635 09/2015 76.29
503-1923-419.30-22	02/23/2015	HDMI DISPLAY PROJECTOR	202096822	150635 09/2015 313.00
503-1923-419.30-22	02/26/2015	HDMI ADAPTER	096290	150635 09/2015 46.18
101-1920-419.21-04	03/02/2015	BMI SUBSCRIPTION	26195607	150616 09/2015 335.00
101-1020-411.29-04	03/03/2015	FILING/RECORDING/CONV FEE	336591720150303	150616 09/2015 59.50
101-1120-412.20-06	03/04/2015	CC LEGAL AD	03-04-2015	150616 09/2015 150.00
101-1020-411.28-04	03/10/2015	HALD,J CCAC CONF TRAVEL	8W5HHT	150616 09/2015 207.20
101-1020-411.28-04	03/10/2015	HALD,J CCAC CONF REGISTRN	8805221	150616 09/2015 395.00
101-1120-412.20-06	03/12/2015	SYMPHONY THROWS	076755	150616 09/2015 53.57
101-1120-412.20-06	03/13/2015	NAME BADGES	3912	150616 09/2015 18.28
503-1923-419.30-01	03/09/2015	POWER ADAPTOR/SURGE PROT	002-9208629-269	150635 09/2015 52.96
101-1230-413.28-11	02/12/2015	MICROFICE PRINTS	21799	150618 09/2015 54.00
101-1230-413.28-12	02/23/2015	WADE,G-APA MEMBERSHIP	6NW0G/694828445	150618 09/2015 115.00
101-3040-424.30-02	02/24/2015	MICROFICHE/APETURE READER	5755	150618 09/2015 4,048.18
101-1010-411.30-02	02/25/2015	REFUND MEDIA CABLE	02-25-2015	150624 09/2015 77.98-
101-1110-412.30-01	02/27/2015	CR BUSINESS CARD HOLDER	CM-065234	150624 09/2015 22.56-
101-1010-411.28-04	03/02/2015	COUNCIL MTG REFRESHMENTS	00005486	150624 09/2015 45.94
101-1010-411.29-04	03/04/2015	COFFEE K-CUPS	116-6648997-794	150624 09/2015 28.95
101-1010-411.29-04	03/04/2015	REFRESHMENT STATION	116-8527370-251	150624 09/2015 189.50
504-1924-419.21-04	03/07/2015	HALLWAY RENOVNTS DECO	023096/8202573	150624 09/2015 60.44
503-1923-419.20-06	03/15/2015	URL HOSTING RENEWAL	805932255	150624 09/2015 35.88
101-1110-412.28-04	03/17/2015	EMP PURCHASE REIMBURSED	03-17-2015	150624 09/2015 24.15
504-1924-419.21-04	03/20/2015	HALLWAY RENO SUPPLIES	084427	150624 09/2015 92.20
101-1010-411.29-04	02/24/2015	BUSINESS CARD HOLDER	IN-1401302	150625 09/2015 20.68
101-1130-412.21-04	02/26/2015	02/26/15 FINGERPRINTING	02-26-2015	150625 09/2015 19.00
101-1910-419.30-02	02/24/2015	624 SUPPLIES	054614/9040279	150640 09/2015 52.16
601-5060-436.28-01	02/25/2015	PVC REPAIR COUPLING	06795/8560467	150645 09/2015 8.40
601-5060-436.28-01	02/26/2015	1A ELEC REPAIR PARTS	2215197-00	150645 09/2015 63.51
101-1130-412.21-04	03/01/2015	03/01/15 FINGERPRINTING	03-01-2015	150625 09/2015 19.00
101-1910-419.30-02	03/10/2015	ELECT SUPPLIES	037554/5591946	150640 09/2015 32.61
101-1910-419.30-02	03/12/2015	SUPPLY LINE	027964/3040889	150640 09/2015 11.97
101-1910-419.30-02	03/12/2015	FAUCET	212846	150640 09/2015 313.58
101-6020-452.30-02	03/16/2015	PLEXIGLASS	16757	150640 09/2015 17.76
601-5060-436.28-01	03/09/2015	PS#8 ELEC REPAIR	022000/6580496	150645 09/2015 12.92
601-5060-436.30-02	03/12/2015	SIMPLE GRN/LIGHT BULBS	046420/3572928	150645 09/2015 83.98
101-3040-424.28-11	02/24/2015	PARS/FEES	336166820150224	150621 09/2015 10.50
101-1010-411.28-04	02/25/2015	DEDINA,S CONF PARKING FEE	10336780	150627 09/2015 16.00
101-1020-411.30-01	03/03/2015	EMPLOYEE LUNCHEON SUPPLIE	007689	150617 09/2015 5.55
101-1130-412.28-04	03/03/2015	EMPLOYEE LUNCHEON SUPPLIE	007689	150617 09/2015 11.08
101-1020-411.30-01	03/06/2015	DECORATIONS FOR EMPL LUNC	03-06-2015	150617 09/2015 6.48
101-1110-412.28-04	03/06/2015	DECORATIONS FOR EMPL LUNC	03-06-2015	150617 09/2015 6.48
101-1130-412.28-04	03/06/2015	DECORATIONS FOR EMPL LUNC	03-06-2015	150617 09/2015 6.48
101-3040-424.30-02	03/03/2015	CD COUNTERTOP SUPPLIES	028445/2024398	150619 09/2015 124.62
504-1924-419.21-04	03/03/2015	CD COUNTERTOP SUPPLIES	028445/2024398	150619 09/2015 10.77
101-3040-424.28-11	03/12/2015	BUSINESS FORMS	28281	150619 09/2015 250.96
101-3040-424.28-04	03/12/2015	NOWAK,D -SOLAR PERMITTING	6998655595	150619 09/2015 25.00
101-3040-424.28-11	03/18/2015	REAL ESTATE COPY FEES	337601620150318	150621 09/2015 16.50

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-1010-411.28-04	03/06/2015	DEDINA,S CONF PARKING FEE	81004160	150627	09/2015	11.00	
101-1010-411.28-04	03/12/2015	DEDINA,S CHAMBER LUNCH	PAY-15-003847	150627	09/2015	90.00	
101-1010-411.28-04	03/12/2015	CR-DEDINA,S CHAMBER LUNCH	PAY-15-003847	150627	09/2015	90.00	
04/30/2015	86614	AMERICAN MESSAGING	1759			108.10	
101-3020-422.27-05	04/01/2015	APR 2015	L1074045PD	150100	10/2015	54.17	
101-3030-423.30-02	04/01/2015	APR 2015	L1074045PD	150100	10/2015	53.93	
04/30/2015	86615	AT&T	2430			2,819.90	
503-1923-419.27-04	04/20/2015	3372571583448	6502845		09/2015	364.92	
503-1923-419.27-04	04/20/2015	3393431504727	6501268		09/2015	182.47	
503-1923-419.27-04	04/20/2015	3393439371447	6503916		09/2015	182.47	
503-1923-419.27-04	04/20/2015	33934422323406	6504223		09/2015	182.47	
101-1210-413.27-04	04/17/2015	6194235034	6491952		09/2015	17.87	
101-3020-422.27-04	04/17/2015	6194237246664	6491188		09/2015	.79	
101-5020-432.27-04	04/15/2015	6194238311966	6487066		09/2015	5.31	
101-3030-423.27-04	04/15/2015	6194238322966	6487067		09/2015	3.24	
503-1923-419.27-04	04/11/2015	6194243481712	6459757		09/2015	17.31	
101-1230-413.27-04	04/17/2015	6196281356950	6491191		09/2015	10.17	
101-1920-419.27-04	04/17/2015	6196282018442	6491197		09/2015	.10	
601-5060-436.27-04	04/15/2015	C602221236777	6487058		09/2015	19.49	
101-1920-419.27-04	04/15/2015	C602224829777	6488116		09/2015	107.56	
101-1110-412.27-04	04/15/2015	C602224831777	6488118		09/2015	140.77	
101-1020-411.27-04	04/15/2015	C602224832777	6488119		09/2015	61.79	
101-1230-413.27-04	04/15/2015	C602224833777	6488120		09/2015	358.70	
101-1130-412.27-04	04/15/2015	C602224834777	6488121		09/2015	48.77	
101-1210-413.27-04	04/15/2015	C602224835777	6488122		09/2015	201.23	
101-6030-453.27-04	04/15/2015	C602224836777	6488123		09/2015	78.93	
101-6010-451.27-04	04/15/2015	C602224837777	6488124		09/2015	.32	
101-3020-422.27-04	04/15/2015	C602224838777	6488125		09/2015	312.81	
101-3030-423.27-04	04/15/2015	C602224839777	6488126		09/2015	217.27	
101-5020-432.27-04	04/15/2015	C602224840777	6488127		09/2015	305.14	
04/30/2015	86616	BARRETT ENGINEERED PUMPS	356			1,762.79	
601-5060-436.28-01	04/22/2015	AIR PUMPS/ALARM FLOATS	094391	150339	10/2015	1,762.79	
04/30/2015	86617	BILL HOWE PLUMBING, HEATING &	2564			3,691.00	
101-0000-221.01-05	04/22/2015	BOND REFUND 1095 EMORY ST	TEP 15-24		10/2015	3,691.00	
04/30/2015	86618	BLUE PACIFIC ENGINEERING & CON	2604			245,438.03	
601-5060-536.20-06	04/17/2015	MICROTUNNELING MAIN LINE	4	150496	10/2015	245,438.03	
04/30/2015	86619	CALIFORNIA ENV CONTROLS INC	642			245.78	
601-5060-436.28-01	04/21/2015	AIR PUMP PARTS	3222	150049	10/2015	245.78	
04/30/2015	86620	CHICAGO TITLE INSUR CO	779			750.00	
303-1250-413.20-06	04/02/2015	PRELIM REPORT-PALM AVE-BR	00027202	F15174	10/2015	750.00	
04/30/2015	86621	COUNTY OF SAN DIEGO	1055			1,977.00	
101-3010-421.21-04	03/31/2015	MAR 2015 PARKING PENALTY	03/15		09/2015	1,977.00	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
04/30/2015 101-5040-434	86622 29-04	DOGBAGSANDMORE.COM 04/09/2015	2517 DOG WASTE BAGS	7916	150656	10/2015	3,500.00 3,500.00
04/30/2015 101-0000-121	86623 00-00	DONOVAN STAUDERMAY 04/28/2015	2 OVERPYMT PT #67034	PT #67034		10/2015	76.00 76.00
04/30/2015 303-1250-413	86624 20-06	DOWNSTREAM SERVICES, INC. 03/31/2015	1593 TELEWISE LATERAL CONNECTI	18136	150661	09/2015	964.00 964.00
04/30/2015 101-1130-412	86625 20-06	DRUG TESTING NETWORK INC 04/15/2015	1195 APR 2015 RANDOM TESTING	76145	150177	10/2015	388.90 388.90
04/30/2015 101-3040-424	86626 28-12	ED WILCZAK 04/24/2015	1816 REIMBURSE CASP RENEWAL	CASP-041		10/2015	500.00 500.00
04/30/2015 101-5020-432	86627 28-09	FEDERAL EXPRESS CORP. 04/24/2015	911 04/16/15 STORE SUPPLY WHA	5-012-06483	150114	10/2015	19.15 19.15
04/30/2015 101-1210-413	86628 21-01	GO-STAFF, INC. 04/21/2015	2031 W/E 04/19/15 FERGUSON,N	141934	150072	10/2015	2,615.25 811.41
601-5060-436	21-01	04/21/2015	W/E 04/19/15 GADAGA, C	141935	150279	10/2015	867.84
101-1230-413	21-01	04/21/2015	W/E 04/19/15 LOPEZ, L	141933	150113	10/2015	936.00
04/30/2015 101-1910-419	86629 30-02	GRAINGER 04/02/2015	1051 KITCHEN FAUCET	9706649119	150007	10/2015	748.45 125.48
101-1910-419	28-01	04/09/2015	LIGHT FIXTURE	9711640046	150007	10/2015	583.62
101-1910-419	30-02	04/15/2015	BATTERY	9717219431	150007	10/2015	39.35
04/30/2015 601-5060-536	86630 20-06	INNERLINE ENGINEERIG 04/13/2015	344 CCTV INSPECITON SVCS	15727	150660	10/2015	820.00 820.00
04/30/2015 101-0000-121	86631 00-00	JACKY DICKERSON 04/28/2015	2 OVERPYMT PT #62823	PT #62823		10/2015	179.00 63.00
101-0000-121	00-00	04/28/2015	OVERPYMT PT#63007	PT #63007		10/2015	116.00
04/30/2015 101-1910-419	86632 30-02	JOHN DEERE LANDSCAPES 04/14/2015	1986 ROUNDUP HERBICIDE	71316483	150025	10/2015	245.79 77.39
101-6020-452	30-02	04/06/2015	SANDVIK RAZORBACK TOOL BX	71200268	150025	10/2015	19.03
101-6020-452	30-02	04/08/2015	PVC CUTTER/SPRAY HEAD	71231191	150025	10/2015	149.37
04/30/2015 101-0000-121	86633 00-00	JOHNNY BENNETT 04/28/2015	2 OVERPYMT PT#63500	PT #63500		10/2015	116.00 116.00
04/30/2015 402-5000-532	86634 20-06	KEYSER MARSTON ASSOC INC 04/03/2015	620 MAR 2015 ECONOMIC CONSULT	0028216	F15173	10/2015	4,136.88 4,136.88
04/30/2015 501-1921-419	86635 28-16	LIGHTHOUSE, INC 04/24/2015	787 FLASHERS/BATTERIES/PLUGS	0144946	150036	10/2015	100.72 100.72
04/30/2015 101-1130-412	86636 20-06	MANAGED HEALTH NETWORK 04/16/2015	2432 MAY 2015	3200068100	150174	10/2015	386.40 386.40

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
04/30/2015 101-1220-413.20-02	86637 20-02	MCDUGAL LOVE ECKIS & 03/31/2015	962				8,227.00 8,227.00
04/30/2015 101-0000-221.01-02 101-0000-221.01-02 101-0000-221.01-02 303-1250-413.20-06	86638 01-02 01-02 01-02 20-06	NOLTE ASSOCIATES, INC. 04/02/2015 04/02/2015 04/02/2015 04/02/2015	2600				4,244.60 217.50 507.50 1,740.00 1,779.60
04/30/2015 601-5060-436.28-01	86639 28-01	ONE SOURCE DISTRIBUTORS 04/08/2015	1071				61.62 61.62
04/30/2015 101-5020-432.25-03 101-5020-432.25-03 101-5020-432.25-03 101-5020-432.25-03	86640 25-03 25-03 25-03 25-03	PRUDENTIAL OVERALL SUPPLY 04/01/2015 04/08/2015 04/15/2015 04/22/2015	72				519.52 134.74 125.02 134.74 125.02
04/30/2015 101-0000-121.00-00	86641 00-00	RICHARD RILEY 04/28/2015	2				76.00 76.00
04/30/2015 101-5000-532.20-06	86642 20-06	ROBERTSON'S 04/15/2015	2454				456.08 456.08
04/30/2015 101-1130-412.21-04 101-3030-423.21-04 101-6040-454.21-04	86643 21-04 21-04 21-04	SHARP REES-STEALY MEDICAL 04/15/2015 04/15/2015 04/15/2015	CNTR 390				1,218.00 48.00 480.00 690.00
04/30/2015 101-3020-422.30-02	86644 30-02	SPARKLETTS 04/10/2015	2341				96.72 96.72
04/30/2015 201-5000-532.20-06	86645 20-06	STATE CONTROLLER'S OFFICE 04/06/2015	DIV. 517				2,186.13 2,186.13
04/30/2015 503-1923-419.20-25	86646 20-25	SUNGARD PUBLIC SECTOR INC. 03/31/2015	1370				52.01 52.01
04/30/2015 101-5050-540.20-06	86647 20-06	URS CORPORATION 04/15/2015	2550				8,738.75 8,738.75
04/30/2015 101-6040-454.30-02 101-6040-454.30-02 101-6040-454.30-02	86648 30-02 30-02 30-02	WAXIE SANITARY SUPPLY 04/08/2015 04/15/2015 04/22/2015	802				1,856.37 489.62 992.98 373.77
04/30/2015 601-5060-436.28-01	86649 28-01	WESTERN HOSE & GASKET 04/22/2015	836				699.46 699.46
04/30/2015 101-3020-422.30-02	86650 30-02	ZOLL MEDICAL CORPORATION 04/14/2015	1976				259.20 259.20

PREPARED 05/04/2015, 10:25:27
PROGRAM: GM350L
CITY OF IMPERIAL BEACH

A/P CHECKS BY PERIOD AND YEAR
FROM 04/17/2015 TO 05/04/2015

PAGE 11
BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #					CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT		

DATE RANGE TOTAL * 458,249.93 *

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AA*

MEETING DATE: MAY 20, 2015

ORIGINATING DEPT.: PUBLIC SAFETY *zc*

SUBJECT: ADOPTION OF RESOLUTION NUMBER 2015-7584 AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH THE YMCA OF SAN DIEGO COUNTY PERMITTING STORAGE OF LIFEGUARD TOWERS, A PERSONAL WATERCRAFT AND A SEA/LAND CONTAINER WITH ITS CONTENTS ON THE YMCA CAMP SURF PROPERTY.

EXECUTIVE SUMMARY:

Adopt resolution 2015-7584 authorizing the City Manager to renew an agreement with the YMCA of San Diego County permitting the entry for access and storage of lifeguard towers and equipment on the YMCA Camp Surf premises.

There is no fiscal impact associated with this action.

RECOMMENDATION:

That the City Council adopt Resolution Number 2015-7584 authorizing the City Manager to renew an agreement with the YMCA of San Diego County permitting storage of lifeguard towers, a personal watercraft and trailer and a Sea/Land Container with its contents on the YMCA Camp Surf Property.

RATIONALE:

The harsh beach conditions during the winter months lead to damage of lifeguard towers, watercraft and Jr. Lifeguard equipment not being utilized during that time of year. Locating these items away from the sand and salt water helps prolong the life of these crucial lifesaving tools, saves the City money that would otherwise need to be spent on repairs or replacement of the items and eliminates commercial storage costs.

OPTIONS:

- Adopt Resolution Number 2015-7584 authorizing the City Manager to renew an agreement with the YMCA of San Diego County permitting storage of up to seven (7) Lifeguard towers, one (1) personal watercraft and trailer and one (1) Sea/Land Container not exceeding 40 feet in length, along with its contents on the YMCA Camp Surf property.
- Request additional information and an additional report.

BACKGROUND:

The City has a longstanding practice of storing lifeguard towers and equipment on the YMCA Camp Surf premises. Several lifeguard towers and other equipment items are stored during the winter months to extend the life expectancy and to protect against more extreme weather and surf conditions if they stayed on the beach.

ANALYSIS:

The City has an ongoing need to store lifeguard equipment in a more protected location during the offseason and the YMCA of San Diego County is amenable to permitting such storage on their property, therefore Public Safety is recommending approval of this agreement.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Attachments:

1. Resolution No. 2015-7584
2. Entry and Storage Permit with the YMCA of San Diego County

RESOLUTION NO. 2015-7584

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH THE YMCA OF SAN DIEGO COUNTY PERMITTING STORAGE OF LIFEGUARD TOWERS, A PERSONAL WATERCRAFT AND TRAILER, AND A SEA/LAND CONTAINER WITH ITS CONTENTS ON THE YMCA CAMP SURF PROPERTY

WHEREAS, The City of Imperial Beach has a need to store lifeguard equipment including seven towers, a personal watercraft and trailer, and a sea/land container with its contents away from the harsh beach environment during the offseason; and

WHEREAS, the YMCA Camp Surf Property provides a more sheltered environment that is still near the beach, and is amenable to the storage of said items on their property; and

WHEREAS, the City desires to continue storage of these items on the YMCA Camp Surf Property; and

WHEREAS, the YMCA of San Diego County has agreed to continue this arrangement.

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

1. Authorizes the City Manager to renew an agreement with the YMCA of San Diego County to permit storage of said items on the YMCA Camp Surf Property.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**

ENTRY AND STORAGE PERMIT

This ENTRY AND STORAGE PERMIT (“Storage Permit”) is made and effective as of January 1, 2015, by and between the YMCA of San Diego County, a California corporation (“YMCA”), and the City of Imperial Beach, a municipal corporation (“City”).

RECITALS

A. The YMCA is the occupant of that certain improved real property located at 560 Silver Strand Boulevard, Imperial Beach, California, commonly known as YMCA Camp Surf (“Property”). The YMCA occupies the Property pursuant to a Government Lease dated September 17, 1998 between the YMCA, as lessee, and the United States of America, Department of the Navy (“United States Navy”), as lessor (“Government Lease”).

B. The City desires to store and periodically access certain items of personal property, as more particularly described below, on the Property.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby covenant, declare and agree as follows:

AGREEMENT

1. Permit to Enter Upon Property. Subject to the terms and conditions hereof, the YMCA hereby grants the City the nonexclusive permission to enter upon the Property to temporarily store and periodically access the below-described items of personal property (“Permitted Activities”). Only the City and its designated representatives and employees shall be permitted to enter the Property to conduct the Permitted Activities. The City’s undertaking of the Permitted Activities shall be subject to and strictly governed by the terms of this Storage Permit. All Permitted Activities shall be undertaken at the City’s sole cost and expense.

2. License Fee. No license fee is due from the City under this Storage Permit.

3. Term. Unless sooner terminated under the provisions of paragraph 13 herein, this Storage Permit shall remain in effect through and including June 30, 2016.

4. Items Permitted to be Stored. The City may store the following items of personal property on the Property: (i) up to seven (7) standard-sized fiberglass lifeguard towers; (ii) one personal watercraft and vehicular trailer for such watercraft; and (iii) one Sea/Land container not exceeding 40 feet in length, along with its contents. The City may not store on the Property any item not identified in this paragraph.

5. Stored Items to be in Good Repair. Each item stored on the Property shall be functional and in a good state of repair throughout the duration of storage. If the YMCA deems, in its sole and absolute discretion, that any item stored or proposed to be stored is not in good repair or otherwise unreasonably visually impairs the Property, the YMCA may refuse to allow the City to store the item or demand that the City remove, repair, or cover the item, as applicable. The City will

comply with any demand to remove, repair, or cover an item within seven (7) calendar days of receipt of written notice of such demand.

6. Placement and Relocation of Stored Items. The City will place each item to be stored on the Property in such location and in such a manner as directed by the YMCA, in the YMCA's sole and absolute discretion. The City acknowledges that the YMCA may elect not to have all items placed together in a single location on the Property. From time to time the YMCA may deem the relocation of one or more stored items necessary or desirable to facilitate operations, fulfill obligations under the Government Lease, or for other reasons. In such event, the YMCA shall make written demand on the City for relocation, and the City shall relocate all specified items as demanded within seven (7) calendar days of receipt of such demand. Relocation of any stored item shall be at the City's sole cost and expense.

7. City Access to Stored Items. Concurrent with execution of this Storage Permit, the City will provide the YMCA with a written schedule identifying the date(s) and time(s) the City expects to enter the Property to access stored items. Entry shall only occur between 7:00 a.m. and sunset. The written schedule shall also identify by name and position all individuals, and by make, model and year, all vehicles, that the City anticipates will enter the Property under this Storage Permit. The City shall only enter the Property in accordance with the written schedule. Notwithstanding the foregoing, the City may access stored property on dates and at times, and with individuals and vehicles, different than those identified in the written schedule on twenty-four (24) hours advance notice to the YMCA by e-mail **and** telephone call to Zayanne Thompson at e-mail address zgardner@ymca.org and telephone number (619) 423-5850. In addition, in the event of a situation that the City reasonably and in good faith believes is an emergency, City emergency responders may enter the Property immediately without advance notice, provided that the City thereafter provides notice of such entry to the YMCA as promptly as reasonably practicable.

8. Assumption of Risk by City. The City undertakes the Permitted Activities at its own risk. Neither the YMCA nor the United States Navy shall be responsible for loss or theft of, or damage to, any item stored or transported by the City on the Property.

9. Responsibilities of City. In undertaking the Permitted Activities, the City and its representatives and employees shall comply with all applicable laws, ordinances, rules and regulations. The City shall perform all Permitted Activities in a safe and professional manner that does not interfere with the YMCA's activities on the Property, and shall cooperate and coordinate its activities with those of the YMCA. The City acknowledges that the Property is operated by the YMCA primarily as an overnight camp for children, and that the security of the Property and safety and privacy of its guests are of paramount importance. The City agrees that in performing the Permitted Activities it will exercise the elevated level of attention and care required by the nature of the YMCA's use of the Property. The City shall obtain, at its sole cost and expense, all governmental permits and authorizations of whatever nature, if any, required for the Permitted Activities. The City shall not store or bring any hazardous, toxic or contaminated materials or substances onto the Property, and shall not commit any nuisance or waste on the Property. The City shall not create any dangerous or hazardous condition on the Property or allow any such condition created by it to continue. The City shall ensure that no fires are lighted on the Property and that no firearms, intoxicating liquor, or illegal drugs are carried onto the Property by any persons entering the Property pursuant hereto. Persons entering the Property shall remain thereon only as long as

reasonably necessary to accomplish the Permitted Activities, and shall not loiter. The City shall carefully secure all stored items. All persons entering the Property pursuant hereto shall comply with any and all instructions and directions of the authorized agents of the YMCA, including with respect to paths of ingress to and egress from any stored property. The City shall be responsible for any damage it causes to the Property during the term of this Storage Permit. Upon termination of this Storage Permit, the City shall immediately remove from the Property all of the City's personal property and shall restore the Property to the condition that existed prior to the City's entry thereon.

10. No Liability. Neither the YMCA nor the United States Navy shall be liable for any loss, damage or injury of any kind or character to any person, property or the Property arising from any use of the Property or any act or omission by the City under this Storage Permit, or any of the City's agents, employees, contractors, subcontractors, licensees or invitees, or by or from any accident on the Property or any fire or other casualty thereon, or occasioned by the failure of the City to maintain the Property in a safe condition.

11. Indemnification. The City shall indemnify, protect, defend (with legal counsel reasonably acceptable to the YMCA and the United States Navy) and hold the YMCA and its employees, staff, members, managers, officers, directors, affiliates, agents and representatives and their successors and assigns (collectively, "YMCA Indemnities"), and the United States Navy, and its employees, agents and representatives (collectively, "Navy Indemnities") harmless from any and all claims, actions, costs, expenses, damages and liabilities arising out of or related to the activities of the City, its representatives, agents, and independent contractors, or anyone acting pursuant to authorization from the City, in relation to the Permitted Activities or the Property, including, but not limited to, damage caused by the City's introduction of hazardous materials onto the Property, any loss, damage, death or injury to property or any person, and from all costs and expenses, including attorneys' fees and costs, arising therefrom or incurred by the YMCA and/or the United States Navy in connection with the enforcement of this indemnification provision. The City's covenants in this paragraph shall survive the termination of this Storage Permit and shall be binding on the City until an action against any of the YMCA Indemnities and/or Navy Indemnities is absolutely barred by applicable statute(s) of limitations. The City's obligations to defend and indemnify the YMCA Indemnities and Navy Indemnities will be triggered by the mere assertion of a claim against any of the YMCA Indemnities and/or Navy Indemnities, as applicable, without regard to the merit of such claim and whether or not the claim arose from the negligence or other fault of the City.

12. Insurance.

12.1 Form of Policies Required. The City shall, at all times after commencement of the term of this Storage Permit, maintain at its expense, with companies acceptable to the YMCA, commercial general liability insurance on an occurrence form (not claims made or modified occurrence form) with limits of not less than Ten Million Dollars (\$10,000,000) combined single limit bodily injury, death and property damage per occurrence and business automobile coverage with limits of at least Two Million Dollars (\$2,000,000) per occurrence. Such limits may be maintained in any combination of primary or excess general liability policies. The City shall ensure that such policies of insurance shall name the YMCA and the United States Navy as additional insured and shall state that such policy is primary, excess and non-contributing with any other insurance carried by the YMCA or the United States Navy. Such policy shall contain a provision that the naming of an additional insured shall not negate any right the additional insured would have

had as claimant under the policy if not so named, and severability of interest and cross liability clauses.

12.2 General Insurance Provisions.

12.2.1 Any policies or certificates of insurance required under the provisions of this paragraph 12 must contain an endorsement or provision that not less than thirty (30) days' prior written notice be given to the YMCA prior to cancellation or reduction of coverage or amount of such policy.

12.2.2 A certificate issued by the insurance carrier of each policy of insurance required to be maintained by the City together with a certified copy of all required endorsements shall be delivered to the YMCA prior to the City being given the right to enter upon the Property for any purpose. Each such certificate of insurance shall contain provisions stating the limits, coverage and other provisions required by this paragraph 12. A renewal certificate for each of the policies required in this paragraph 12 shall be delivered to the YMCA not less than thirty (30) days prior to the expiration date of the term of such policy.

12.2.3 Any policies required by provisions of this paragraph 12 may be made a part of a blanket policy of insurance so long as such blanket policy contains all of the provisions required herein and does not reduce the coverage or impair the rights of the YMCA or the United States Navy, or negate the requirements of this Storage Permit, and includes a "per project, per location" endorsement.

13. Termination.

13.1 The YMCA may terminate this Storage Permit at any time, in its sole and absolute discretion, with or without cause, effective thirty (30) days after delivery of written notice of termination by the YMCA to the City. In addition, if the City breaches any of its obligations under this Storage Permit, the YMCA shall have the right to terminate this Storage Permit by written notice to the City, except that no notice shall be required if the YMCA determines that such breach may cause injury to persons or property. The City acknowledges and agrees that its rights under this Storage Permit are subject and subordinate to, and limited by, the terms of the Government Lease, and upon any claim by the United States Navy, or determination by the YMCA, that the Storage Permit or the City's activities thereunder constitute a violation of or are otherwise inconsistent with or unacceptable under the Government Lease, the YMCA may terminate this Storage Permit immediately. If the rights granted the City hereunder are terminated for any reason, the City shall vacate the Property and restore the Property to its former condition within ten (10) calendar days of the date of termination of this Storage Permit. If the City fails to vacate and restore the Property by that time, the YMCA may vacate and restore the Property at the City's expense.

13.2 The City acknowledges and agrees that this Storage Permit constitutes a revocable license which may be terminated by the YMCA at any time, with or without cause. The City further acknowledges and understands that the City has no rights of occupancy or possession of the Property, or any portion thereof, by virtue of this Storage Permit.

14. Notice. Any notice to be given or other document to be delivered by any party to the other under this Storage Permit may be delivered as follows:

To the YMCA:

YMCA Overnight Camps
Attn: Executive Director
P.O. Box 2440
Julian, CA 92036

With a copy to:

YMCA Overnight Camps
Attn: Camp Surf Director
560 Silver Strand Blvd.
Imperial Beach, CA 91932

To the City:

||City to identify designee||

Any party may, from time to time, by written notice to the other, designate a different address for service of notice, which shall be substituted for the one above specified. Unless otherwise specifically provided in this Storage Permit, all notices, demands, or other communications shall be in writing and shall be deemed to have been duly given and received (i) upon personal delivery to an officer of any party, or (ii) as of the third business day after mailing by United States registered or certified mail, return receipt requested, postage prepaid, addressed as set forth above, or (iii) the immediately succeeding business day after timely deposit with Federal Express or other equivalent overnight delivery system, or (iv) if sent by facsimile, upon confirmation if sent before 5:00 p.m. on a business day provided that notice is also sent on the same or next business day by one of the other methods described above.

15. No Assignment. This Storage Permit cannot be transferred or assigned, voluntarily or by operation of law, and any purported transfer or assignment of this Storage Permit shall be null and void.

16. Entire Agreement. This Storage Permit constitutes the complete and entire agreement between the parties hereto pertaining to the subject matter hereof, and all prior and contemporaneous agreements, representations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification or amendment of this Storage Permit shall be binding unless in writing and executed by the parties hereto.

17. Governing Law. This Storage Permit shall be construed in accordance with, and governed by, the laws of the State of California. This Storage Permit shall be deemed made and entered into in the County of San Diego.

18. No Waiver. No waiver by the YMCA of a breach by the City of any of the terms, covenants or conditions of this Storage Permit shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein.

19. Severability. If any phrase, clause, sentence, paragraph, section, article or other portion of this Storage Permit shall become or is held to be illegal, null or void or against public policy, the remaining portions of this Storage Permit shall not be affected thereby and shall remain in force and effect to the fullest extent permissible by law.

20. Counterparts. This Storage Permit may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

21. Authority. Each individual executing this Storage Permit directly and expressly warrants that he or she has been given and has received and accepted authority to so sign and execute the Storage Permit on behalf of the party for whom it is indicated he or she has signed, and further has been expressly given and received and accepted authority to enter into a binding agreement on behalf of such party with respect to the matters contained herein.

22. Survival. Each of the covenants and obligations herein shall survive termination of this Storage Permit.

IN WITNESS WHEREOF, the parties have executed this Storage Permit as of the date first written above.

YMCA OF SAN DIEGO COUNTY,
a California corporation

CITY OF IMPERIAL BEACH,
a municipal corporation

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: MAY 20, 2015

ORIGINATING DEPT.: PUBLIC SAFETY *je*

SUBJECT: ADOPTION OF RESOLUTION NUMBER 2015-7585
AUTHORIZING THE CITY MANAGER TO RENEW A LICENSE
AGREEMENT WITH THE YMCA OF SAN DIEGO COUNTY
PERMITTING PLACEMENT OF A LIFEGUARD TOWER ON
THE SOUTHWEST CORNER OF THE YMCA CAMP SURF
PROPERTY FOR OCEAN SAFETY OPERATIONS ON THE
NORTHERNMOST PORTION OF THE IMPERIAL BEACH
SHORELINE.

EXECUTIVE SUMMARY:

During the beach season, from May through October, the beach is fully staffed by Lifeguards, and all lifeguard towers are strategically placed for the best possible visibility and access to the shoreline for protection of visitors to the beach. The City of Imperial Beach, the YMCA of San Diego County and the Navy all agree that placing a tower on the southwest corner of the YMCA Camp Surf property, adjacent to the Carnation Avenue street-end, would provide a preferable vantage point for lifeguard coverage at the northern end of the Imperial Beach shoreline. This action authorizes the City Manager to renew an agreement with the YMCA of San Diego permitting such tower placement.

Fiscal Impact: There is no fiscal impact associated with this action.

RECOMMENDATION:

That the City Council adopt Resolution Number 2015-7585 authorizing the City Manager to renew a License Agreement with the YMCA of San Diego County permitting placement of a lifeguard tower on the southwest corner of YMCA Camp Surf for ocean safety operations on the northernmost portion of the Imperial Beach shoreline.

RATIONALE:

In 2013 the Navy installed a fence around the location of the tower, with a pedestrian and a utility gate to provide for quick lifeguard responses to beach incidents, and for easy access for movement of larger items in and out of the enclosure. This location has excellent elevation, and is protected from the more harsh elements during the offseason months, allowing the tower to remain in place within this secured location. The parties all continue to agree that this is an optimal location for placement of the lifeguard tower for operations in this area.

OPTIONS:

- Adopt Resolution 2015-7585
- Request additional information and an additional report

BACKGROUND:

The Navy, the YMCA of San Diego County and the City of Imperial Beach have had an ongoing arrangement for placement of a lifeguard tower on the southwest corner of the YMCA Camp Surf property for ocean safety operations in the area.

ANALYSIS:

As all of the parties agree that this arrangement should continue, and that it provides the best vantage point and position for timely safety actions, the Public Safety Department is recommending renewal of this agreement.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Attachments:

1. Resolution No. 2015-7585
2. License Agreement with the YMCA of San Diego County

RESOLUTION NO. 2015-7585

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO RENEW A LICENSE AGREEMENT WITH THEY YMCA OF SAN DIEGO COUNTY PERMITTING PLACEMENT OF A LIFEGUARD TOWER ON THE SOUTHWEST CORNER OF THE YMCA CAMP SURF PROPERTY FOR OCEAN SAFETY OPERATIONS ON THE NORTHERNMOST PORTION OF THE IMPERIAL BEACH SHORELINE

WHEREAS, the Lifeguard service utilizes several lifeguard towers during the summer months when the beach is fully staffed; and

WHEREAS, there is a need for Lifeguard tower placement at the northern end of the Imperial Beach shoreline; and

WHEREAS, there exists an already prepared and portion of land at the southwestern corner of the Navy property leased by the YMCA for Camp Surf currently utilized for placement of a lifeguard tower ; and

WHEREAS, the City of Imperial Beach, the YMCA Camp Surf, and the Navy all agree that placement of a tower on said area of Camp Surf is a preferred location for observation and safe long-term placement of such a tower and Lifeguard storage containers.

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

1. Authorize the City Manager to renew the License to Use Property with the YMCA of San Diego County permitting placement of a Lifeguard tower on the southwest corner of the Navy property currently leased to YMCA Camp Surf at the end of Carnation Avenue.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

March 31, 2015

Andy Hall, City Manager
City of Imperial Beach
825 Imperial Beach Blvd
Imperial Beach, CA 91932

Re: License to Use Property

Dear Mr. Hall,

This letter constitutes a non-exclusive license from the **YMCA of San Diego County**, on behalf of YMCA Camp Surf, to the **City of Imperial Beach** permitting temporary and limited use that portion of the south west corner of the YMCA Camp Surf, located at 560 Silver Strand Boulevard, Imperial Beach, California, as shown on the attached map. This license is solely for staging, storage, and operation of a lifeguard tower, and for no other purpose. This license shall be in effect from the date this letter is acknowledged and executed by the City through and including June 30, 2016, at which time this license and the City's use of the property shall cease. There shall be no fee or cost for this permitted use. However, this permitted use is subject and subordinate to Government Lease, dated September 17, 1998, by and between the YMCA of San Diego County and the United States of America (Department of the Navy).

This license to use the property is specific to the City and is not transferable or assignable, in whole or in part, to any other person or entity. The City shall leave the property in a clean and orderly condition, and restored it to its original condition should any alterations or changes occur during the time of use. The City shall not bring or allow to be brought any materials or substances onto the property that are considered hazardous in any manner (under any governmental rule or guideline), nor shall the City allow any open fires, consumption of alcohol or smoking on the property.

The **City of Imperial Beach** shall defend, indemnify and hold the **YMCA of San Diego County**, its directors and officers, employees, agents and members, harmless from and against any and all liabilities, damages, claims or costs that may arise, directly or indirectly, in any manner pertaining to this licensed use of the property.

YMCA Camp Surf

560 Silver Strand Boulevard
Imperial Beach, CA 91932 www.camp.ymca.org
Phone 619.423.5850 Fax 619.423.4141



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

On or before the first day of permitted use, the **City of Imperial Beach** shall deliver a certificate of Commercial General Liability Insurance in the amount of at least Ten Million Dollars combined single limit for bodily injury and property damage, naming the **YMCA of San Diego County** and the **United States of America (Department of the Navy)** as additional insured, which insurance shall be primary and noncontributing with any other insurance in effect for the YMCA of San Diego County or the United States of America (Department of the Navy).

The YMCA reserves the right to terminate this license at any time for good cause, without notice and without any further obligation. This letter contains the entire agreement between the YMCA and the City, which supersedes any other communications or understandings.

Please sign this letter where indicated below and return it to us at your earliest convenience.

We look forward to our continued partnership with the City of Imperial Beach, and the improved safety that this additional Lifeguard Tower provides,

Tom Madeyski
Executive Director/VP
YMCA of San Diego, Overnight Camping

The **City of Imperial Beach** agrees to the terms and conditions of this license as set forth above.

Dated:

By: _____

(signature)

Its: _____

(title)

YMCA CAMP MARSTON

PO Box 2440
Julian CA 92036
P 760 765 0642 F 760 765 0183

YMCA RAIN TREE RANCH

PO Box 2440
Julian CA 92036
P 760 765 0642 F 760 765 0183

YMCA CAMP SURF

560 Silver Strand Blvd,
Imperial Beach CA 91932
P 619 423 5850 F 619 423 4141

www.camp.ymca.org

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: MAY 20, 2015

ORIGINATING DEPT.: GREGORY WADE, ASSISTANT CITY MANAGER *SN*
ERIKA N. CORTEZ, HUMAN RESOURCES MANAGER *Er*

SUBJECT: CONSIDERATION AND RECOMMENDED ADOPTION OF RESOLUTION NO. 2015-7576 AMENDING THE FISCAL YEARS (FY) 2013 - 2015 SALARY & COMPENSATION PLAN TO ADD THE POSITION AND SALARY BAND OF FIRE CHIEF

EXECUTIVE SUMMARY:

Staff is recommending that the City Council adopt Resolution No. 2015-7576 that would amend the Fiscal Years (FY) 2013-2015 Salary & Compensation Plan to add the position and salary band of "Fire Chief."

RECOMMENDATION:

That the City Council adopt Resolution No. 2015-7576 which will amend the FY 2013-2015 Salary & Compensation Plan to add the position and salary *band* of "Fire Chief."

RATIONALE:

The proposed addition of the position and salary band of "Fire Chief" is recommended to provide greater flexibility to more effectively and efficiently manage the City's Fire Department and in order to foster the highest possible level of customer and city service.

OPTIONS:

- Adopt Resolution No. 2015-7576 which will approve the recommendations.
- Provide alternative or additional direction to staff.

BACKGROUND:

Under Ordinance No. 41 and current adopted City Personnel Rules, the City Manager maintains the authority to establish or revise wages, salaries and materials, etc., for appointive staff and City employees as a matter of business and operational necessity and as subsequently approved by the City Council. All classifications are subject to modification due to changes in departmental organization, professional expertise and knowledge, budgetary limitations or considerations, city size and population growth of the community, and administrative direction. Specifications for job classifications are also periodically reviewed and updated to assure the validity of each class specification, to maintain compliance with all applicable federal or state

labor laws, during the preparation of competitive examinations and , when necessary, during employee labor relations discussions.

ANALYSIS:

Periodically, the City assesses staffing levels within the organization to ensure that adequate resources are in place for desired service levels, to identify areas of enhancement of service and to accommodate staffing needs and requirements. The current Public Safety Director/Fire Chief advised the City Manager that he will be retiring in July 2015. Upon receipt of this letter of retirement, the City Manager and Human Resources staff conducted a review of the existing position within the Public Safety Department. To account for potential changes in the Public Safety organization and based on the duties of the position, staff is proposes to fill the Public Safety Director/Fire Chief position with a Fire Chief position at this time. Staff prepared the attached job description which accurately describes the required duties for the position. The monthly salary Band for the Fire Chief position will be \$6,161-\$11,090.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The salary and benefit costs for the Public Safety Director/Fire Chief are included in the FY 2013-2015 Budget and the Fire Chief salary and benefits will be part of the FY 2015-2017 budget, pending City Council's approval in June 2015.

Attachments:

1. Resolution No. 2015-7576
2. FY 2013-2015 Salary & Compensation Plan
3. Fire Chief Job Description

RESOLUTION NO. 2015-7576

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AMENDING FISCAL YEARS (FY) 2013-2015 SALARY AND COMPENSATION PLAN TO ADD THE POSITION AND SALARY BAND OF FIRE CHIEF

WHEREAS, the provisions of Ordinance No. 41 of the City of Imperial Beach provides that the compensation and position descriptions of the employees of the City of Imperial Beach may be amended by the City Council from time to time by resolution; and

WHEREAS, the City Manager is recommending revisions to the City's Classification and Salary Schedule as necessary for the efficient and effective operation of the City.

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

1. The above recitations are true and correct.
2. Amend the FY 2013-2015 Salary and Compensation Plan creating the position description for Fire Chief and establishing the salary Band at \$6,161-\$11,090 a month.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**

**CITY OF IMPERIAL BEACH
POSITION CLASSIFICATIONS AND MONTHLY COMPENSATION SCHEDULE
EFFECTIVE JULY 1, 2013 - JUNE 30, 2015**

Approved by Reso. No. 2013-7422; Amended by Reso. No. 2015-7576
(Includes 3% COLA for Fire Employees as of 1/1/15)

<u>Job No.</u>	<u>General Employees</u>	<u>Range</u>	<u>Monthly Salary</u>	
			LOW	HIGH
5010	ACCOUNT/CLERK TECHNICIAN	49	3,871	- 4,943
5014	ADMINISTRATIVE ASSISTANT	45	3,488	- 4,452
5015	ADMINISTRATIVE ASSISTANT (CIP)	41	3,249	- 4,147
5020	ADMINISTRATIVE INTERN	29	2,477	- 3,164
5025	ADMINISTRATIVE INTERN-GIS	29	2,477	- 3,164
5030	ADMINISTRATIVE SECRETARY I	39	3,129	- 3,993
5040	ADMINISTRATIVE SECRETARY II	43	3,379	- 4,312
5050	ASSISTANT PLANNER	46	3,588	- 4,579
5060	ASSOCIATE PLANNER	52	4,154	- 5,303
5065	ASSISTANT PROJECT MANAGER	52	4,154	- 5,303
8010	BEACH LIFEGUARD I	30	2,575	- 3,287
8020	BEACH LIFEGUARD II	37	2,980	- 3,803
8030	BEACH LIFEGUARD LIEUTENANT	50	4,054	- 5,173
8040	BEACH LIFEGUARD SERGEANT	50	4,054	- 5,173
9010	BEACH MAINTENANCE WORKER	18	1,854	- 2,367
5068	BUILDING/CODE COMPLIANCE SPECIALIST	32	2,725	- 3,478
5070	BUILDING & PLANNING TECHNICIAN	42	3,289	- 4,199
5080	BUILDING/HOUSING INSPECTOR I	51	4,093	- 5,224
5090	BUILDING/HOUSING INSPECTOR II	55	4,498	- 5,741
6010	CLERK TYPIST	29	2,477	- 3,164
6020	CODE COMPLIANCE OFFICER	48	3,777	- 4,822
9020	CUSTODIAN	29	2,477	- 3,164
6050	CUSTOMER SERVICE SPECIALIST	41	3,249	- 4,147
6060	DEPUTY BUILDING OFFICIAL	74	7,086	- 9,045
9000	ENVIRONMENTAL PROGRAM SPECIALIST	48	3,777	- 4,822
6065	FIRE SAFETY INSPECTOR II	64	5,533	- 7,062
9030	FLEET SUPERVISOR	57	4,726	- 6,030
6066	GIS FIRE MAPPING INTERN	27	2,345	- 2,993
9040	GRAFFITI PROGRAM COORDINATOR	44	3,456	- 4,412
9050	GROUPS & FACILITIES SUPERVISOR	57	4,726	- 6,030
9060	HEAVY EQUIPMENT OPERATOR	41	3,249	- 4,147
6070	JUNIOR CLERK TYPIST	19	1,906	- 2,432
6072	LEAD MAINTENANCE WORKER	46	3,588	- 4,579
9070	MAINTENANCE WORKER	33	2,775	- 3,542
9080	MAINTENANCE WORKER I	36	2,945	- 3,760
9090	MAINTENANCE WORKER II	41	3,249	- 4,147
11110	MECHANIC HELPER	15	1,717	- 2,190
11120	MECHANIC I	40	3,165	- 4,040
11130	MECHANIC II	48	3,777	- 4,822
6073	NETWORK SYSTEMS TECHNICIAN (PT)	38	3,077	- 3,927
6075	OFFICE SPECIALIST	29	2,477	- 3,164
11140	PIER/BEACH MAINTENANCE WORKER	32	2,725	- 3,478
6080	PROGRAM AIDE	10	1,539	- 1,965
11153	PUBLIC WORKS INSPECTOR	50	4,054	- 5,173
6090	PROGRAM COORDINATOR	30	2,575	- 3,287
11150	PROJECT MANAGER TECHNICIAN	45	3,488	- 4,452
7000	RECREATION LEADER	17	1,803	- 2,302
7010	RECREATION PROGRAM AIDE	10	1,539	- 1,965
7020	RECREATION PROGRAM COORDINATOR	34	2,803	- 3,578
7025	RESIDENTIAL FIRE/SAFETY INSPECTOR	39	3,129	- 3,993

**CITY OF IMPERIAL BEACH
POSITION CLASSIFICATIONS AND MONTHLY COMPENSATION SCHEDULE
EFFECTIVE JULY 1, 2013 - JUNE 30, 2015**

Approved by Reso. No. 2013-7422; Amended by Reso. No. 2015-7576
(Includes 3% COLA for Fire Employees as of 1/1/15)

<u>Job No.</u>	<u>General Employees (cont.)</u>	<u>Range</u>	<u>Monthly Salary</u>	
			LOW	HIGH
7030	SENIOR ACCOUNT/CLERK TECHNICIAN	38	3,077	3,927
7040	SENIOR PLANNER	69	6,264	7,994
11155	SENIOR PUBLIC WORKS SUPERVISOR	64	5,533	7,062
11160	SEWER SUPERVISOR	57	4,726	6,030
11170	STREET SUPERVISOR	57	4,726	6,030
11180	TIDELANDS SUPERVISOR	50	4,054	5,173
<u>Job No.</u>	<u>Fire Department (sworn)</u>	<u>Range</u>	<u>Monthly Salary</u>	
			LOW	HIGH
8080	FIREFIGHTER	6	4,120	5,521
8085	FIREFIGHTER/PARAMEDIC RECRUIT	FP9	4,367	-
8090	FIREFIGHTER/PARAMEDIC	FP6	4,585	6,145
8060	FIRE ENGINEER	7	4,585	6,144
8070	FIRE ENGINEER/PARAMEDIC	FP7	4,929	6,605
8050	FIRE CAPTAIN	8	5,426	7,272
8055	FIRE CAPTAIN/PARAMEDIC	FP8	5,698	7,635
<u>Job No.</u>	<u>Confidential</u>	<u>Range</u>	<u>Monthly Salary</u>	
			LOW	HIGH
4005	ADMINISTRATIVE SECRETARY II (CM Office)	43	3,379	4,312
4020	FINANCIAL SERVICES ASSISTANT	48	3,777	4,822
6067	HUMAN RESOURCES TECHNICIAN	41	3,249	4,147
4050	OFFICE SPECIALIST (HR/CM)	29	2,477	3,164
4060	NETWORK SYSTEMS TECHNICIAN	38	3,077	3,927
4030	PERSONNEL SERVICES ASSISTANT	51	4,093	5,224
4040	SENIOR ACCOUNTANT	63	5,399	6,890
<u>Job No.</u>	<u>Management and Mid-management</u>	<u>Range</u>	<u>Monthly Salary</u>	
			LOW	HIGH
2010	ADMINISTRATIVE SERVICES/FINANCE DIRECTOR	BAND	6,161	11,090
2020	ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIR.	BAND	11,493	14,168
6000	BUILDING OFFICIAL	BAND	6,107	9,014
9015	CAPITAL IMPROVEMENT PROGRAM MANAGER	BAND	5,424	6,913
2030	CITY CLERK	BAND	6,161	11,090
3010	CITY PLANNER	BAND	6,580	8,399
2040	COMMUNITY DEVELOPMENT DIRECTOR	BAND	11,493	14,168
4010	DEPUTY CITY CLERK	BAND	4,225	5,142
3022	EMERGENCY SERVICES COORDINATOR	BAND	6,015	7,643
3025	ENVIRONMENTAL PROGRAM MANAGER	BAND	4,929	6,777
3040	FINANCE SUPERVISOR	BAND	4,929	6,777
8045	FIRE CHIEF	BAND	6,161	11,090
9035	GIS ADMINISTRATOR	BAND	5,150	7,003
3042	HUMAN RESOURCES ANALYST	BAND	4,313	5,545
3045	HUMAN RESOURCES MANAGER	BAND	7,349	9,435
3047	INFORMATION SYSTEMS MANAGER	BAND	4,929	6,777
3060	MANAGEMENT ANALYST (CM)	BAND	4,882	6,395
3060	MANAGEMENT ANALYST (FIRE)	BAND	4,313	5,545
3050	MARINE SAFETY CAPTAIN	BAND	5,239	7,246
2050	PUBLIC SAFETY DIRECTOR/FIRE CHIEF	BAND	6,161	11,090
2060	PUBLIC WORKS DIRECTOR	BAND	6,161	11,090
3070	PUBLIC WORKS SUPERINTENDENT	BAND	4,929	6,777
3075	PUBLIC WORKS OPERATIONS & CONSTRUCTION MANAGER	BAND	6,386	8,781
11165	SPECIAL PROJECTS MANAGER	BAND	5,981	10,766

**CITY OF IMPERIAL BEACH
POSITION CLASSIFICATIONS AND MONTHLY COMPENSATION SCHEDULE
EFFECTIVE JULY 1, 2013 - JUNE 30, 2015**

Approved by Reso. No. 2013-7422; Amended by Reso. No. 2015-7576
(Includes 3% COLA for Fire Employees as of 1/1/15)

<u>Job No.</u>	<u>Elected and City Manager</u>	<u>Range</u>	<u>Monthly Salary</u>
1010	CITY COUNCILMEMBER	N/A	300
1020	CITY MANAGER	N/A	15,000
1030	MAYOR	N/A	1,100

City of Imperial Beach
POSITION DESCRIPTION

Title:	Fire Chief	Job Number:	8045
Department:	Public Safety	Worker's Comp Number:	7706
Division:	Fire Management	Employee Labor Group:	None/Management
Date:	May 20, 2015	Resolution No.:	2015-7576

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

GENERAL PURPOSE

Under general administrative direction, plans, directs, manages, and oversees the activities and operations of the Fire Department including fire suppression, fire prevention, fire inspection, emergency medical services, hazardous material response, disaster preparedness, and related programs, services, and operations; coordinates assigned activities with other departments and outside agencies; and provides highly responsible and complex administrative support to the Assistant City Manager and the City Manager.

SUPERVISION RECEIVED AND EXERCISED

Works under the general supervision of the Assistant City Manager and City Manager. Exercises supervision over all assigned supervisors.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

- Assumes full administrative/management responsibility for all Fire Department services and activities including fire suppression, fire prevention, fire inspection, emergency medical services, hazardous materials response, disaster preparedness, and related programs, services, and operations.
- Manages the development and implementation of Departmental goals, objectives, and priorities for each assigned service area; recommends and administers policies and procedures.
- Establishes, within City policy, appropriate service and staffing levels; monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; allocates resources accordingly.
- Assesses and monitors work load, administrative and support systems, and internal reporting relationships; identifies opportunities for improvement; directs and implements changes.

- Plans, directs, and coordinates, through subordinate level staff, the Fire Department's work plan; assigns projects and programmatic areas of responsibility; reviews and evaluates work methods and procedures; meets with key staff to identify and resolve problems.
- Selects, trains, motivates, and evaluates assigned personnel; provides or coordinates staff training; works with employees to correct deficiencies; implements discipline and termination procedures.
- Oversees and participates in the development and administration of the Department budget; approves the forecast of funds needed for staffing, equipment, materials, and supplies; approves expenditures and implements budgetary adjustments as appropriate and necessary.
- Responds to emergency alarms and may assume command of field operations; performs a management role in the direction of assigned personnel and equipment at the scene of emergencies involving fire, all types of accidents, hazardous materials incidents, and life-saving and rescue work.
- Oversees facilities planning for the Fire Department to meet current and future needs of the community.
- Directs disaster preparedness and other fire protection programs to minimize the loss of life and property within the community.
- Provides staff assistance to the Assistant City Manager and the City Manager; represents the City as directed by the Assistant City Manager and the City Manager; prepares and presents staff reports and other necessary correspondence.
- Analyses operational and service demands and devises plans to satisfy needs; confers with other City management staff, citizens, and City officials on fire problems and medical services; develops municipal fire suppression/prevention policies.
- Recommends selection of personnel and enforces departmental rules and regulations; directs the assignment of personnel and equipment and the development and execution of training programs; ensures preparedness of equipment and staff to react effectively in emergency situations.
- Monitors and maintains level of law enforcement and animal control through the administration of the contract for services by the Sheriff's Department and City of Chula Vista; meets with members of the Sheriff's Department and City of Chula Vista; advises the Assistant City Manager, City Manager and City Council on status of contracted law enforcement and animal control services.
- Conducts a variety of organizational studies, investigations, and operational studies; reviews and recommends modifications to codes, regulations, and ordinances pertaining to fire services and activities.
- Attends and participates in fire, rescue, and emergency medical services training, conferences as well as professional group meetings; obtains information and cooperation on public safety issues; establishes and maintains cooperative working relationships with other Fire Departments; stays abreast of new trends and innovations in the field of fire prevention and suppression.
- Speak before public and professional groups on the plans, objectives, policies and programs of the department.

- Responds to major fire alarms and major emergency medical first responder calls; personally directs fire suppression activities as necessary.
- Participates with community relations including public, media, and press relations; gives speeches and presentations to local service clubs and organizations to further public relations.
- Represents the Fire Department to other departments, elected officials, and outside agencies; coordinates assigned activities with those of other departments and outside agencies and organizations.
- Explains, justifies, and defends department programs, policies, and activities; negotiates and resolves sensitive and controversial issues.
- Responds to and resolves difficult and sensitive citizen inquiries and complaints.
- Performs other related duties as required.

DESIRED MINIMUM QUALIFICATIONS

To perform a job in this classification, an individual must be able to perform the essential duties as generally described in this specification. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential duties in this specification. The requirements listed below are representative of the knowledge, skills and/or abilities required.

Knowledge of:

Operations, services and activities of a comprehensive emergency service operation including fire suppression, fire prevention, fire inspection, hazardous materials response, emergency medical, and associated services; principles and practices used in the administration, organization, and management of a municipal fire operation; governmental codes, ordinances, and regulations and civil and criminal codes as they relate to the functions of the fire department; Incident Command System; Fire science theory, principles, and practices and their application to a wide variety of emergency service operations including fire suppression, fire prevention and fire investigation; principles and practices of disaster preparedness, response, and recovery; advanced methods and techniques of emergency medical response; operational characteristics of fire apparatus and equipment; principles and practices of supervision, training, and performance evaluation; principles and practices of program development and administration; principles and practices of municipal budget preparation and administration; current safety practices as they relate to equipment and procedures involved in the fire service; methods and techniques of public relations; office procedures, methods, and equipment including computers and applicable software applications; pertinent federal, state, and local laws, codes, and regulations.

Ability to:

Manage and direct a comprehensive fire program; develop and administer departmental goals, objectives, and procedures; analyze and assess programs, policies, and operational needs and make appropriate adjustments; identify and respond to sensitive community and organizational issues, concerns, and needs; plan, organize, direct, and coordinate the work of lower level staff; delegate authority and responsibility; select, supervise, train, and evaluate staff; analyze problems, identify alternative solutions,

project consequences of proposed actions, and implement recommendations in support of goals; research, analyze, and evaluate new service delivery methods and techniques; respond to requests and inquiries from the general public; prepare and administer large and complex budgets; prepare clear and concise administrative and financial reports; interpret and apply applicable federal, state, and local policies, laws, and regulations; operate modern office equipment and computers including applicable software applications; effectively present information and respond to questions from groups of managers, clients, customers, and the general public; operate office equipment including computers and supporting word processing, spreadsheet, and database applications; demonstrate an awareness and appreciation of the cultural diversity of the community; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships with those contacted in the course of work.

EDUCATION, EXPERIENCE AND LICENSING

Any combination equivalent to education and experience that would likely provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the knowledge, skills, and abilities would be:

Education:

A bachelor's degree from an accredited college or university with major course work in fire administration, fire science, public administration, or closely related field. A Master's degree in a related field is highly desirable.

Experience:

Six years of increasingly responsible experience in an agency providing a full range of fire protection services including a minimum of five years of management and administrative responsibility experience in all aspects of the operations of a municipal fire department in a command position including but not limited to, emergency operations, administrative functions, fire prevention, emergency medical services, emergency preparedness, and personnel supervision/management.

Licensing:

- Possession of or ability to obtain, prior to employment, a valid Class "C" California driver's license with a safe, satisfactory driving record.
- Possession of Penal Code 832 certification.
- Possession of valid First Aid and CPR Certificate.
- Possession of California State Chief Officer certification or ability to obtain within one year of employment.
- Possession of Hazardous Materials First Responder Incident Command Certificate.
- Possession of Strike Team Leader Certificate.
- National Fire Academy Executive Fire Officer Certification is desirable.

WORK AND PHYSICAL ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Physical:

Primary functions require sufficient physical ability to work in an office setting and operate office equipment. Continuous sitting and upward and downward flexion of neck; fine finger dexterity; light to moderate finger pressure to manipulate keyboard, equipment controls, and office equipment; pinch grasp to manipulate writing utensils. Frequent side-to-side turning of neck, walking, standing, bending, stooping, pushing/pulling, and twisting at waist; moderate wrist torque to twist equipment knobs and dials; lifting objects weighing up to 20 lbs. from below waist to above shoulders and transporting distances up to 50 yards. Occasionally squatting, kneeling, and reaching above and at shoulder height; moderate grasp to manipulate reference books and manuals; lifting objects weighing 20-35 lbs. from below waist to above shoulders and transporting distances up to 50 feet.

Vision:

See in the normal visual range with or without correction; vision sufficient to read computer screens and printed documents and to operate equipment.

Hearing:

Hear in the normal audio range with or without correction.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Standard office setting with some travel to various locations to attend meetings or respond to emergency scenes, disasters, or critical incidents; occasional exposure to noise, dust, grease, smoke, fumes, airborne particles, noxious odors, gases, and all types of weather and temperature conditions; occasionally works near moving mechanical parts, in areas of limited and restricted entry and exit, and in high precarious places; extensive public contact; the noise level in the work environment is usually moderate; however, the noise level may be very loud when responding to emergency calls and when working at a fire or other emergency incident; wear protective apparel including goggles, face protector, aprons, safety shoes and oxygen breathing apparatus; may be required to work extended hours including evenings and weekends and may be required to travel outside City boundaries to attend meetings. Work schedule is 9/80 with alternating Fridays off in a biweekly period. Work environment is both formal and informal, team oriented, having variable tasks, pace, and pressure.

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: MAY 20, 2015

ORIGINATING DEPT.: ADMINISTRATION

SUBJECT: CONSIDERATION OF RESOLUTION NO. 2015-7581, A RESOLUTION OF INTENTION TO GRANT A WATER FRANCHISE RENEWAL TO CALIFORNIA AMERICAN WATER COMPANY FOR A PERIOD OF 25 YEARS AND SETTING A PUBLIC HEARING TO CONSIDER SUCH FRANCHISE RENEWAL

EXECUTIVE SUMMARY:

California American Water Company provides water services within the City of Imperial Beach and is currently operating under a 25-year franchise agreement with the City of Imperial Beach that is set to expire in August of 2015. California American is requesting a 25-year franchise renewal, and the City must start the public review process to consider the franchise renewal request by adopting a Resolution of Intention as attached to this staff report. If adopted, the City Council will then hold a public hearing on June 17, 2015 to consider approval of the franchise renewal.

RECOMMENDATION:

That the City Council adopt Resolution No. 2015-7581 to set the date, time and place for a public hearing for the City Council to consider granting a water franchise renewal to California American Water Company ("Cal-Am").

RATIONALE:

Cal-Am is the only water purveyor to the residents and businesses in the City of Imperial Beach. They need the franchise to be able to operate the water system within the City's right-of-way. The City granted a 25-year franchise in 1990 and Cal-Am is requesting a renewal of such water franchise agreement for another 25-year period. This Resolution is needed to begin the public review process so that the City Council can consider approving the franchise renewal request.

OPTIONS:

- Adopt Resolution 2015-7581; or
- Defer the matter and provide direction to staff.

BACKGROUND:

On July 5, 1990, the City Council adopted Ordinance 810 granting Cal-Am a 25-year water

franchise to allow Cal-Am to use the City's right-of-way to operate its water system to provide water to the residents and businesses in Imperial Beach. The current franchise expires in August of 2015.

ANALYSIS:

State law allows the City to grant water franchises to companies who will use pipes, and/or construct pipes or other conduits for transmitting and distributing water for all purposes under, along, across, or upon public streets, ways, alleys, and places within the City. Cal-Am has requested to renew its current franchise with the City for these purposes for a period of another 25 years. The franchise fee that a general law city such as Imperial Beach can charge Cal-Am is set by state law and Cal-Am has agreed to pay such rate. The rate is specified as follows in Public Utilities Code section 6231:

2 percent of the applicant's gross annual receipts arising from the use, operation, or possession of the franchise, except that this payment shall be not less than 1 percent of the applicant's gross annual receipts derived from the sale within the limits of the municipality of the utility service for which the franchise is awarded.

State law provides that upon receiving a request by an applicant for a franchise agreement, the City Council will consider adopting a resolution of intention declaring the City's intent to grant the franchise and set a date for a public hearing to allow interested persons to lodge any objections against such proposed action. Tonight's agenda item includes the resolution of intention and starts the process to notice the public that the City Council will consider granting the franchise renewal as requested by Cal-Am at a public hearing on June 17, 2015. No final action on the franchise renewal request is being taken by the City Council with this agenda item.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Collection of franchise fees as authorized by state law and the franchise agreement.

Attachments:

1. Resolution 2015-7581

RESOLUTION NO. 2015-7581**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, DECLARING ITS INTENT TO APPROVE A FRANCHISE RENEWAL WITH CALIFORNIA-AMERICAN WATER COMPANY FOR THE PROVISION OF WATER IN THE CITY FOR THE NEXT 25 YEARS AND SETTING A PUBLIC HEARING TO CONSIDER APPROVAL OF SUCH FRANCHISE RENEWAL**

WHEREAS, on July 5, 1990, the City Council adopted Ordinance 810 granting a franchise to California American Water Company ("Cal-Am") to allow Cal-Am to construct and use pipes and other means to purvey water under City streets for a period of 25 years; and

WHEREAS, on or about August of 2015, such original franchise will expire and Cal-Am has applied to the City to grant a renewal of the franchise under Ordinance 810 for a period of another 25 years and has agreed to pay the franchise rate annually to the City; and

WHEREAS, the City Council desires to set a public hearing to consider approval of Cal-Am's franchise renewal request in accordance with state law.

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 City Council of the City of Imperial Beach will hold a public hearing on June 17, 2015 at 6:00 pm, or as soon thereafter as time permits, in the City Council Chambers located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932.
3. The purpose of the public hearing will be for the City Council to consider approval of a franchise renewal for California-American Water Company for a period of 25 years to purvey water under City streets. California American and its successors and assigns will pay the franchise rate to the City beginning annually from the date of the granting of the renewal in the amount set by state law which is:
 - 2 percent of the applicant's gross annual receipts arising from the use, operation, or possession of the franchise, except that this payment shall be not less than 1 percent of the applicant's gross annual receipts derived from the sale within the limits of the municipality of the utility service for which the franchise is awarded.In the event the franchise payment is not made, the franchise will be forfeited.
4. Any persons interested in this matter having objections to the proposed franchise renewal may appear before the City Council to be heard at this public hearing. Interested persons may also submit signed written protests to this proposed franchise renewal to the City Clerk at any time prior to the public hearing on June 17, 2015 at 6:00 pm.
5. The City Clerk is hereby authorized and directed to give notice as required by law by causing a copy of this Resolution to be published in The Imperial Beach Eagle and Times, a newspaper of general circulation within the City of Imperial Beach; said publication to be completed within fifteen (15) days after the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: CITY ADMINISTRATION
SUBJECT: APPROVAL OF AN AGREEMENT WITH CALIFORNIA CONSULTING TO CONDUCT A NEEDS ASSESSMENT AND COMMUNITY SURVEY FOR INTEREST IN VARIOUS RECREATIONAL PROGRAMS, AND PROVISION OF GRANT WRITING SERVICES

EXECUTIVE SUMMARY:

The Parks and Recreation Committee has forwarded a recommendation to the City Council to direct staff to secure the services of a qualified consultant to conduct a comprehensive needs analysis and survey to determine which recreational programs will be supported by the residents of the City. In behalf of the Parks and Recreation Committee, staff explored several options and determined that the range of services provided by California Consulting would be the most beneficial to the City.

RECOMMENDATION:

Staff recommends that the City Council consider the recommendation of the Parks and Recreation Committee to secure the services of a qualified consultant to conduct a comprehensive needs analysis and survey to determine which recreational programs will be supported by the residents of the City. Staff would further recommend that the scope of services be expanded to include additional grant writing services offered by California Consulting on a month to month trial basis.

RATIONALE:

The Parks and Recreation Committee are seeking to obtain information from the residents about the types of recreational programs will be supported by the community. In addition to the needs assessment, the Parks and Recreation Committee would like to identify funding options to provide any equipment necessary to operate the programs. California Consulting will be able to provide the needs assessment, and month to month grant writing and administration services at a reduced cost to the City.

OPTIONS:

- In consideration of the recommendation of the Parks and Recreation Commission, approve and authorize the City Manager to execute the agreement with California Consulting to conduct a recreation needs assessment, and to provide grant writing and administration services on a month to month basis.

- Provide alternative direction to staff regarding the recreation needs assessment and grant writing services.
- Request additional information from staff in relation to the recommendation of the Parks and Recreation Committee and direct staff to present the information at a future meeting.

BACKGROUND:

The Parks and Recreation Committee was formed to review issues related to recreational programs and opportunities in Imperial Beach and provide recommendations to the City Council for consideration. On May 18, 2015, the Parks and Recreation Committee discussed the need for reliable information about what recreational programs the residents of the community would support.

The Boys & Girls Club has been selected to administer the recreation programs for the City of Imperial Beach. In order to be efficient and effective, the Boys & Girls Club needs to offer recreational programs that will receive an adequate number of participants, and indirectly registration fees, to allow each program to be successful. In order to reach that conclusion, an independent, but comprehensive needs assessment and community survey needs to be conducted.

At the April 27, 2015 Special Meeting of the Parks and Recreation Committee, the members directed staff research the potential of conducting a needs assessment and community survey to determine resident interest levels in various recreation programs. In an effort to provide the programs most desired by the community and have a better chance of operating at revenue neutral, over even at a profit, it is important to obtain input from the residents. This information will allow the Boys & Girls Club to organize instructors, purchase equipment, and program time for those activities more likely to include a larger number of residents.

ANALYSIS:

Staff contacted several firms that provide these types of services to municipalities throughout southern California. Upon analysis of the various firms, it was determined that California Consulting, a reputable grant writing firm would be highly qualified to conduct the needs assessment and community survey. Staff proceeded to get a proposal to complete the assignment, and to determine what it would take to expand their services to include an effort to seek grants associated with the needs identified in the assessment and survey and administer the grants for the City. California Consulting has a proven track record of success in obtaining grant funds for cities, primarily in Los Angeles and Orange Counties.

Typically, a community wide survey and needs assessment would cost approximately \$10,000, which is consistent with the estimates from other firms. However, because California Consulting is looking to expand into San Diego County and they foresee the opportunity to assist the City in writing grants for the recreation program and other areas of need, they are willing to conduct the needs assessment for \$2,500. This is far below any other estimates that staff was able to identify. Additionally, they are willing to write as many grants as the City would like for a monthly retainer of \$3,800 which is a reduction from the normal monthly amount of \$5,000. If at any time the City is not satisfied with their efforts, the contract can be cancelled. In interviews with other municipalities, they have indicated that their grant writing success was greatly improved with California Consulting and they have much more than paid for their services.

At a staff level, the attractiveness of California Consulting is that they will complete the grant administration and paperwork within the monthly retainer. This is the most time consuming and labor intensive part of any grant application. Because they have a team of grant writers, they are familiar with almost every grant available to municipalities and have become very efficient at administering the grants for their clients. In the past, the City has obtained grant writing assistance on a grant by grant basis, usually at a higher expense than the proposed \$3,800 per month.

ENVIRONMENTAL DETERMINATION:

These items are not subject to the provisions of the California Environmental Quality Act.

FISCAL IMPACT:

If the City Council approves the recommendation of the Park and Recreation Committee, the initial needs assessment would cost \$2,500 and seeking grants to complement the assessment would cost the City \$3,800 per month for the period in which the consultant was retained. Additionally, the consultant will write, apply for and administer any grant application identified by the City or the consultant.

ATTACHMENTS:

- I. Draft Agreement

GOVERNMENT AFFAIRS CONSULTING AGREEMENT

DATED: May 21, 2015

PARTIES: California Consulting, LLC, A California Limited Liability Company (hereinafter the "Consultant"); and the City of Imperial Beach, (hereinafter the "Client")

AGREEMENT:

The undersigned hereby agree to the following terms and conditions:

Section 1. Duties of Consultant: During the term of this Agreement, Consultant shall provide the Client as follows:

- a. Unlimited grant research, targeted grant research on projects specifically identified by the client, identification of funding opportunities, and grant writing at direction of Client;
- b. Offering Client general advice on matters involving funding mechanisms, grants research, identification, and writing; and
- c. Perform post-grant award administration on the grants which are awarded to the Client, including the filing of required documents by the proscribed deadlines set by the awarding entity.

Section 2. Time for Performance of Duties: Notwithstanding any other term or condition of this Agreement, Client specifically acknowledges that Consultant has other clients and/or outside employment. Consultant shall have control over the time and manner of performing its duties described in Section 1, and shall make available such time as it, in its sole discretion, shall deem appropriate for the performance of its duties under this Agreement.

Section 3. Term of the Agreement: The effective date of this Agreement is May 21, 2015, and shall continue on a month to month basis allowing either party to discuss new terms at any time.

Section 4. Compensation: Client shall pay Consultant \$3,800.00 per month as compensation for Consultant's services as described in Section 1. An additional onetime charge of \$2,500 at the beginning of the contract for a Needs Assessment will be charged. Consultant shall provide client with a written invoice monthly. Client agrees to pay invoice upon receipt.

Section 5. Expenses: The Client agrees to reimburse the Consultant for reasonable out-of-pocket expenses related to performing services on behalf of the Client. Such expenses typically might include, but are not limited to, conference calls, copies, postage, parking, fuel, messengers, travel, and lodging expenses. Consultant's expenses shall not exceed \$1,000 per month without prior approval of the Client. Consultant shall provide Client with a receipt and a description of the expense. Client shall reimburse Consultant within Thirty (30) days of Consultant providing the receipt and description of services to Client.

Section 6. Relationship: Consultant shall perform its services hereunder as an independent contractor and not as an employee of the Client or an affiliate thereof. It is expressly understood and agreed to by the parties hereto that Consultant shall have no authority to act for, represent or bind the Client or any affiliate thereof in any manner, except as may be agreed to expressly by the Client in writing from time to time.

Section 7. Confidentiality: Except in the course of the performance of its duties hereunder, each party agrees that it shall not disclose any trade secrets, know-how, or other proprietary information not in the public domain learned as a result of this Agreement. Similarly, the parties agree that they shall not disclose or divulge this Agreement, or any of its term or conditions to third parties, except as is necessary to perform the terms and conditions stated herein.

Section 8. Indemnification: The Consultant agrees to defend, indemnify and hold harmless the Client, its members, officers, directors, employees, and agents, from and against any losses, claims, damages, liabilities and expenses whatsoever (including reasonable costs of investigation or defending any action) to which they or any of them may become subject under any applicable law arising out of Consultant's performance under this Agreement and will reimburse Client for all expenses (including counsel fees) as they are incurred. Consultant shall not be required to defend and indemnify Client for actions related to the sole negligence or willful misconduct of the Client. Consultant maintains liability insurance in the amount of one million dollars.

The Client agrees to defend, indemnify and hold harmless the Consultant, its members, officers, directors, employees, and agents, from and against any losses, claims, damages, liabilities and expenses whatsoever (including reasonable costs of investigation or defending any action) to which they or any of them may become subject under any applicable law arising out of Client's performance under this Agreement and will reimburse Consultant for all expenses (including counsel fees) as they are incurred. Client shall not be required to defend and indemnify Consultant for actions related to the sole negligence or willful misconduct of the Consultant.

Section 9. Assignment: This Agreement shall not be assignable by either party; provided however, that Consultant shall have the discretion to allocate its duties hereunder to owners, affiliates, or employees of Consultant.

Section 10. No Guaranteed Result: Client acknowledges and agrees that Consultant does not have control over third party decision makers, and therefore Consultant makes no representations, warranties or guarantees that it can achieve any particular results. Consultant, however, shall act in good faith toward the performance of its duties described above.

Section 11. Prior Agreements: This Agreement shall supersede any prior agreements between the parties, and serves as the sole and only agreement between them. This Agreement may only be modified by a writing signed by both parties.

Section 12. Governing Law: This Agreement shall be deemed to be a contract made under the laws of the State of California and for all purposes shall be construed in accordance with the laws of said State.

Section 13. Attorney's Fees: The prevailing party in any action filed that arises out of this Agreement shall be entitled to recoup their reasonable attorney's fees and costs from the other party.

Section 14. **Notices:** All notices will be sent via certified mail or overnight courier to:

Consultant at: California Consulting, LLC
2491 Alluvial Avenue, Suite 609
Clovis, CA 93311

Client at: City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

Section 15. **Termination:** This Agreement may be terminated by either party for any reason not in violation of federal and/or California State law upon thirty (30) days written notice to the other party. Client shall compensate Consultant for all services rendered prior to the date of termination. There shall be no liquidated damages in the event of termination under this provision.

IN WITNESS THEREOF, this Agreement is executed on the dates set forth below and effective on the date first set forth above.

“CONSULTANT”

“CLIENT”

California Consulting, LLC
(A California Limited Liability Company)

City of Imperial Beach

By _____

Steven N. Samuelian, Manager

Printed Name _____



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: MAY 20, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT *aw*

SUBJECT: PUBLIC HEARING: KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

EXECUTIVE SUMMARY:

Staff is recommending that the City Council conduct a public hearing to review and consider approval of a project proposing the demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00). The project site is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone, which allows mixed-use development.

RECOMMENDATION:

That the City Council adopt Resolution No. 2015-7577, approving Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00).

RATIONALE:

The project should benefit the City of Imperial Beach by providing residential units to assist in meeting housing demand, providing visitor-serving ground-floor commercial/retail space, and providing an economic benefit for the neighborhood and community. In addition, the Design Review Board recommended approval of the project's design with a vote of 3-0.

OPTIONS:

In addition to receiving this report and adopting staff's recommendation, the City Council can:

- Approve the project with modifications requested by the City Council; or
- Disapprove the project and deny the requested permits by making specific findings for denial; or
- Continue the Public Hearing to a specific future meeting to allow staff to provide additional information upon which a decision can be rendered.

BACKGROUND:

An application has been submitted to the City of Imperial Beach for a Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the proposed demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00). The proposed project is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone and is subject to design review by the Design Review Board because it will require site plan review by the Planning Commission (City Council) pursuant to Imperial Beach Municipal Code (IBMC) Section 19.83.020.



ANALYSIS:

The project site includes one lot measuring 4,765 square feet fronting Seacoast Drive at the northeast corner of Seacoast Drive and Elder Avenue in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The property to the north of the site is mixed-use, the property to the west is Pier Plaza, and the properties to the south and east are comprised of residential uses on commercially zoned land.

Off-Street Parking

The three-story project proposes approximately 2,118 square feet of commercial space on the ground floor and three residential dwelling units located above the first floor each providing a roof deck. The building would provide pedestrian access to the commercial space from Seacoast Drive. Pedestrian access to the residential units would be provided from Seacoast Drive and also from the parking spaces off the alley to the north of the site on the ground floor. The Municipal Code requires 1.5 parking spaces per dwelling unit, though mixed-use projects may receive a 25% reduction in parking (IBMC Section 19.48.035). As such, a minimum of three parking spaces are required for the residential units. However, the applicant is proposing five enclosed parking spaces that would be accessed off the alley to serve the residential units.

For the ground-floor commercial space, the C/MU-2 Zone requires one (1) parking space per 1,000 gross square feet of commercial space, though the Municipal Code allows for commercial uses less than 1,000 square feet to be eligible for parking waivers (IBMC Section 19.48.035). Although no tenants have been confirmed for the commercial space, the applicant is anticipating a maximum of two commercial units, one of which measuring approximately 908 square feet would be eligible for a parking waiver with the second unit measuring approximately 1,210 square feet. One parking space would be required for the second unit, though it would have to be designed to meet Americans with Disability Act (ADA) standards. As such, one parking space designed to meet ADA standards would be provided and would be accessed from a proposed curb cut on Elder Avenue. The proposed curb cut would require the elimination of one on-street parking space, however there are no alternative locations for a curb cut or van-accessible ADA stall due to the limited site constraints.

If a future tenant is interested in occupying the entire 2,118 square feet of commercial/retail space, off-site parking within one thousand feet of the project site may be used to satisfy the parking requirements with approval of a conditional use permit and implementation of transportation demand management (TDM) strategies (IBMC Section 19.48.050). Two parking lots are located within one thousand feet of the project site and the TDM strategy proposed by the applicant includes the provision of bicycle parking. In addition, the commercial tenants would be required to encourage employees to use transit and other forms of active transportation such as bicycling and walking to commute to and from work.

Building Height

The maximum allowable building height in the C/MU-2 Zone is typically 30 feet; however, the Municipal Code allows properties east of Seacoast Drive to have a height limit of up to three stories and 35 feet with approval of a conditional use permit that demonstrates compliance with side yard setbacks and/or stepbacks that protect street-end public views towards the ocean, and provided the project meets two or more specified development incentives (IBMC Section 19.27.070). As such, the project applicant is requesting a conditional use permit for a building

height of 35 feet. The project would not impact street-end public views toward the ocean by incorporating the required setbacks and stepbacks, and the applicant is proposing to meet the following two development incentives specified in IBMC Section 19.27.020(A)(5):

1. At least 25% of the proposed residential units would be three-bedroom units (100% proposed); and
2. The project would provide a minimum of seventy-five percent "active commercial uses" on the ground floor.

As defined in the IBMC Section 19.40.020, the building heights specified in the C/MU-2 Zone, either the base height limit of 30 feet or of 35 feet on the east side of Seacoast Drive with approval of a Conditional Use Permit, do not include the following structural elements of a building:

- Roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to maintain and operate the building;
- Fire or parapet walls required by law;
- Skylights chimneys, smokestacks or utility towers;
- Flagpoles, antennas, radio masts, risers and similar structures.

As allowed under the IBMC, portions of the project are proposing to extend above the height limit. A roof structure housing mechanical equipment proposed for the northwest corner of the roof would measure approximately 43 feet in height. In addition, elevator and stairwell enclosures providing access to the upper stories and the roof decks measure approximately 44 feet in height. Finally, parapet walls extend 42 inches above the roof deck for safety purposes. Due to these height exceptions, the proposed parapet walls and mechanical, elevator, and stairwell enclosures may extend above the height limit.

Roof Projections

Portions of the roof eave for the proposed mechanical equipment enclosure on the northwest corner of the roof are proposed to extend approximately one to two feet over the public right-of-way at an elevation of approximately 37 feet. Buildings are typically required to remain within the confines of private property; however, this design proposal may be considered because the City would be requiring dedication of portions of the property for pedestrian access (accessible sidewalk on Elder Avenue and pedestrian ramp at Elder Avenue and Seacoast Drive). Typically roof extensions and similar architectural features may extend into required setbacks. However, the C/MU-2 Zone does not provide a required front yard setback, and encourages buildings to locate on the front property line. The northwest portion of the building is located on the property line and the proposed roof overhang of one to two feet is requested for aesthetic purposes. The proposed roof extension should not provide any significant impacts to the public.

Ground-Floor Retail Floor-to-Ceiling Dimension

In addition, the applicant is requesting approval of an administrative adjustment of 10% to reduce the commercial/retail vertical floor-to-ceiling dimension from 15 feet to 13.5 feet, as provided for in IBMC Section 19.84.150, which allows for an adjustment of up to 10% for certain development standards listed in the Municipal Code. The applicant is requesting the administrative adjustment to allow for more desirable/livable vertical floor-to-ceiling dimensions

above the first floor. A vertical floor-to-ceiling dimension of 13.5 feet at the first level allows for a vertical floor-to-ceiling dimension of approximately nine feet for both the second and third floors of the residential units.

The proposed project design would contribute positively in making an architectural statement along this mixed-use, commercial corridor, which incorporates both natural stone and modern elements along with a signature “lighthouse” design element. It is staff’s opinion that the proposed design conforms with the intent and purpose of the design standards outlined in IBMC Section 19.83.010 and the City’s Design Guidelines for Commercial/Mixed-Use Zones (Attachment 4). The applicant’s design provides varied rooflines and architectural relief through the incorporation of building pop-outs, vertical articulation, and façade variation. In addition, the project would provide architectural interest on all elevations with varied building materials such as glass, copper, board siding, and stone elements.

Due to the narrow lot size and required parking and pedestrian accessibility requirements, there are limited areas to provide on-site landscaping. In order to comply with the landscaping and drainage requirements, the applicant is proposing a ground floor landscape basin near the eastern property line and landscaped roof decks. Street trees are proposed on the Seacoast Drive and Elder Avenue public rights-of-way, though the final design would depend on the eventual Seacoast Drive Aesthetic Improvement plan approved by the City Council.

General Plan Consistency:

C/MU-2 (Seacoast Commercial and Mixed-use) Zone: The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). The proposed mixed-use project meets the purpose and intent of the C/MU-2 land use designation because mixed-use buildings are permitted in the C/MU-2 Zone and the project would encourage pedestrian activity through the design, location, and use of the building frontage and would provide commercial goods and services required by the tourist population and local residents.

C/MU-2 STANDARDS	PROVIDED/PROPOSED
Maximum density of one dwelling unit for every one thousand five square feet of lot area, or if located on the east side of Seacoast Drive or Palm Avenue, east of Seacoast Drive, one dwelling unit for each one thousand two hundred and ten gross square feet of lot area with approval of a conditional use permit by the City Council that demonstrates compliance with two or more development incentives (Section 19.27.020(A)(5)).	The property measures 4,765 square feet and proposes three units at a density of one unit for each 1,500 sq. ft. of lot area. A density bonus is not being requested for the project.
Yard requirements for the C/MU-2 zone are as follows (Section 19.27.040): A. On property fronting on Seacoast Drive, the front	A. The project fronts Seacoast Drive

<p>of each building shall be set on the front property line. For purposes of this requirement an arcade is considered a part of the building.</p>	<p>with the building and arcade/patio.</p>
<p>Stepback requirements for the C/MU-2 Zone are as follows (Section 19.27.041):</p> <p>A. On property with a side or rear yard abutting a residential zone, the second-floor stepback shall be a minimum of five feet from the abutting residential property line and the third-floor stepback shall be a minimum of ten feet from the abutting residential property line.</p> <p>B. Stepbacks are not required where the ten-foot setback is required or observed for at least fifty percent of the property line abutting residential property.</p> <p>C. On properties fronting Seacoast Drive, an upper-story setback of five to ten feet is required for a minimum of fifty percent of street-facing facades along Seacoast Drive.</p>	<p>A. The property abuts commercially zoned properties. As such, stepbacks are not required. Though a majority of the building is located on the property lines, various stepbacks are provided on the east and west elevations.</p> <p>B. The property abuts commercially zoned properties. As such, stepbacks are not required. Though a majority of the building is located on the property lines, various stepbacks are provided on the east and west elevations.</p> <p>C. The property fronts Seacoast Drive and the building provides an upper-story setback of five to ten feet for at least fifty percent of the Seacoast Drive street-facing facade.</p>
<p>Minimum lot size of 3,000 square-feet (Section 19.27.050).</p>	<p>The lot size measures 4,765 square feet.</p>
<p>Minimum street frontage of 30 feet (Section 19.27.060).</p>	<p>The Seacoast Drive frontage is approximately 95 feet and the Elder Avenue frontage is approximately 50 feet.</p>
<p>Maximum height of three stories or thirty feet, whichever is less, except as follows (Section 19.27.070(A)):</p> <p>Properties east of Seacoast Drive shall have a height limit not to exceed three stories and thirty-five feet with approval of a conditional use permit that demonstrates compliance with the following:</p> <p style="padding-left: 40px;">a. Side yard setbacks and/or stepbacks have been incorporated into the project to protect street-end public views towards the ocean;</p> <p style="padding-left: 40px;">b. Two or more of the development incentives listed in Section 19.27.020(A)(5).</p>	<p>The project proposes a building height of 35 feet and is requesting a conditional use permit.</p> <p>a. The project incorporates the required setbacks and stepbacks and would not impact street-end public views.</p> <p>b. The project is proposing the following development incentives: 1) At least 25% of the proposed residential units will be three-bedroom units (100% proposed); 2) The project would provide a minimum of seventy-five percent "active commercial uses" on the ground floor.</p>

<p>Exceptions to the height limit as follows (Section 19.40.020):</p> <p>A. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to maintain and operate the building;</p> <p>B. Fire or parapet walls required by law;</p> <p>C. Skylights chimneys, smokestacks or utility towers;</p> <p>D. Flagpoles, antennas, radio masts, risers and similar structures.</p>	<p>The project is proposing a roof structure that would house mechanical equipment that would measure approximately 43 feet in height. In addition, elevator and stairwell enclosures measure approximately 44 feet in height. Also, parapet walls that would also serve as guard rails extend 42" above the roof deck. Due to the height exceptions, the proposed parapet walls and mechanical, elevator, and stairwell enclosures may extend above the height limit.</p>
<p>All commercial spaces on the ground floor shall have a minimum fifteen-foot vertical floor-to-ceiling dimension; and single-story commercial buildings shall have a minimum building height of twenty feet (Section 19.27.070(B)).</p>	<p>The project is requesting an administrative adjustment of 10% to deviate from the typical 15 foot ground floor vertical floor-to-ceiling dimension (Section 19.84.150). As such, the project is proposing a vertical floor-to-ceiling dimension of 13.5 feet for the ground floor commercial space.</p>
<p>No buildings shall be located less than five feet from any other building on the same lot. (Section 19.27.080)</p>	<p>Only one building is located on the lot.</p>
<p>Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030(A)).</p>	<p>The 4,765 square foot lot requires a minimum of 714.75 square feet of landscaping ($4,765 \times .15 = 714.75$). Approximately 1311 square feet of landscaping is proposed.</p>
<p>Required parking spaces for multiple-family residential in the C/MU-2 Zone: 1.5 spaces per dwelling unit. A 25% reduction may be allowed for vertical mixed-use (Section 19.48.035).</p> <p>The C/MU-2 Zone requires 1 space per 1,000 gross square feet of commercial space. A 25% reduction may be allowed for vertical mixed-use. In addition, commercial uses measuring less than 1,000 square feet are eligible for a parking waiver (Section 19.48.035).</p>	<p>Three residential units are proposed for the project in total, which would require 4.5 parking spaces. A 25% reduction would allow for a minimum of three parking spaces ($4.5 \times .25 = 1.125$; $4.5 - 1.125 = 3.375$ required spaces). However, five parking spaces are proposed for the residential units.</p> <p>The project proposes 2,118 square feet of commercial space, which would typically require two parking spaces. A 25% reduction would still require two commercial parking spaces ($2 \times .25 = .50$; $2 - .50 = 1.5$</p>

<p>In the C/MU-1, C/MU-2, and C/MU-3 zones, shared parking or off-site parking within one thousand feet of the project site may be used to satisfy the parking requirements with the approval of a conditional use permit. Projects in these zones shall be reviewed to determine the suitability and feasibility of implementing one or more transportation demand management strategies that may be approved through a development agreement (Section 19.48.050).</p>	<p>required spaces; the Municipal code requires parking fractions of .5 or greater to be rounded up to one space). However, one commercial unit would be proposed to measure approximately 908 square feet, which would be eligible for a waiver in parking. The second unit would measure approximately 1,210 square feet, which would require one parking space. As such, one parking space is proposed.</p> <p>If a commercial tenant utilizes the entire 2,118 square feet of commercial space, two parking lots are located within one thousand feet of the project site and the transportation demand management strategy proposed by the applicant includes bicycle parking. In addition, the commercial tenants would be required to encourage employees to use bicycling, walking, and other forms of active transportation. These transportation demand management strategies would be a condition of approval for the project.</p>
---	---

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Mixed-Use
South	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
West	PF (Public Facility)	Pier Plaza

Design Review Board: The Design Review Board reviewed the project twice (Attachment 5). At the March 19, 2015 meeting, the Board recommended modifications to the southern elevation and requested that the project return to the Board the following week. The applicant was receptive of the Board's recommendations, made revisions to the plans, and the project was scheduled to be heard by the Design Review Board on March 26, 2015. At the March 26, 2015 Design Review Board meeting, the Board recommended conditional approval of the project with a vote of 3-0 (1 absent). The conditions recommended by the Design Review Board included minor revisions to the building elevations that have since been incorporated into the plans. It should be noted that the Design Review Board was in favor of portions of the roof projecting over the public right-of-way, if necessary.

ENVIRONMENTAL IMPACT:

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

COASTAL JURISDICTION:

The project is located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code and IBMC Section 19.87.160.

FISCAL ANALYSIS:

The Applicant has deposited \$11,000.00 to fund processing of the application.

Attachments:

1. Resolution 2015-7577
2. Photosimulations
3. Plans
4. Design Guidelines for Commercial & Mixed-Use Zones
5. Design Review Board Minutes, March 19, 2015 and March 26, 2015
6. Public Comment

c: file MF 1149

RESOLUTION NO. 2015-7577

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

DEVELOPER: RICHARD KEGEL

WHEREAS, on May 20, 2015, the City Council of the City of Imperial Beach held a duly advertised and noticed public hearing to consider the merits of approving or denying an application for a Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Map (TM 140027) proposing to demolish one existing residential unit and the construct a new mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project site is legally described as follows:

APN 625-352-23-00

Lots 1 in Block 20 of Imperial Beach, in the City of Imperial Beach, County of San Diego, State of California, Map No. 1139, filed in the Office of the County Recorder of San Diego County, June 16, 1908.

WHEREAS, on March 26, 2015, the Design Review Board recommended approval of the project's design with a vote of 3-0 (1 absent); and

WHEREAS, the project design of a mixed-use project with residential above commercial space is compatible with the community and 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 compliance with the Land Use Element of the General Plan; and,

WHEREAS, the City Council finds that the project complies with the requirements of the California Environmental Quality (CEQA) as the project is categorically exempt pursuant to CEQA Guidelines 15332 (In-Fill Development Projects); and

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

REGULAR COASTAL PERMIT (IBMC § 19.87.050):

- 1. The proposed development conforms to the certified local coastal plan including coastal land use policies.**

The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well

as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). The proposed mixed-use project meets the purpose and intent of the land use designation because mixed-use buildings are permitted in the C/MU-2 Zone and the project would encourage pedestrian activity through the design and location of the building frontage and would provide commercial goods and services required by the tourist population and local residents.

2. **The proposed development meets the minimum criteria set forth in the City of Imperial Beach Zoning Ordinance, the City's Minimum Landscape Planting and Irrigation Standards, and the City's Design Guidelines, as applicable.**

The project complies with the City's design guidelines, landscape and irrigation standards, and minimum requirements set forth in the Zoning Ordinance because it is consistent with the General Plan and the Zoning development standards for the site. The project shall receive an administrative adjustment of 10% to deviate from the typical 15 foot vertical floor-to-ceiling dimension (Section 19.84.150) and shall provide a vertical floor-to-ceiling dimension of 13.5 feet for the ground floor commercial space, and this is authorized because it would allow for more desirable/livable vertical floor-to-ceiling dimensions above the first floor.

3. **This project complies with the California Environmental Quality Act.**

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19 Sections 15332 (In-Fill Development Projects). The City has prepared a Categorical Exemption per the CEQA requirements for this project and the Notice of Exemption will be filed with the County Clerk in compliance with CEQA.

4. **Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, of the Coastal Development Project have been satisfied.**

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on May 7, 2015, and a public hearing notice was published in the South County Eagle & Times newspaper on May 7, 2015.

CONDITIONAL USE PERMIT (IBMC § 19.82.040):

5. **That the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community;**

The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). The proposed mixed-use project meets the purpose and intent of the land

use designation. The use with a building height of thirty-five feet with portions of the project extending above the height limit as permitted by Imperial Beach Municipal Code Section 19.40.020 is necessary and desirable as it will provide residential units to assist in meeting housing demand, provide visitor-serving retail commercial space, and provide an economic benefit for the neighborhood and community.

6. **That the use will not, under the 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 use will not be detrimental to the public, as there will be no hazardous materials, fumes, or operations at the facility, nor will there be any noxious odors, loud noises, or excessive traffic generated at the site. The proposed use is compatible with other uses in the neighborhood and would function in a similar manner as other nearby uses.

7. **That the proposed use will comply with the regulations and conditions specified in this title for the use and for other permitted uses in the same zone; and**

Mixed-use developments are permitted in the C/MU-2 Zone. The proposed project is consistent with the zoning for this area and will comply with all of the regulations and conditions for these uses. Properties east of Seacoast Drive shall have a height limit not to exceed three stories and thirty-five feet with approval of a conditional use permit that demonstrates compliance with setbacks, stepbacks, and two or more development incentives. The project complies with the setback and stepback requirements and the two development incentives proposed by the applicant are as follows: 1) At least 25% of the proposed residential units will be three-bedroom units (100% proposed); 2) Entire project provides a minimum of seventy-five percent "active commercial uses" on the ground floor.

8. **That the granting of the conditional use permit will be in harmony with the purpose and intent of the zoning code, the adopted General Plan and the adopted Local Coastal Program.**

The C/MU-2 Zone allows for properties east of Seacoast Drive to have a height limit not to exceed three stories and thirty-five feet with approval of a conditional use permit that demonstrates compliance with setbacks, stepbacks, and two or more development incentives. The project complies with the setback and stepback requirements and the two development incentives proposed by the applicant are as follows: 1) At least 25% of the proposed residential units will be three-bedroom units (100% proposed); 2) Entire project provides a minimum of seventy-five percent "active commercial uses" on the ground floor. The proposed project and conditional use permit is in compliance with the General Plan and Local Coastal program and is in harmony with the purpose and intent of the zoning code because the project is east of Seacoast Drive and demonstrates compliance with setbacks, stepbacks, and two development incentives, which allows for the height limit not to exceed three stories and thirty-five feet. In addition, if necessary, off-site parking within one thousand feet of the project site may be used to satisfy the parking requirements if a commercial tenant utilizes the entire 2,118 square feet of commercial space. The transportation demand management strategy required for the project would include bicycle parking and the commercial tenants would be required to encourage employees to use bicycling, walking, and other forms of active transportation.

DESIGN REVIEW/SITE PLAN REVIEW (IBMC § 19.81.060):

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

The project proposes the construction of a mixed-use building with commercial and residential uses. The project would not have a detrimental effect on the general health, welfare, safety and convenience of persons residing or working in the neighborhood because it is consistent with the development standards and zoning designations. The development would not be injurious to the value of the property and improvements in the neighborhood because the project represents an improvement of the existing conditions and the project could improve property values and stimulate growth in the area.

- 10. The proposed use does not adversely affect the General Plan or the Local Coastal Plan.**

The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). Therefore, the proposed mixed-use project meets the purpose and intent of the General Plan and Local Coastal Plan.

- 11. The proposed use is compatible with other existing and proposed uses in the neighborhood.**

The property to the north of the site is mixed-use, the property to the west is Pier Plaza, and the properties to the south and east are residential. The proposed mixed-use project is compatible with other uses in the neighborhood because it is a mixed-use commercial/residential project and nearby properties are comprised of mixed-use and multiple-story buildings.

- 12. The location, site layout and design of the proposed use orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.**

The proposed building is oriented to Seacoast Drive and is harmonious with other uses and structures, which include multiple-story buildings located to the north and east of the project site.

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

The project proposes commercial and residential uses within a building that is properly integrated.

- 14. Access to and parking for the proposed use does not create any undue traffic problem.**

Vehicular ingress and egress to and from the site would be provided from the alley and one parking space would access from Elder Avenue. Pedestrian access would be provided from Seacoast Drive and Elder Avenue. Access and ingress and egress for the project should not create undue traffic problems because the project would comply with the standards set for in the Municipal Code.

15. All other applicable provisions of the Zoning Code are complied with.

The project is consistent with the General Plan and the Zoning development standards for the site. The project shall receive an administrative adjustment of 10% to deviate from the typical 15 foot vertical floor-to-ceiling dimension (Section 19.84.150) and shall provide a vertical floor-to-ceiling dimension of 13.5 feet for the ground floor commercial space, and this is authorized because it would allow for more desirable/livable vertical floor-to-ceiling dimensions above the first floor. Portions of the roof eave for the proposed mechanical equipment enclosure on the northwest corner of the roof would extend approximately one-to-two feet into the public right-of-way at an elevation of approximately 37 feet, which is typical of a building abutting on a property line and should not provide any significant impacts to the public. Some portions of the project would extend above the height limit as permitted by Imperial Beach Municipal Code Section 19.40.020, which would be limited to parapet walls that also serve as railing, and mechanical, elevator, and stairwell enclosures.

16. Any other considerations as the Community Development Department deem necessary to preserve the health, safety and convenience of the City in general.

Standard and applicable conditions of approval have been included with the Resolution to further ensure that the health, safety, welfare, and convenience of the City in general is preserved.

17. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 300 feet of the subject site on May 7, 2015, and a public hearing notice was published in the Imperial Beach Eagle & Times newspaper on May 7, 2015.

TENTATIVE PARCEL MAP FINDINGS (IBMC § 18.12.070):

18. The proposed tentative tract map is consistent with the General Plan/Local Coastal Plan.

The proposed subdivision is consistent with the General Plan and zoning designations because the lot will meet the lot area and frontage requirements.

19. The design or improvement of the proposed subdivision is consistent with the General Plan/Local Coastal Plan.

The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. Mixed-use and multiple family residences are also permitted in the C/MU-2 Zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 Zone

encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). Therefore, the proposed mixed-use project meets the purpose and intent of the land use designation of the General Plan/Local Coastal Plan.

20. The site is physically suitable for the type of development.

The subject site is relatively flat and the proposed grading and drainage for the development of the mixed-use project has been reviewed so that no adverse impacts would occur.

21. The design of the subdivision will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife, or their habitat.

The project involves new construction in a developed urban area that will not affect fish or wildlife habitat.

22. The design of the subdivision will not cause serious public health problems.

The development will meet all construction requirements and will be served by municipal water and sewer service and would not result in public health problems.

23. The design of the subdivision will not conflict with any easement of record.

A design of the subdivision will not conflict with any easement of record.

24. All requirements of the California Environmental Quality Act (CEQA) have been fulfilled.

The project is exempt from the requirements of the CEQA under CEQA Guidelines Section 15332 (In-Fill Development Projects).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the above-listed findings and recitals are true and correct and are incorporated by reference; and

BE IT FURTHER RESOLVED by the City Council of the City of Imperial Beach that Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) for the demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00) are hereby approved subject to the following:

CONDITIONS OF APPROVAL:

1. **Approval** of Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) is valid for three years from the date of final action by the City Council **to expire May 20, 2018**, unless vested with substantial construction pursuant to an approved building permit. Approvals of the Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), and Site Plan Review (SPR 140026) shall run coterminous with the tentative parcel map.
2. The site shall be developed in substantial compliance with the plans dated April 28, 2015, on file at the Community Development Department, or as otherwise amended and approved, and the conditions contained herein.

3. Bicycle parking shall be provided and permanently maintained as an essential transportation demand management component of the project. Commercial tenants are required to encourage the use of transit and forms of active transportation such as bicycling and walking by their employees in order to help meet the state's greenhouse gas emissions reduction goals.
4. Parking space dimensions must meet requirements set forth in the Municipal Code.
5. All landscaping must be drought tolerant.
6. All landscaping and bio-filtration areas shall be maintained by the owner. All landscaped areas shall be permanently maintained in a healthy condition, free from weeds, trash, and debris.
7. Landscaping and other improvements in the public right-of-way shall comply with Seacoast Drive Aesthetic Improvement plan.
8. A permanent irrigation system shall be installed and permanently maintained to serve all landscaped areas.
9. All building permits required for the project shall be obtained from the Imperial Beach Building Department.
10. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach.
11. A licensed surveyor/engineer shall verify pad elevations and all building corners and setbacks.
12. Hours of Construction: No work for which a building permit is required shall be performed within the hours of 7:00 P.M. - 7:00 A.M. Monday - Friday, nor prior to 8:00 A.M. or after 5:00 P.M. on Saturday. Construction work on Sundays, or alteration of the approved hours of construction, is subject to City approval.
13. 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 R9-2013-0001.
14. The sewer lateral (existing and new) locations shall be drawn on the plans and submitted to the City for review and approval. Plans must show the intended connection for bathrooms and kitchens to the sewer system. Plans must also show the location(s) of planned sewer clean outs for new building. Any abandonment of a sewer lateral shall be consistent with or in accordance with the Greenbook (Standard Specifications for Public Works Construction) current edition including the connection to the sewer main.
15. 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 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 R9-2013-0001. Proposed discharge of site drainage system into the City's storm-water system (alleyway) must meet the criteria directed by the City Engineer.
16. Ensure that construction drawings provide for the building foundation elevations be at least 1 foot above gutter line to minimize flooding during storm conditions.
17. Applicant shall obtain any necessary approvals from SDG&E related to relocation or construction near the existing guy-wire on the alley.

18. Construction of an ADA compliant driveway approach on Elder Avenue must be constructed per San Diego County Regional Standard Drawings G-14A (Contiguous Sidewalk), G-15, and G-16. Concrete shall be a minimum of 6-inches in thickness. Curb & Gutter shall be removed and replaced per San Diego County Regional Standard drawing G-2. The curb & Gutter shall be poured separately from the driveway approach and sidewalk.
19. A minimum 4-foot wide landing shall be maintained behind the pedestrian access ramp at the southwestern corner of property.
20. Property adjacent to the pedestrian access ramp at the southwestern corner of the property and the proposed driveway approach on Elder Avenue shall be dedicated to the City/public right-of-way. The property owner shall provide all necessary documentation and associated materials to process the dedication.
21. 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.
22. 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, secured with epoxy adhesive. Concrete specification must be 560-C-3250 poured at thickness of at least 6-inches. 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.
23. 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.
24. Seacoast Drive is under a street-cut moratorium, absolutely no cutting of the asphalt pavement is allowed unless approved with conditions by the Public Works Director.
25. 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.
26. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
27. Construct trash/refuse enclosure and a recycling enclosure consistent with IBMC Section 19.74.090. Trash and recycling enclosures are to be enclosed by a 6'-0" high masonry wall and locking gate. The enclosure doors/gates must not be designed to swing into the street or alley.
28. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through the City's waste management provider unless the hauling capability exists integral to the prime contractor performing the work.

29. Impervious surfaces should not increase beyond the impervious services provided on the approved plan 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 R9-2013-0001.
30. 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 condition and minimize irrigation runoff.
31. Install survey monuments on northwest, southwest, and southeast property lines in or adjacent to sidewalk, and install survey monuments on northeast property line in alley. Record same with County Office of Records.
32. In accordance with IBMC Section 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.
33. 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.
34. The owner shall 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.
35. Applicant must underground all utilities in accordance with IBMC Section 13.08.060(C) as noted below: “Applicability to new structures”
 - A. For any development which requires a building permit but is of a valuation of fifty thousand dollars or less, the applicant will not be required either to underground the utilities or to sign a deferral agreement pertaining thereto.
 - B. For any development of single-family residence(s) or duplex(es) which exceeds a valuation of fifty thousand dollars, the applicant will be required to sign a deferral agreement with, and pay a recording fee to, the City.

- C. Any development of property other than as described in subsection A or B of this section in excess of fifty thousand dollars valuation will be required to underground all utilities. This project is within the Seacoast Drive Utility Underground District. Thus the existing communications aerial services must be relocated underground.
36. Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the project (MF1149) including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including the Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027)), including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify applicant of any claim, action or proceeding concerning the Development Approvals. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of such election applicant shall pay all of the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is first approved by applicant.
37. The Developer or Developer's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement to the Community Development Department accepting said conditions.
38. The Developer shall pay off any deficits in his project account (140023) prior to building permit issuance and prior to final inspection.

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.

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

1. That the foregoing recitals are true and correct.

2. That Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), and Tentative Parcel Map (TPM 140027) is approved for the demolition of one existing residential unit and the construction of a new, mixed-use development with three residential condominium units above approximately 2,118 square feet of commercial/retail space at 951 Seacoast Drive (APN 625-352-23-00), subject to the conditions set forth in this Resolution.
3. The City Manager or his designee shall provide notice to the California Coastal Commission of the City Council's approval of the Coastal Permit pursuant to IBMC Section 19.87.160(A)(2).

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

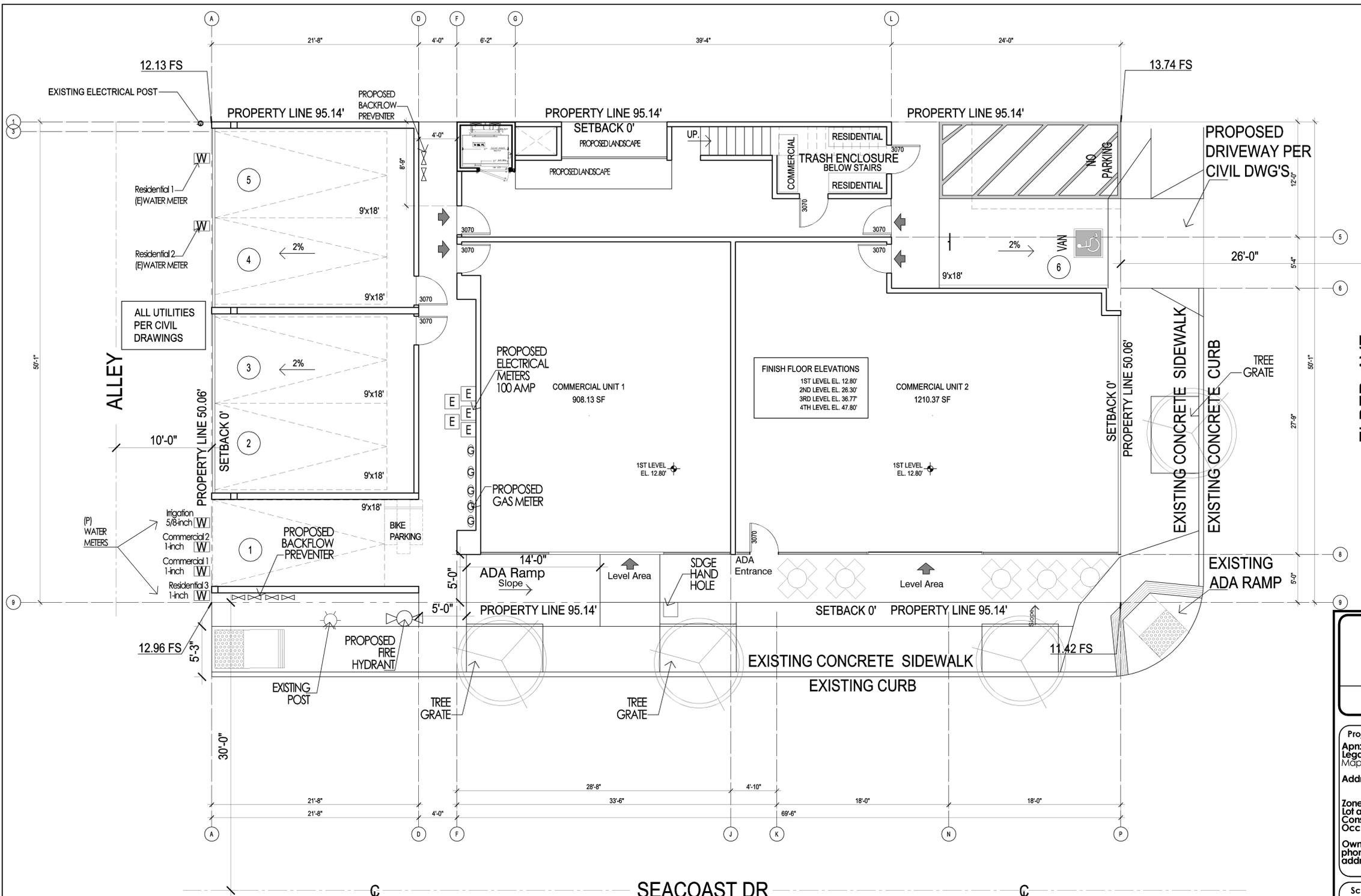
JACQUELINE M. HALD, MMC
CITY CLERK











1ST FLOOR 3/16"=1'

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building

Project Data
 Apr: 625-352-2300
Legal description:
 Map: 1139 Bik: 20 Lot: 1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
 Imperial Beach 91932

Building Area Tabulation

COMMERCIAL 1	908 SF
2	1210 SF
UNIT 1	
Living Space	2,345 SF
Decks	178 SF
UNIT 2	
Living Space	2,331 SF
Decks	218 SF
UNIT 3	
Living Space	2,112 SF
Decks	214 SF
COMMON SPACE	
1st Flr	631 SF
2nd Flr	621 SF
3rd Flr	477 SF
PARKING	416 SF
ADA	1063.18 SF
ROOF DECK	3,861 SF
TRASH ENCLOSURE	100 SF
TOTAL LIVING SPACE:	6,808 SF
REQUIRED LANDSCAPE	15% = 714.45 SF
Landscaped	1,311.59 SF > 714.45 SF

Lot Coverage: 92%
F.A.R.: N/A

Scope of Work
 Demolition of an existing residence and construction of a 3-story mixed-use commercial/residential building with commercial space and 6 parking spaces on the ground floor and three residential units above the first floor. The project requests an administrative adjustment of 10% to provide a floor-to-ceiling dimension for the commercial space. A conditional use permit is proposed for a 35' building height; at least two incentives are proposed (100% of residential units are 3-bedroom & project provides minimum 75% active commercial use on the ground floor).

Plans prepared: 02.2015
Revisions:

Drawn: JOSE PEREZ
Check: Jose Perez
Date: 04/2015
Scale: AS NOTED

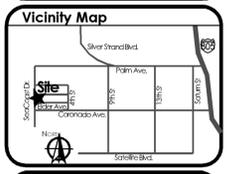
Responsible: JOSE PEREZ
 402 W Broadway
 4th floor
 San Diego, CA 92101
 Ph (619) 666-0872
 Fax (619) 923-3205

signature

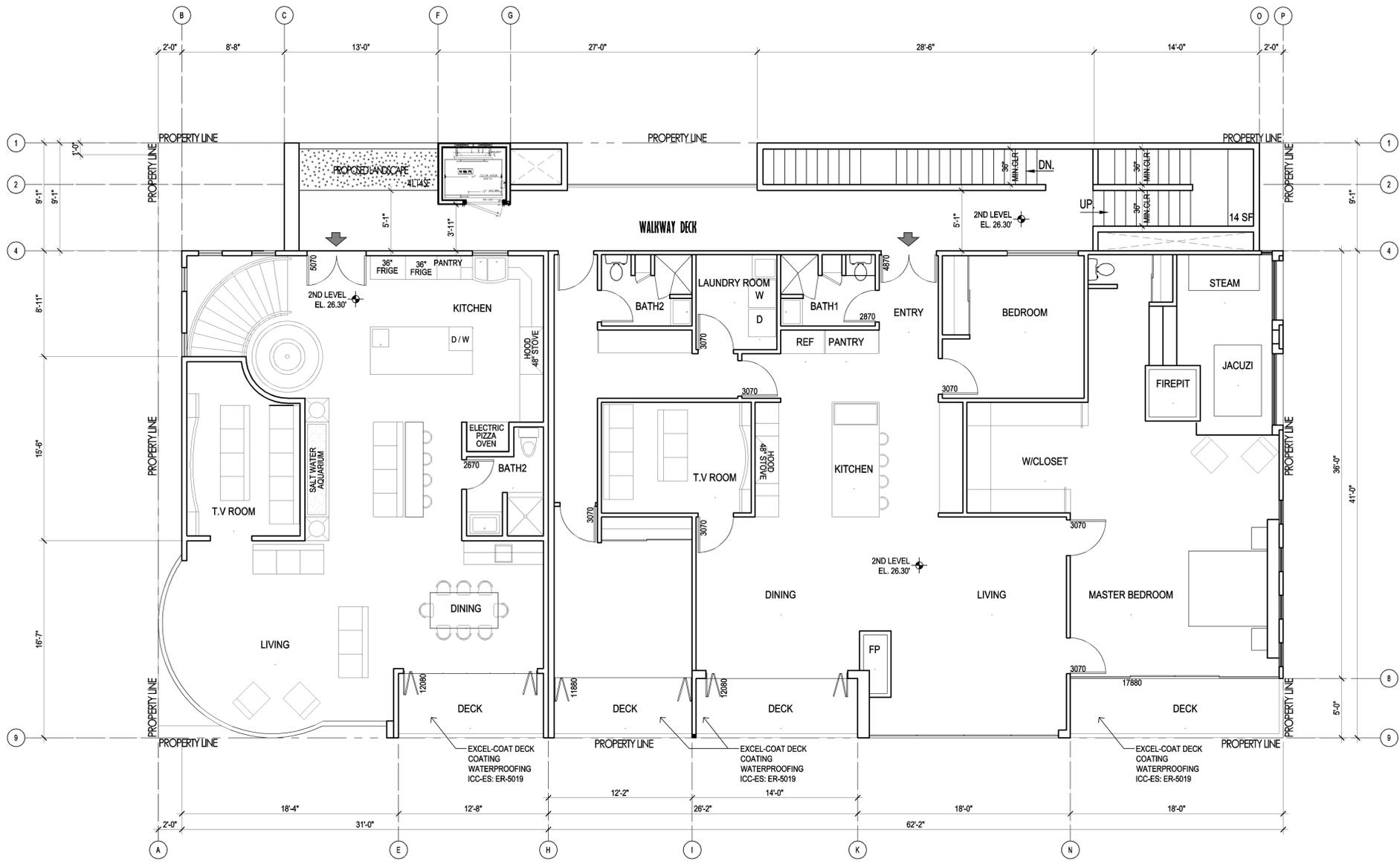
sheet content:
 PROPOSED GROUND LEVEL FLOOR PLAN

sheet type: a **sheet no.:** 2

Arki Designs
 Cell (619) 666-0872 Fax (619) 923-3205
 402 W Broadway 4th Fl San Diego, CA 92101



- List of Drawings**
1. A-1 (E) SITE & (P) SITE PLAN
 2. A-1.1 (P) SITE PLAN
 3. A-2 (P) GROUND LVL FLOOR PLAN
 4. A-3 (P) 1ST LVL FLOOR PLAN
 5. A-4 (P) 2ND LVL FLOOR PLAN
 6. A-5 (P) ROOF DECK FLOOR PLAN
 7. A-6 PROPOSED EXTERIOR ELEVATION
 8. A-7 PROPOSED EXTERIOR ELEVATION
 9. A-8 PROPOSED BLDG SECTIONS
 10. A-9 PROPOSED LANDSCAPE PLAN
 11. A-10 PROPOSED DRAINAGE PLAN
 12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
 13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
 14. A-13 PROPOSED FRONT 3D VIEW
 15. A-14 PROPOSED REAR 3D VIEW
 16. A-15 PROPOSED NIGHT VIEWS



2ND FLOOR PLAN 3/16"=1'

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building



Cell(619) 666-0872 Fax(619) 923-3205
402 W Broadway 4th Fl San Diego, CA 92101

Project Data
 Apr#: 625-352-2300
Legal description:
 Map:1139 Bk: 20 Lot:1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
 Imperial Beach 91932

Building Area Tabulation

COMMERCIAL	936 SF
1: 936 SF	
2: 1210 SF	
UNIT 1	2,345 SF
Living Space	2,345 SF
Decks	178 SF
UNIT 2	2,331 SF
Living Space	2,331 SF
Decks	218 SF
UNIT 3	2,112 SF
Living Space	2,112 SF
Decks	214 SF
COMMON SPACE	631 SF
1st Fl:	631 SF
2nd Fl:	621 SF
3rd Fl:	477 SF
PARKING	416 SF
ADA:	1063.18 SF
Garage:	
ROOF DECK	3,861 SF
TRASH ENCLOSURE	100 SF
TOTAL LIVING SPACE:	6,808 SF
REQUIRED LANDSCAPE	15% = 714.45 SF
Landscaping	1,311.59 SF > 714.45 SF
3D VIEW	
Lot Coverage:	92%
F.A.R.:	N/A

Vicinity Map



List of Drawings

1. A-1 (E) SITE & (P) SITE PLAN
2. A-1.1 (P) SITE PLAN
3. A-2 (P) GROUND LVL FLOOR PLAN
4. A-3 (P) 1ST LVL FLOOR PLAN
5. A-4 (P) 2ND LVL FLOOR PLAN
6. A-5 (P) ROOF DECK FLOOR PLAN
7. A-6 PROPOSED EXTERIOR ELEVATION
8. A-7 PROPOSED EXTERIOR ELEVATION
9. A-8 PROPOSED BLDG SECTIONS
10. A-9 PROPOSED LANDSCAPE PLAN
11. A-10 PROPOSED DRAINAGE PLAN
12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
14. A-13 PROPOSED FRONT 3D VIEW
15. A-14 PROPOSED REAR 3D VIEW
16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02.2015
 Revisions:

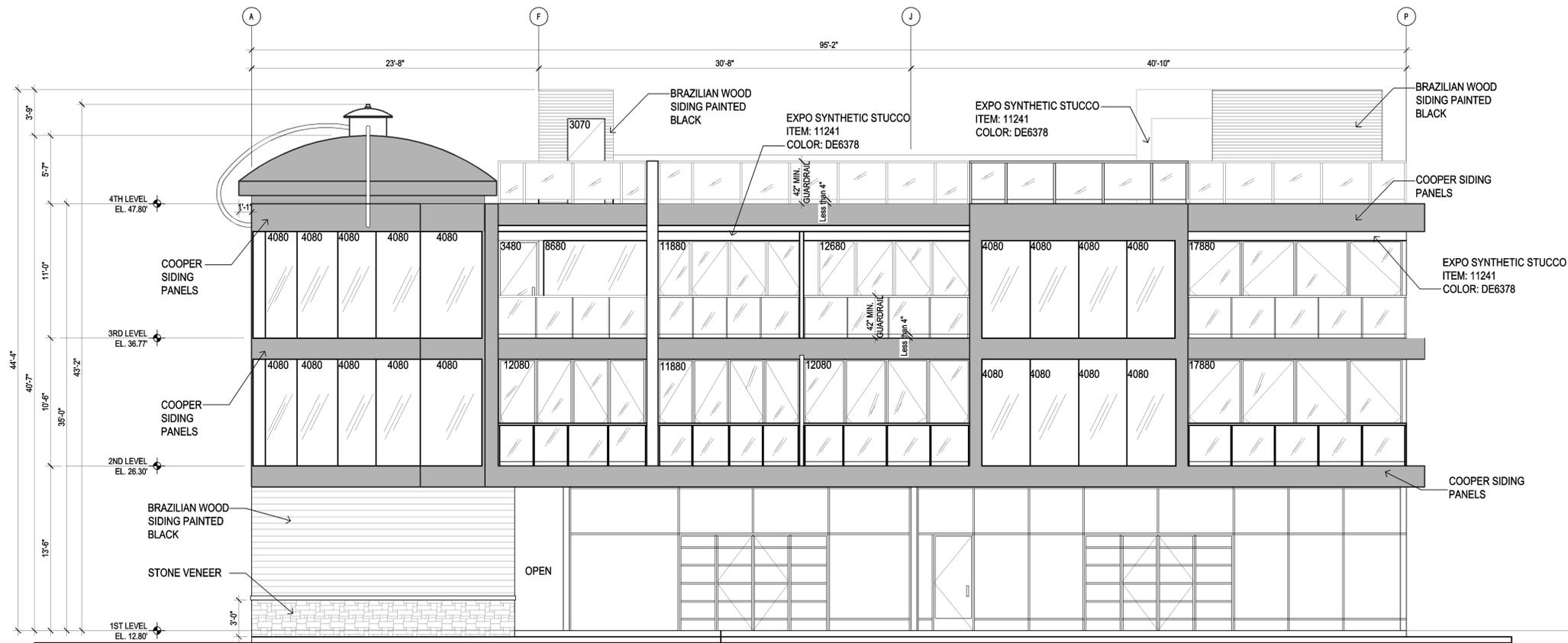
Drawn: JOSE PEREZ
Check: Jose Perez
Date: 04/2015
Scale: AS NOTED

Responsible: JOSE PEREZ
 402 W Broadway
 4th floor
 San Diego, CA 92101
 Ph(619)-666-0872
 Fax (619)923-3205

sheet content:
 PROPOSED
 FIRST LEVEL
 FLOOR PLAN

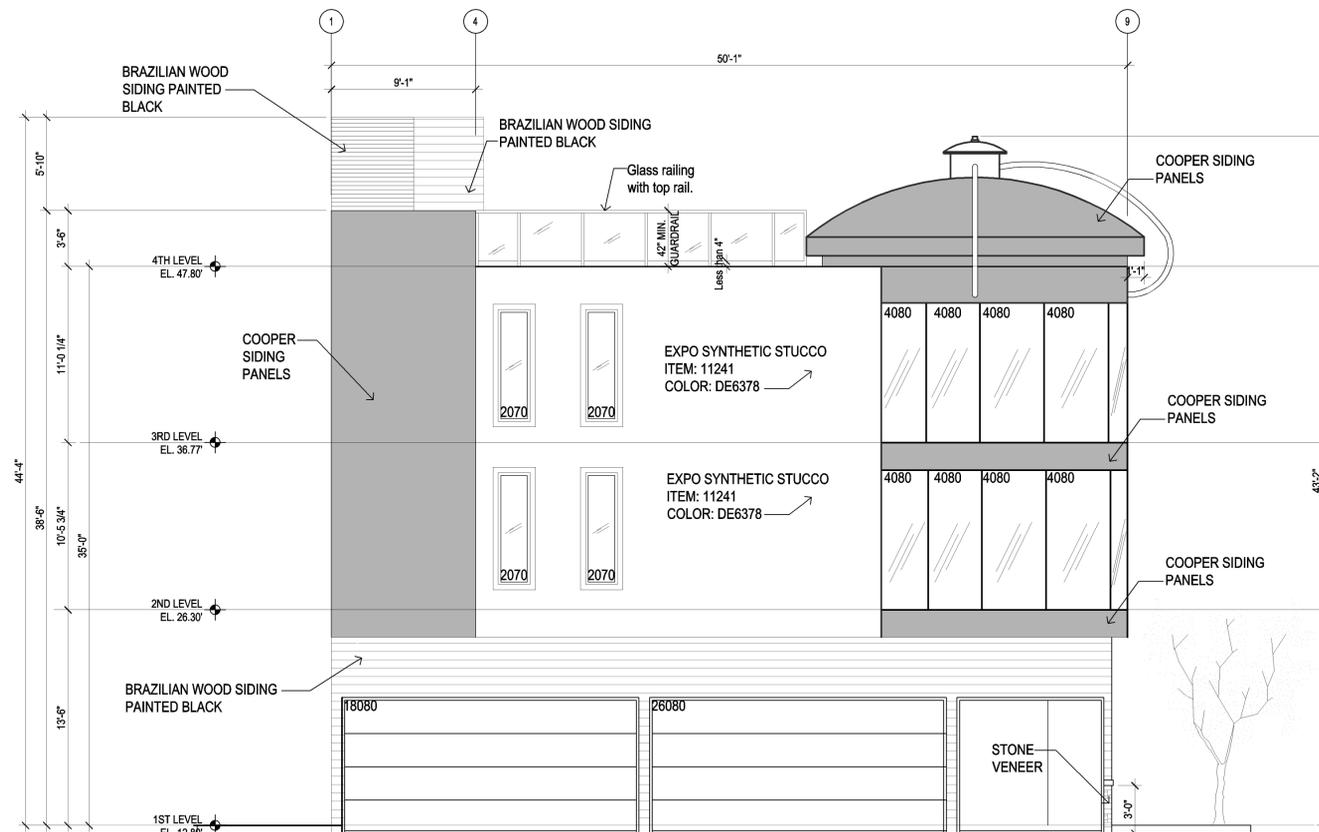
sheet type: **a** **sheet no.:** **3**

sheet 4 of 16



FRONT ELEVATION

SCALE: 3/16" - 1'-0"



LEFT ELEVATION

SCALE: 3/16" - 1'-0"

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building



Cell (619) 666-0872 Fax (619) 923-3205
402 W Broadway 4th Fl. San Diego, CA 92101

Project Data

Apn: 625-352-2300
Legal description:
Map: 1139 Bk: 20 Lot: 1
Address: 951 SeaCoast Drive,
Imperial Beach Ca 91932

Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2

Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
Imperial Beach 91932

Scope of Work

Demolition of an existing residence and construction of a 3-story mixed-use commercial/residential building with commercial space and 6 parking spaces on the ground floor and three residential units above the first floor. The project requests an administrative adjustment of 10% to provide a floor-to-ceiling dimension for the commercial space. A conditional use permit is proposed for a 35' building height; at least two incentives are proposed (100% of residential units are 3-bedroom & project provides minimum 75% active commercial use on the ground floor).

Building Area Tabulation

COMMERCIAL
1: 908 SF
2: 1210 SF

UNIT 1
Living Space: 2,345 SF
Decks: 178 SF

UNIT 2
Living Space: 2,331 SF
Decks: 218 SF

UNIT 3
Living Space: 2,112 SF
Decks: 214 SF

COMMON SPACE
1st Fl: 631 SF
2nd Fl: 621 SF
3rd Fl: 477 SF

PARKING
ADA: 416 SF
Garage: 1063.18 SF

ROOF DECK: 3,861 SF
TRASH ENCLOSURE: 100 SF

TOTAL LIVING SPACE: 6,808 SF

REQUIRED LANDSCAPE
15% = 714.45 SF
Landscape: 1,311.59 SF > 714.45 SF

Lot Coverage: 92%
F.A.R.: N/A

Vicinity Map



List of Drawings

1. A-1 (E) SITE & (P) SITE PLAN
2. A-1.1 (P) SITE PLAN
3. A-2 (P) GROUND LVL FLOOR PLAN
4. A-3 (P) 1ST LVL FLOOR PLAN
5. A-4 (P) 2ND LVL FLOOR PLAN
6. A-5 (P) ROOF DECK FLOOR PLAN
7. A-6 PROPOSED EXTERIOR ELEVATION
8. A-7 PROPOSED EXTERIOR ELEVATION
9. A-8 PROPOSED BLDG SECTIONS
10. A-9 PROPOSED LANDSCAPE PLAN
11. A-10 PROPOSED DRAINAGE PLAN
12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
14. A-13 PROPOSED FRONT 3D VIEW
15. A-14 PROPOSED REAR 3D VIEW
16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02.2015

Revisions:

Drawn: JOSE PEREZ

Check: Jose Perez
Date: 04/2015
Scale: AS NOTED

Responsible: JOSE PEREZ
402 W Broadway
4th floor
San Diego, CA 92101
Ph (619) 666-0872
Fax (619) 923-3205

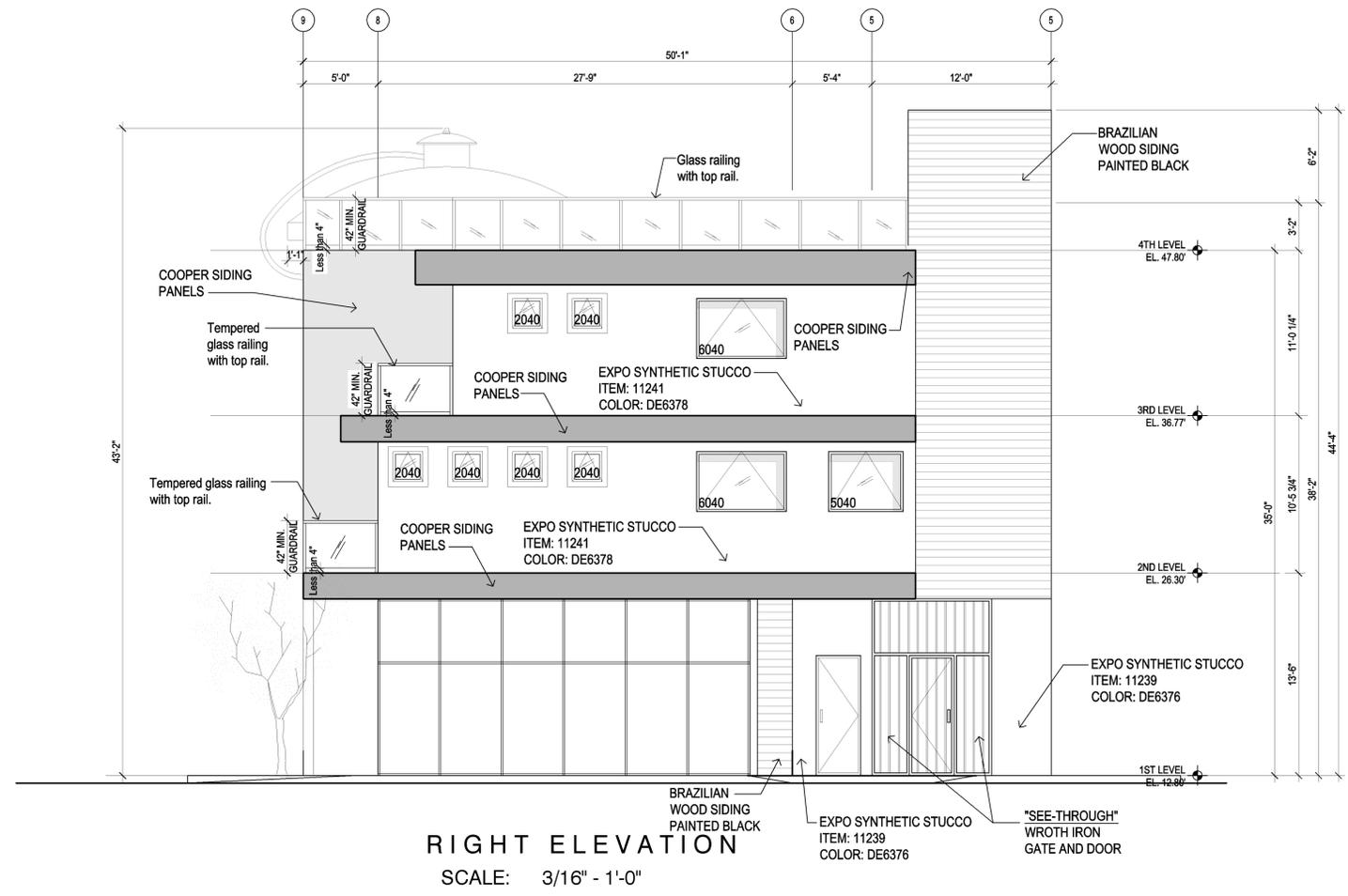
signature

Sheet Content:

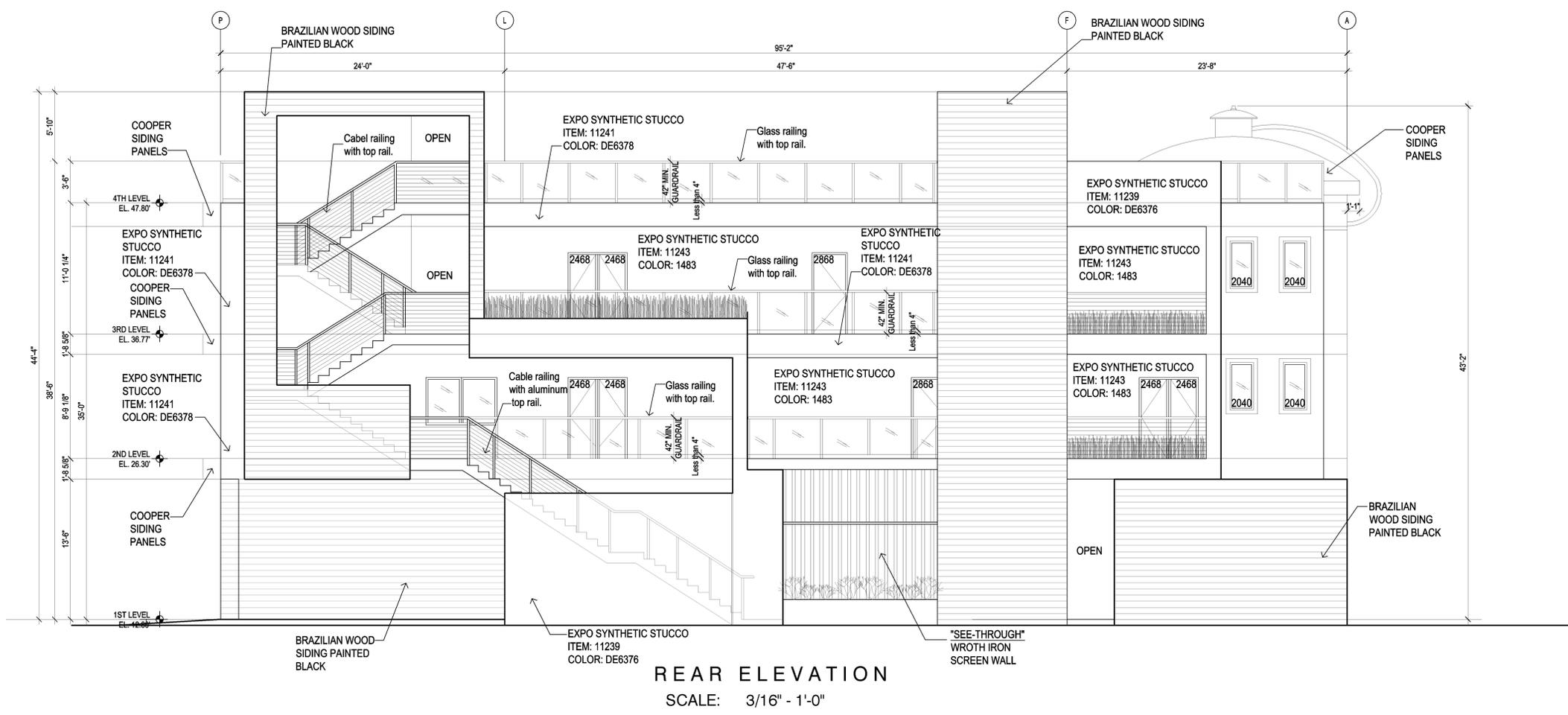
PROPOSED EXTERIOR ELEVATIONS

Sheet type: sheet no.

a 6



RIGHT ELEVATION
SCALE: 3/16" - 1'-0"



REAR ELEVATION
SCALE: 3/16" - 1'-0"

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building

Project Data
 Apr: 625-352-2300
Legal description:
 Map: 1139 Bk: 20 Lot: 1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
 Imperial Beach 91932

Building Area Tabulation

COMMERCIAL	1: 908 SF
2:	1210 SF
UNIT 1	Living Space: 2,345 SF
	Decks: 178 SF
UNIT 2	Living Space: 2,331 SF
	Decks: 218 SF
UNIT 3	Living Space: 2,112 SF
	Decks: 214 SF
COMMON SPACE	1st Fl: 631 SF
	2nd Fl: 621 SF
	3rd Fl: 477 SF
PARKING	ADA: 416 SF
	Garage: 1063.18 SF
ROOF DECK	3,861 SF
TRASH ENCLOSURE	100 SF
TOTAL LIVING SPACE:	6,808 SF
REQUIRED LANDSCAPE	15% = 714.45 SF
Landscap	1,311.59 SF > 714.45 SF
Lot Coverage:	92%
F.A.R.:	N/A

Scope of Work
 Demolition of an existing residence and construction of a 3-story mixed-use commercial/residential building with commercial space and 6 parking spaces on the ground floor and three residential units above the first floor. The project requests an administrative adjustment of 10% to provide a floor-to-ceiling dimension for the commercial space. A conditional use permit is proposed for a 35' building height; at least two incentives are proposed (100% of residential units are 3-bedroom & project provides minimum 75% active commercial use on the ground floor).

Plans prepared: 02.2015
Revisions:

Drawn: JOSE PEREZ
Check: Jose Perez
Date: 04/2015
Scale: AS NOTED

Responsible: JOSE PEREZ
 402 W Broadway
 4th floor
 San Diego, CA 92101
 Ph(619)-666-0872
 Fax (619)923-3205

Sheet content:
 PROPOSED EXTERIOR ELEVATIONS

sheet type: **a** **sheet no.:** **7**

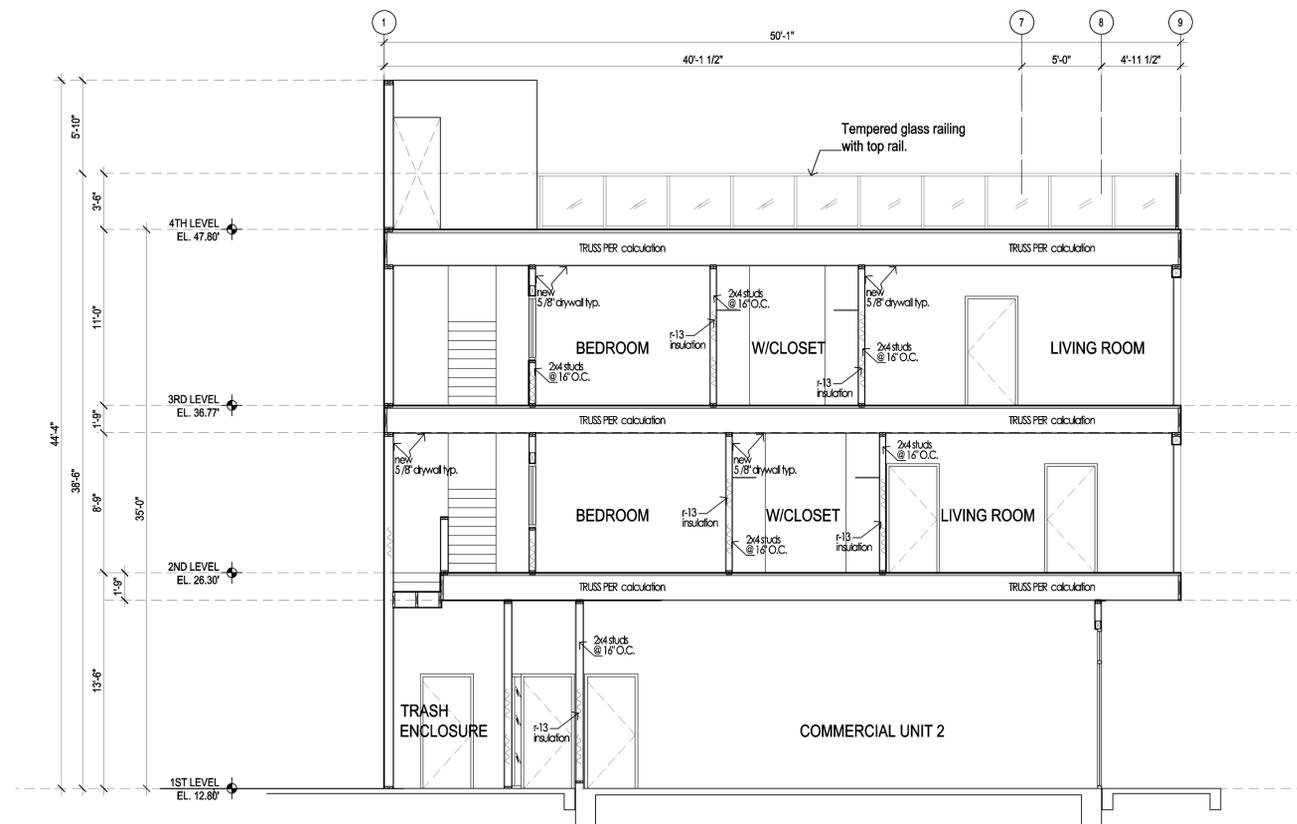
sheet 8 of 16

Cell(619) 666-0872 Fax(619) 923-3205
 402 W Broadway 4th Fl. San Diego, CA 92101

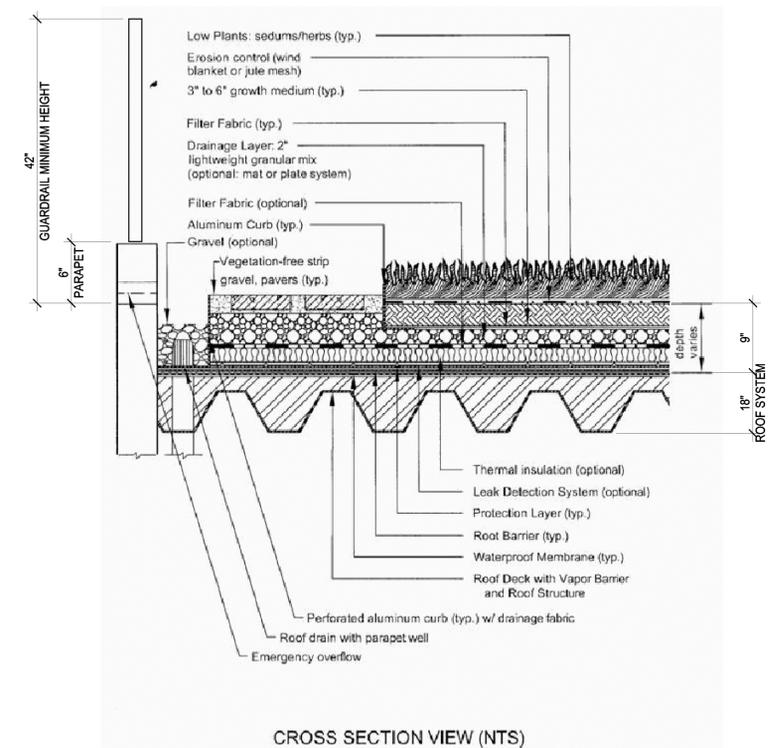
Vicinity Map

List of Drawings

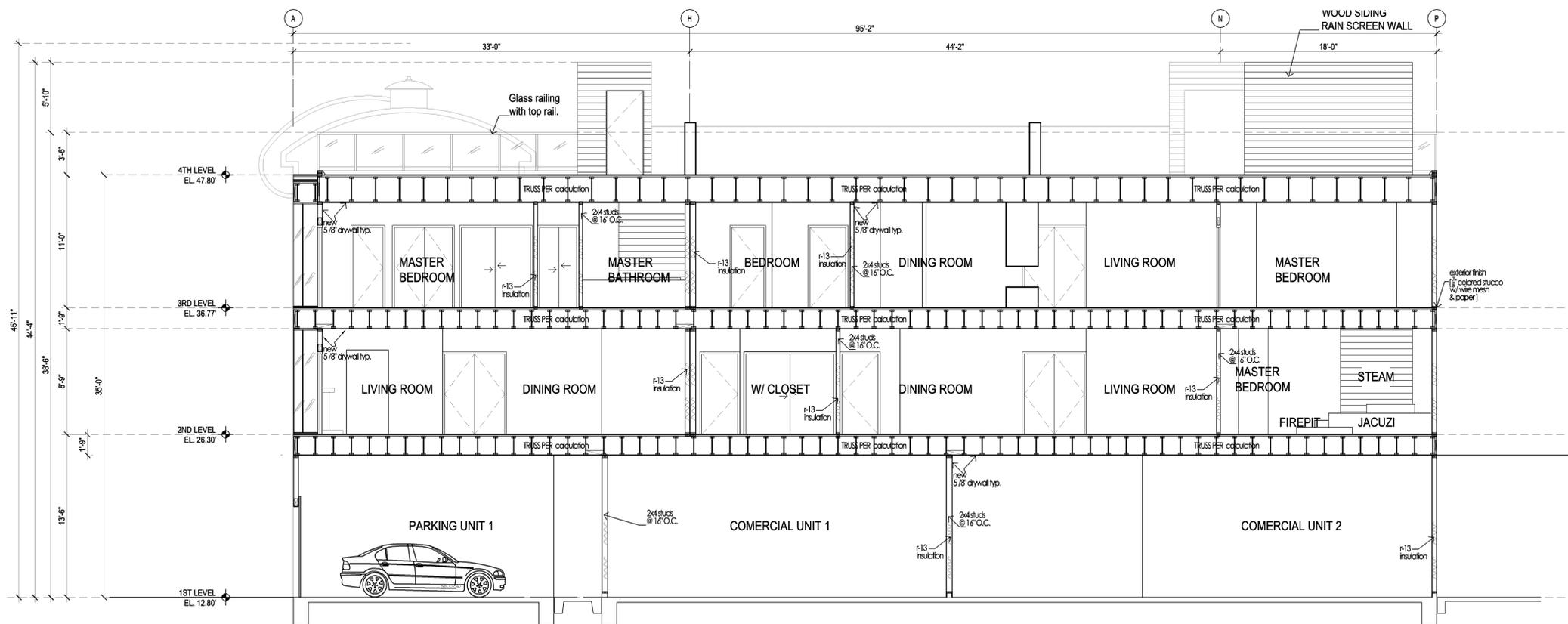
1. A-1 (E) SITE & (P) SITE PLAN
2. A-1.1 (P) SITE PLAN
3. A-2 (P) GROUND LVL FLOOR PLAN
4. A-3 (P) 1ST LVL FLOOR PLAN
5. A-4 (P) 2ND LVL FLOOR PLAN
6. A-5 (P) ROOF DECK FLOOR PLAN
7. A-6 PROPOSED EXTERIOR ELEVATION
8. A-7 PROPOSED EXTERIOR ELEVATION
9. A-8 PROPOSED BLDG SECTIONS
10. A-9 PROPOSED LANDSCAPE PLAN
11. A-10 PROPOSED DRAINAGE PLAN
12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
14. A-13 PROPOSED FRONT 3D VIEW
15. A-14 PROPOSED REAR 3D VIEW
16. A-15 PROPOSED NIGHT VIEWS



SECTION TRANSVERSE
SCALE: 3/16" - 1'-0"



CROSS SECTION VIEW (NTS)
ROOF GARDEN DETAIL



SECTION LONGITUDINAL
SCALE: 3/16" - 1'-0"

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building



Cell(619) 666-0872 Fax(619) 923-3205
402 W Broadway 4th Fl. San Diego, CA 92101

Project Data

Apn: 625-352-2300
Legal description:
Map: 1139 Bk: 20 Lot: 1
Address: 951 SeaCoast Drive,
Imperial Beach Ca 91932

Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2

Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
Imperial Beach 91932

Scope of Work

Demolition of an existing residence and construction of a 3-story mixed-use commercial/residential building with commercial space and 6 parking spaces on the ground floor and three residential units above the first floor. The project requests an administrative adjustment of 10% to provide a floor-to-ceiling dimension for the commercial space. A conditional use permit is proposed for a 35' building height; at least two incentives are proposed (100% of residential units are 3-bedroom & project provides minimum 75% active commercial use on the ground floor).

Building Area Tabulation

COMMERCIAL	998 #F
1	1210 #F
UNIT 1	Living Space 2,345 #F
	Decks 178 #F
UNIT 2	Living Space 2,331 #F
	Decks 218 #F
UNIT 3	Living Space 2,112 #F
	Decks 214 #F
COMMON SPACE	1st Fl: 631 #F
	2nd Fl: 621 #F
	3rd Fl: 477 #F
PARKING	ADA: 416#F
	Garage: 1063.18 #F
ROOF DECK	3,861 #F
TRASH ENCLOSURE	100#F
TOTAL LIVING SPACE:	6,808 SF
REQUIRED LANDSCAPE	15% = 714.45 SF
Landscaped	1,311.59 SF > 714.45 SF
Lot Coverage:	92%
F.A.R.:	N/A

Vicinity Map



List of Drawings

1. A-1 (E) SITE & (P) SITE PLAN
2. A-1.1 (P) SITE PLAN
3. A-2 (P) GROUND LVL FLOOR PLAN
4. A-3 (P) 1ST LVL FLOOR PLAN
5. A-4 (P) 2ND LVL FLOOR PLAN
6. A-5 (P) ROOF DECK FLOOR PLAN
7. A-6 PROPOSED EXTERIOR ELEVATION
8. A-7 PROPOSED EXTERIOR ELEVATION
9. A-8 PROPOSED BLDG SECTIONS
10. A-9 PROPOSED LANDSCAPE PLAN
11. A-10 PROPOSED DRAINAGE PLAN
12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
14. A-13 PROPOSED FRONT 3D VIEW
15. A-14 PROPOSED REAR 3D VIEW
16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02.2015

Revisions:

Drawn: JOSE PEREZ

Check: Jose Perez

Date: 04/2015

Scale: AS NOTED

Responsible: JOSE PEREZ

402 W Broadway

4th floor

San Diego, CA 92101

Ph(619) 666-0872

Fax (619) 923-3205

Sheet content:

PROPOSED BUILDING SECTIONS

sheet type:

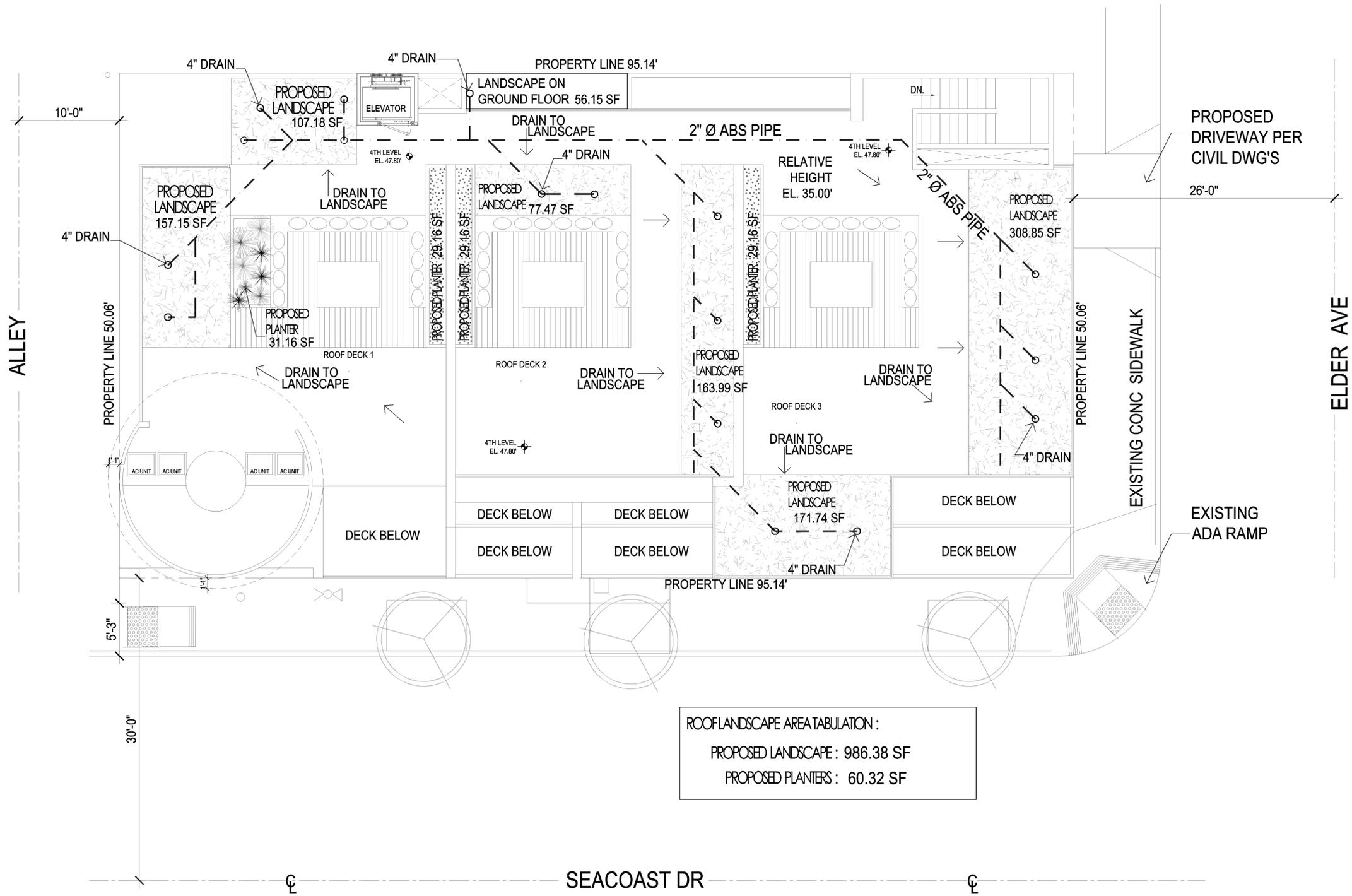
sheet no.

a

8

sheet 9 of 16

signature



ROOF LANDSCAPE AREA TABULATION :

PROPOSED LANDSCAPE :	986.38 SF
PROPOSED PLANTERS :	60.32 SF

(P) DRAINAGE PLAN

SCALE: 3/16" = 1'-0"



LIGHTHOUSE POINT
 951 SeaCoast Drive,
 Imperial Beach Ca 91932

Existing Building to be Demolish
 New Mixed-Use Building

Cell (619) 666-0872 Fax (619) 923-3205
 402 W Broadway 4th Fl. San Diego, CA 92101

Project Data
 Apr: 625-352-2300
Legal description:
 Map: 1139 Bk: 20 Lot: 1
Address: 951 SeaCoast Drive,
 Imperial Beach Ca 91932
Zone: C/MU-2
Lot area: 4,763 SF / .011 Acres
Construction type: V-B
Occupancy: R-2
Owner: Richard Kegel
phone: (619) 408-9090
address: 951 SeaCoast Drive,
 Imperial Beach 91932

Building Area Tabulation

COMMERCIAL	938 SF
2	1210 SF
UNIT 1	Living Space: 2,345 SF
	Decks: 178 SF
UNIT 2	Living Space: 2,331 SF
	Decks: 218 SF
UNIT 3	Living Space: 2,112 SF
	Decks: 214 SF
COMMON SPACE	1st Fl: 631 SF
	2nd Fl: 621 SF
	3rd Fl: 477 SF
PARKING	416 SF
ADA :	1063.18 SF
ROOF DECK	3,861 SF
TRASH ENCLOSURE	100 SF
TOTAL LIVING SPACE:	6,808 SF
REQUIRED LANDSCAPE	15% = 714.45 SF
Landscaped	1,311.59 SF > 714.45 SF

Lot Coverage: 92%
 F.A.R.: N/A



Scope of Work
 Demolition of an existing residence and construction of a 3-story mixed-use commercial/residential building with commercial space and 6 parking spaces on the ground floor and three residential units above the first floor. The project requests an administrative adjustment of 10% to provide a floor-to-ceiling dimension for the commercial space. A conditional use permit is proposed for a 35' building height; at least two incentives are proposed (100% of residential units are 3-bedroom & project provides minimum 75% active commercial use on the ground floor).

- List of Drawings**
- 1. A-1 (E) SITE & (P) SITE PLAN
 - 2. A-1.1 (P) SITE PLAN
 - 3. A-2 (P) GROUND LVL FLOOR PLAN
 - 4. A-3 (P) 1ST LVL FLOOR PLAN
 - 5. A-4 (P) 2ND LVL FLOOR PLAN
 - 6. A-5 (P) ROOF DECK FLOOR PLAN
 - 7. A-6 PROPOSED EXTERIOR ELEVATION
 - 8. A-7 PROPOSED EXTERIOR ELEVATION
 - 9. A-8 PROPOSED BLDG SECTIONS
 - 10. A-9 PROPOSED LANDSCAPE PLAN
 - 11. A-10 PROPOSED DRAINAGE PLAN
 - 12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
 - 13. A-12 PROPOSED EXTERIOR ELEVATION COLORED
 - 14. A-13 PROPOSED FRONT 3D VIEW
 - 15. A-14 PROPOSED REAR 3D VIEW
 - 16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02/2015

Revisions:	

sheet 11 of 16

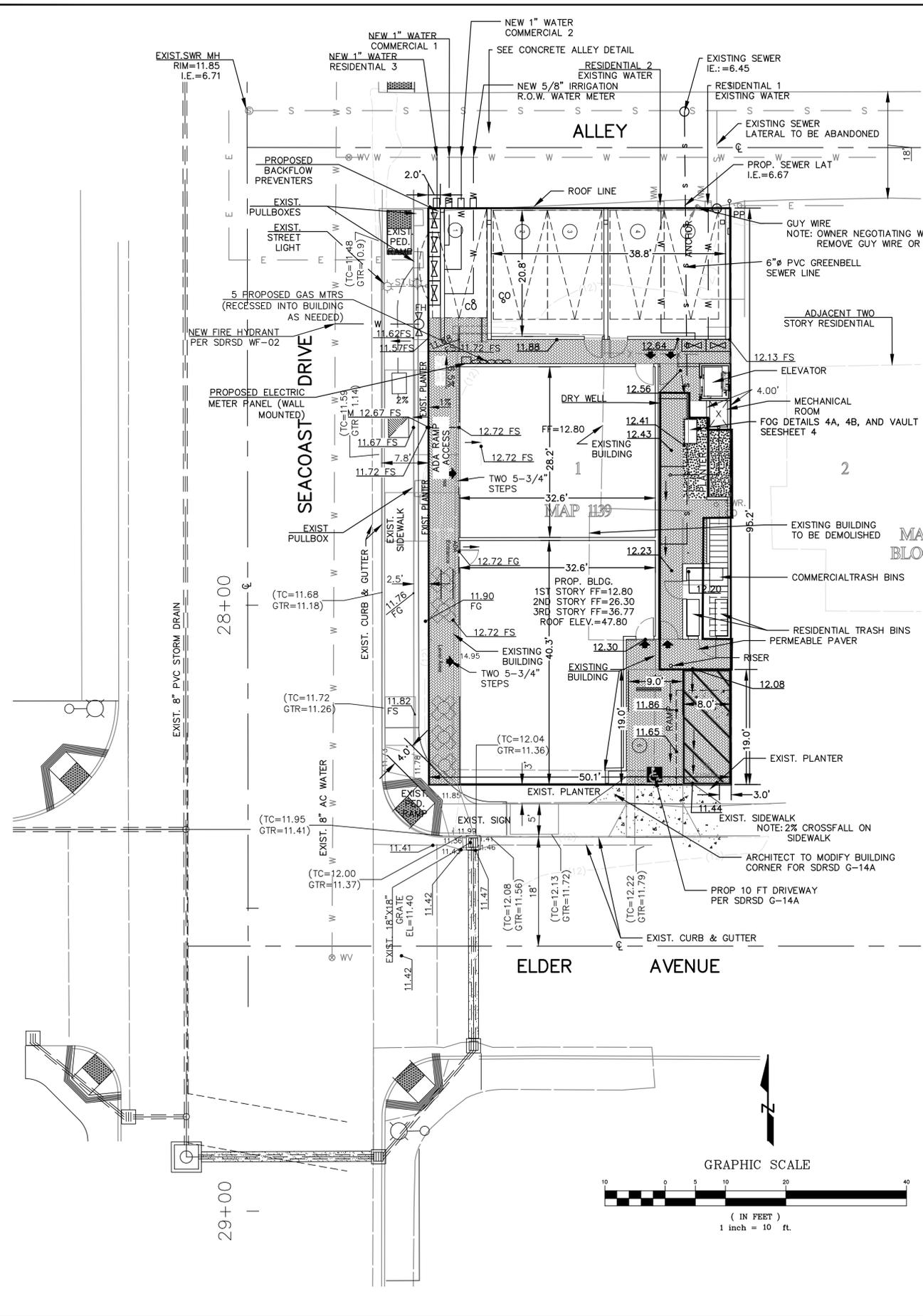
Drawn: **JOSE PEREZ**
 Responsible: **JOSE PEREZ**
 402 W Broadway
 4th floor
 San Diego, CA 92101
 Ph (619) 666-0872
 Fax (619) 923-3205

Check: Jose Perez
 Date: 04/2015
 Scale: AS NOTED

signature

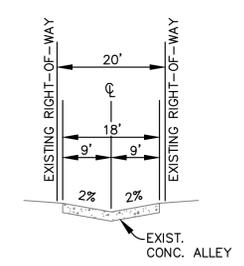
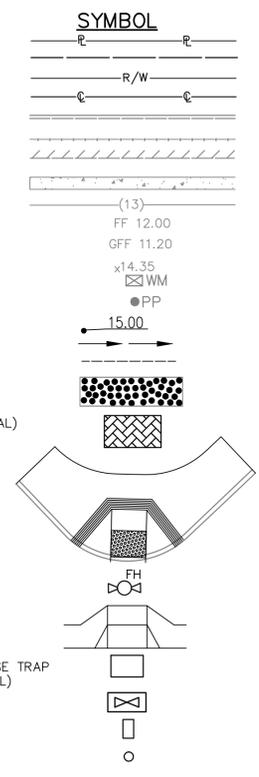
sheet content:
DRAINAGE PLAN

sheet type: **a** sheet no. **10**

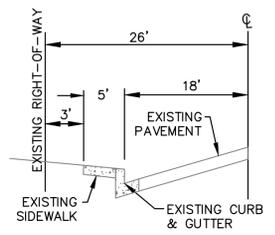


- LEGEND**
- PROPERTY LINE
 - LOT LINES
 - EXISTING RIGHT-OF-WAY
 - CENTERLINE LINES
 - EXISTING CURB & GUTTER
 - EXISTING FENCE
 - EXISTING BUILDING
 - EXISTING CONCRETE
 - EXISTING CONTOUR
 - EXISTING FINISHED FLOOR
 - EXISTING GARAGE FINISHED FLOOR
 - EXISTING SPOT ELEVATION
 - EXISTING WATER METER
 - EXISTING POWER POLE
 - PROPOSED SPOT ELEVATION
 - DIRECTION OF FLOW
 - RIDGE LINE/GRADE BREAK
 - PLANTERS, SEE ARCHITECT LANDSCAPE PLANS
 - PERVIOUS PAVERS (ORCO CASCADA OR APPROVED EQUAL)
 - EXISTING CONC. CURB RAMP G-27A
 - PROPOSED 3-WAY FIRE HYDRANT SDRSDFW-02
 - PROPOSED DRIVEWAY RSD G-14A
 - PROPOSED F.O.G.- COMMERCIAL FATS, OILS, AND GREASE TRAP (PER JENSEN 320 GAL. GREASE INTERCEPTOR, OR EQUAL)
 - PROPOSED BACKFLOW PREVENTER SDRSD WR01
 - PROPOSED WATER METER, 1" RISER

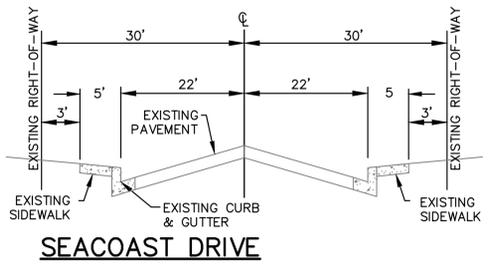
REF. DWG.



CONCRETE ALLEY



ELDER AVENUE



SEACOAST DRIVE

TENTATIVE PARCEL MAP

LEGAL DESCRIPTION
 LOT 1 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MAP NO. 1139, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

ASSESSOR'S PARCEL NUMBER
 625-352-23-00

CONDOMINIUM NOTE
 THIS MAP IS A TENTATIVE PARCEL MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION # 1350 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONSISTING OF TWO (2) COMMERCIAL UNITS ON GROUND FLOOR AND A MAXIMUM THREE (3) RESIDENTIAL UNITS ON 2ND & 3RD FLOORS

OWNER/APPLICANT
 951 SEACOAST TRUST
 RICHARD KEGEL/R.S. INVESTMENT, TRUSTEE
 951 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932
 PHONE: (619) 408-9090

BY: RICHARD KEGEL DATE: _____

DRAWINGS
 SHEET 1 TENTATIVE PARCEL MAP
 SHEET 2 DRAINAGE AND GRADING PLAN-PLAN VIEW & GENERAL NOTES
 SHEET 3 DRAINAGE AND GRADING PLAN-DETAILS & NOTES
 SHEET 4 DRAINAGE AND GRADING PLAN-DETAILS & NOTES

FIRE PROTECTION
 CITY OF IMPERIAL BEACH

SEWAGE DISPOSAL
 CITY OF IMPERIAL BEACH

WATER SUPPLY
 CALIFORNIA AMERICAN WATER COMPANY

SCHOOL DISTRICT
 SWEETWATER UNION HIGH SCHOOL DISTRICT
 AND SOUTH BAY UNION SCHOOL DISTRICT

POWER
 SEMPRA ENERGY COMPANY

TELEPHONE
 ATT AND COX COMMUNICATION

EXISTING & PROPOSED USE:
 MIXED USE RESIDENTIAL AND COMMERCIAL

EXISTING & PROPOSED ZONING:
 C-MU-2 SEACOAST COMMERCIAL ZONE

EARTHWORK QUANTITIES:
 CUT 0 CU. YD.
 FILL 23 CU. YD.
 NO GEOTECHNICAL REPORT FROM OWNER.

AREA
 4,765.6 SQ. FT. = 0.11 ACRES

SOURCE OF TOPOGRAPHY
 FEBRUARY 1, 2014, ALGERT ENGINEERING, INC.

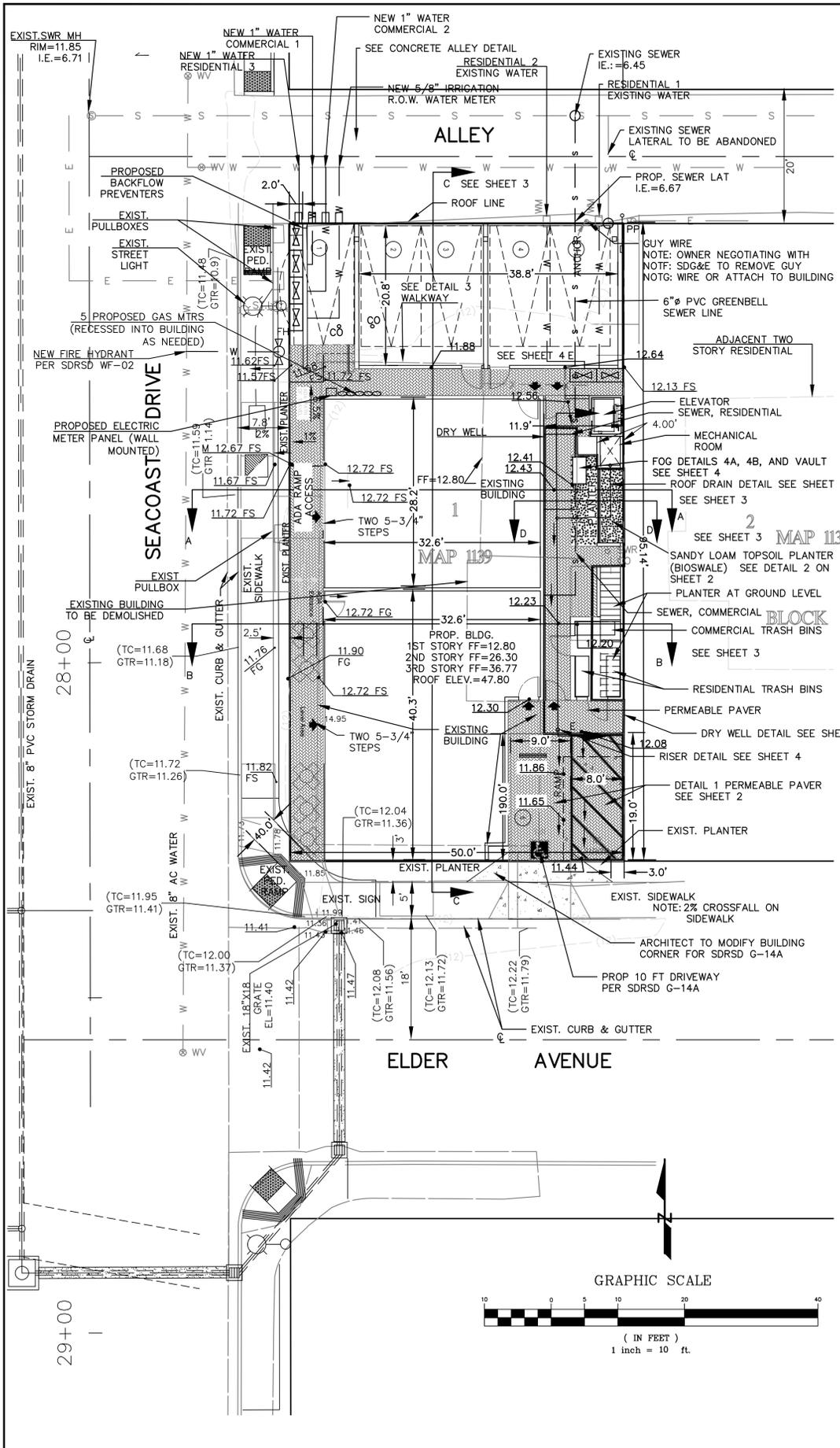
SITE ADDRESS:
 951 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932

PREPARED BY
 ALGERT ENGINEERING, INC.
 428 BROADWAY
 CHULA VISTA, CA. 91910
 TEL. (619) 420-7090
 FAX. (619) 420-9139



JUN 7606
 JAMES H. ALGERT, R.E. 19073 DATE: 04/1/2015

DATE: March 18, 2014	JOB NO. MF 1149
DATE: April 22, 2015	SHEET 1 OF 4 SHEETS



GENERAL NOTES

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS; HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE: 1-800-227-2600) FIVE (5) WORKING DAYS IN ADVANCE OF ANY EXCAVATION FOR THE MARKOUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 FIVE WORKING DAYS BEFORE YOU DIG.
- THE CONTRACTOR MUST RESEARCH AND DETERMINE THE LOCATION OF EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATING THE SITE.
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT.
- THE CONTRACTOR SHALL POSSESS A VALID CLASS "A" LICENSE AT THE TIME THIS CONTRACT IS AWARDED.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR AT (619) 423-8311 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY TYPE OF CONSTRUCTION.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 5:00 PM EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTH WORKING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS.
- NEITHER THE OWNER, THE DESIGNER NOR THE ENGINEER WILL ENFORCE SAFETY MEASURE REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY OF JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT HIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, WITH EXCEPTION FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT OR THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE IMPROVEMENTS FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE WORK DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR ALL DAMAGES AND THE PERMITTEE SHALL REPAIR, OR REMOVE AND REPLACE AT NO COST TO THE CITY.
- CONTRACTOR SHALL SUBMIT ON ALL PRODUCTS CALLED OUT FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION.

TRAFFIC NOTES

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL TO THE CITY OF IMPERIAL BEACH PUBLIC WORKS DIRECTOR (PHONE 619-423-8311), 495 10TH STREET, IMPERIAL BEACH, CALIFORNIA 91932, PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING ITEMS TO BE REMOVED AND LEGALLY RECYCLE OR DISPOSE OF SAME OFFSITE

STANDARD DRAWINGS

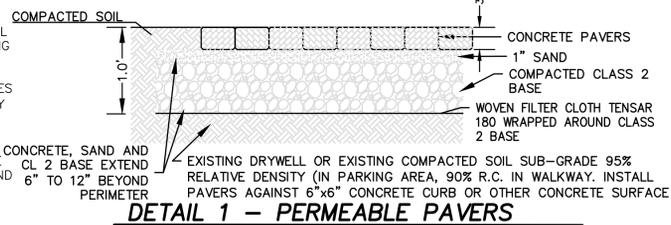
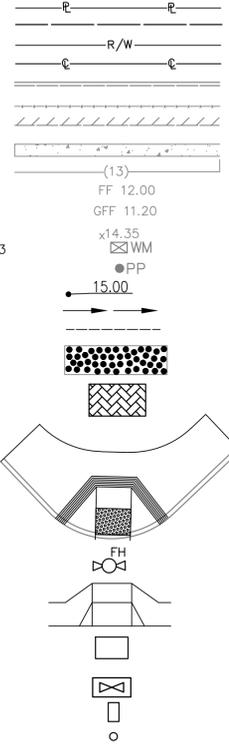
1. SAN DIEGO REGIONAL STANDARD DRAWINGS, 2014 ED.

LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING RIGHT-OF-WAY
- CENTERLINE LINES
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING FINISHED FLOOR
- EXISTING GARAGE FINISHED FLOOR
- EXISTING SPOT ELEVATION
- EXISTING WATER METER SDRSD WS-02, SDRSD WS-03
- EXISTING POWER POLE
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- RIDGE LINE/GRADE BREAK
- PLANTERS
- PERVIOUS PAVERS (ORCO CASCADA OR APPROVED EQUAL)
- EXISTING CONC. CURB RAMP G-27A
- PROPOSED FIRE HYDRANT SDRSDWF-02
- PROPOSED DRIVEWAY SDRSD G-14A
- F.O.G.- COMMERCIAL FATS, OILS, AND GREASE TRAP (PER JENSEN 320 GAL. GREASE INTERCEPTOR, OR EQUAL)
- PROPOSED BACKFLOW PREVENTER SDRSD W100 WR-01
- PROPOSED WATER METER, 1" RISER

REF. DWG.

SYMBOL



NOTES:
1. FILL OPENINGS IN CONCRETE PAVERS WITH ASTM C-33 GRADED SAND



NOTES:
1. 12" SANDY LOAM TOPSOIL MIX SHALL CONTAIN:
LESS THAN 5% CLAY
50%-60% SAND
20%-30% TOPSOIL SANDY LOAM



DETAIL 3 - 4' WALKWAY-PERVIOUS PAVERS

PREPARED BY:

ALGERT ENGINEERING, INC.
428 BROADWAY
CHULA VISTA, CA. 91910
TEL. (619) 420-7090
FAX. (619) 420-9139
EMAIL: algert@algertengineering.com

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MAP NO. 1139, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

ADDRESS:

951 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

BENCHMARK:

IMPERIAL BEACH BENCHMARK NO. 35
LOCATION: 5' E OF SE PCR ON DATE AVENUE AT 3RD STREET & DATE AVENUE
ELEVATION: 20.129

CLIENT:

RICHARD KEGEL/R.S. INVESTMENT
951 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932
PHONE: (619) 408-9090

EARTHWORK QUANTITIES:
CUT 0 CU. YD.
FILL 23 CU. YD.

NO GEOTECHNICAL REPORT FROM OWNER.

BMP/STORMWATER/DRAINAGE NOTE:

- ALL IMPVIOUS SURFACES SHALL DRAIN INTO LANDSCAPED AREAS BEFORE EXITING THE SITE.
- ALL ROOF DRAINS SHALL OUTFALL INTO THE LANDSCAPED AREAS ON THE EAST SIDE OF THE BUILDING.
- DRIVEWAYS AND WALKS SHALL SLOPE TO DRAIN ONTO THE LANDSCAPED AREAS.
- THE AREA OF DISTURBANCE = 4,750 S.F.
- ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL BMPS PER CITY REQUIREMENTS WILL BE INSTALLED AND MAINTAINED WITH THE GRADING AND CONSTRUCTION OF THIS PROJECT.
- DURING CONSTRUCTION THEN AFTERWARD, THE APPLICANT MUST IMPLEMENT AFFECTIVE EROSION CONTROL, SEDIMENT CONTROL AND WATER POLLUTION PREVENTION MEASURES IN ACCORD WITH THE NPDES TO PREVENT THE FLOW OF SILT AND CONTAMINANTS INTO THE STORM DRAIN SYSTEM.
- THE APPLICANT MUST RESEARCH AND DETERMINE THE LOCATION OF EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATING THE SITE.

WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS.

STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION), INCLUDING THE REGIONAL SAN DIEGO SUPPLEMENT 2012 EDITION CUMULATIVE SUPPLEMENT.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS", 2010 EDITION.

AREA

	4,765.6 SQ. FT. = 0.11 Ac.	
LANDSCAPE	SITE	ROW
ROOF GARDEN	794 SQ. FT.	259 SQ. FT.
PERMEABLE PAVERS	532 SQ. FT.	182 SQ. FT.
PLANTERS	240 SQ. FT.	
SITE TOTAL	1,566 SQ. FT.	

33% OF SITE LANDSCAPED

NOTES:

THIS TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURES OF THIS SITE. IT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE TO FIELD VERIFY THE CURRENT SITE CONDITIONS AND TO NOTIFY THE SURVEYOR OF ANY DISCREPANCIES INDICATED ON THIS TOPOGRAPHIC SURVEY.

DATE OF FIELD SURVEY:

FEBRUARY 1, 2014

STATEMENT:

I, JAMES H. ALGERT DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION THEREOF.

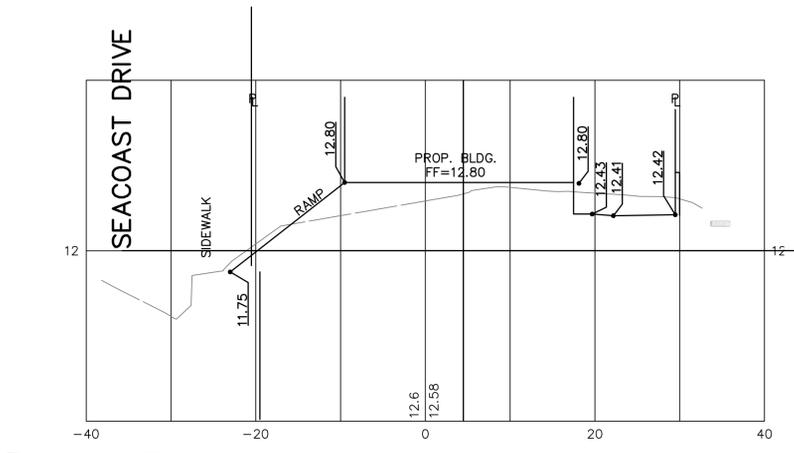
J. H. Algert
JAMES H. ALGERT, REG. 19073
04/1/2015
DATE



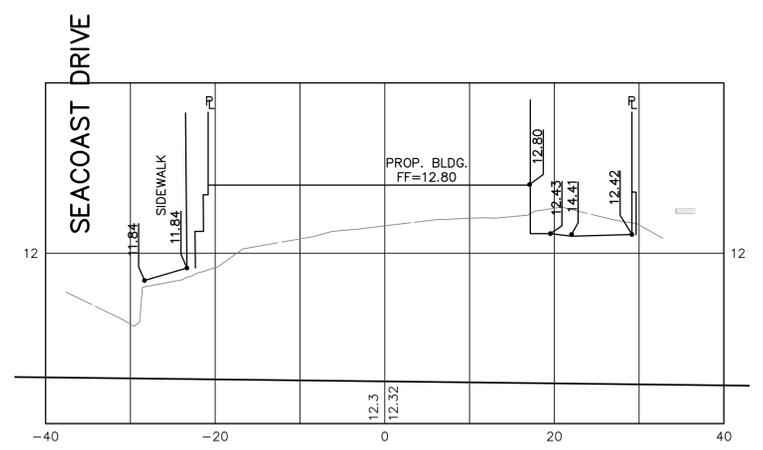
DRAINAGE AND GRADING PLAN

**951 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932**

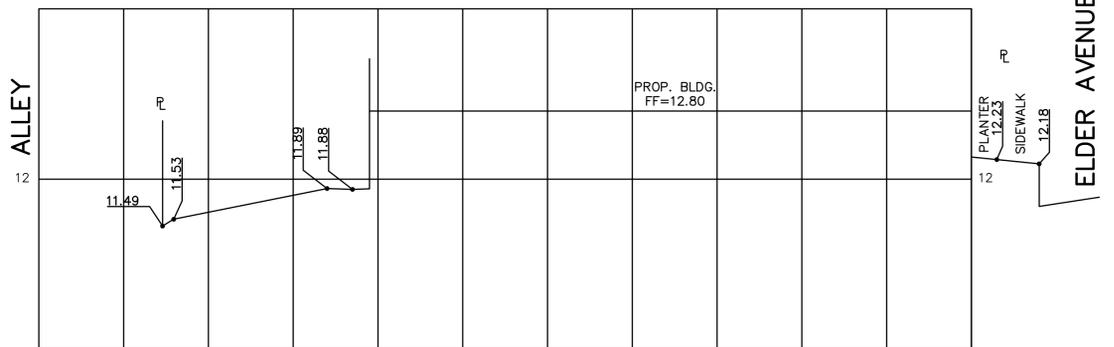
DATE: March 18, 2014	JOB NO.: MF 1149
REVISION: April 22, 2015	SHEET 2 OF 4 SHEETS



SECTION A-A
 HORIZ. SCALE: 1"=10'
 VERT. SCALE: 1"=1'



SECTION B-B
 HORIZ. SCALE: 1"=10'
 VERT. SCALE: 1"=1'

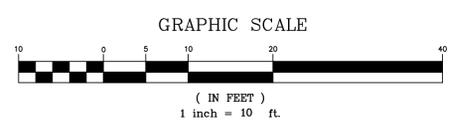
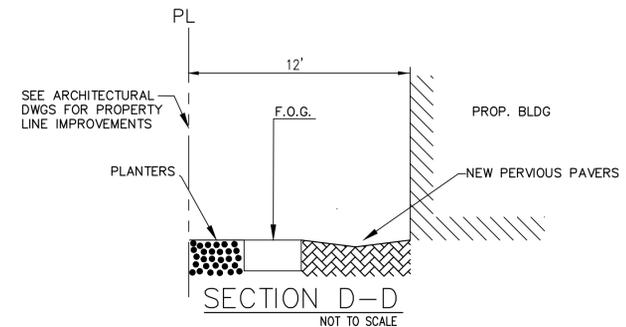


SECTION C-C
 HORIZ. SCALE: 1"=10'
 VERT. SCALE: 1"=1'

- SEWER:**
- ENSURE THAT THE HOT WATER TANK P. T. DISCHARGE PIPE IS PIPED TO DISCHARGE TO THE SANITARY SEWER SYSTEM OR THE LANDSCAPE AREA.
 - ONE SIX INCH LATERAL WILL SERVE THE SITE. INSTALL PROPERTY LINE CLEAN OUT AND CLEAN OUTS AT ALL CONNECTIONS TO THE 6 INCH LINE.
- LANDSCAPE:**
- NO BUILDING ROOF OR LANDSCAPE WATER DRAINS MAY BE PIPED TO THE STREET OR ONTO IMPERVIOUS SURFACES THAT LEAD TO THE STREET. ROOF DRAINS SHALL DRAIN TO THE PLANTER AREAS ON THE EAST SIDE OF THE BUILDING.
 - CONSTRUCTION DRAWINGS PROVIDE FOR THE BUILDING FOUNDATION ELEVATIONS BE AT LEAST 1 FOOT ABOVE GUTTER LINE ON ELDER AVE TO MINIMIZE FLOODING DURING STORM CONDITIONS.
- ALLEY/SIDEWALK:**
- EXISTING STREET LIGHT ON SEACOAST SHALL REMAIN.
 - CONSTRUCTION OF ADA COMPLIANT DRIVEWAY APPROACH ON ELDER AVENUE MUST BE CONSTRUCTED PER SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS G-14A (CONTIGUOUS SIDEWALK), G-15 AND G-16. CONCRETE SHALL BE A MINIMUM OF 6-INCHES IN THICKNESS. CURB & GUTTER SHALL BE REMOVED AND REPLACED PER SAN DIEGO COUNTY REGIONAL STANDARD DRAWING G-2. THE CURB & GUTTER SHALL BE POURED SEPARATELY FROM THE DRIVEWAY APPROACH AND SIDEWALK. THERE SHALL BE A MINIMUM 3-FOOT WIDE LANDSCAPE STRIP BETWEEN PROPERTY LINE AND PROPOSED DRIVEWAY PER I.B.M.C. 19.50.040.D.
 - FOR ALLEY, SIDEWALK OR CURB AND 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.
 - 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, SECURED WITH EPOXY ADHESIVE. CONCRETE SPECIFICATION MUST BE 560-C3250 POURED AT THICKNESS OF AT LEAST 6 INCHES. CONCRETE CUTS MUST ALSO COMPLY WITH ITEM 3 ABOVE AND CUTS PARALLEL TO THE ALLEY DRAIN LINE.
 - 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.
 - SEACOAST DRIVE IS UNDER A STREET-CUT-MORATORIUM, ABSOLUTELY NO CUTTING OF ASPHALT PAVEMENT ALLOWED.
 - FOR ANY PROJECT THAT PROPOSES WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., DRIVEWAY REMOVAL/RECONSTRUCTION, SIDEWALK REMOVAL/RECONSTRUCTION, 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.
 - ALL STREET WORK CONSTRUCTION REQUIRES A CALIFORNIA STATE CONTRACTORS BOARD CLASS A LICENSED CONTRACTOR TO PERFORM THE WORK. ALL PAVEMENT TRANSITIONS SHALL BE FREE OF TRIPPING HAZARDS.

- TRASH:**
- CONSTRUCT TRASH/REFUSE ENCLOSURE AND A RECYCLING ENCLOSURE TO COMPLY WITH IMBC 19.74.090. TRASH AND RECYCLING ENCLOSURES ARE TO BE ENCLOSED BY A 6'-0" HIGH MASONRY WALL AND LOCKING GATE. THE MINIMUM SIZE OF TRASH/REFUSE ENCLOSURE SHALL BE 6'-0" BY 9'-0" AND THE MINIMUM RECYCLING ENCLOSURE SHALL BE 4'-0" BY 8'-0". THE ENCLOSURE DOORS/GATES MUST NOT BE DESIGNED TO SWING INTO THE ADJACENT ALLEY. OR USE 104 GAL PLASTIC CONTAINER WITH CITY APPROVAL.
 - AS OF JANUARY 1, 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.
- IMPERVIOUS SURFACE**
- 15% OF THE SITE WILL BE LANDSCAPED OR PERVIOUS PAVER.
 - ALL BIOSWALE LANDSCAPE AREAS, INCLUDING GRASS AND MULCH AREAS, MUST BE IMPROVED TO CONSIST OF AT LEAST 12 INCHES OF SANDY LOAM TOPSOIL PER THE DETAIL ON THE DRAWINGS IN ORDER TO MAXIMIZE THE WATER ABSORPTION DURING WET WEATHER CONDITIONS AND MINIMIZE IRRIGATION RUNOFF.
- WARNING BARRIERS:**
- 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.
- UNDERGROUND UTILITIES:**
- APPLICANT MUST UNDERGROUND ALL UTILITIES IN ACCORDANCE WITH I.B.M.C. 13.08.060.C AS NOTED BELOW:

- "APPLICABILITY TO NEW STRUCTURES."
- A. FOR ANY DEVELOPMENT WHICH REQUIRES A BUILDING PERMIT BUT IS OF A VALUATION OF FIFTY THOUSAND DOLLARS OR LESS, THE APPLICANT WILL NOT BE REQUIRED EITHER TO UNDERGROUND THE UTILITIES OR TO SIGN A DEFERRAL AGREEMENT PERTAINING THERETO.
- B. FOR ANY DEVELOPMENT OF SINGLE-FAMILY RESIDENCE(S) OR DUPLEX(ES) WHICH EXCEEDS A VALUATION OF FIFTY THOUSAND DOLLARS, THE APPLICANT WILL BE REQUIRED TO SIGN A DEFERRAL AGREEMENT WITH, AND PAY A RECORDING FEE TO THE CITY.
- C. ANY DEVELOPMENT OF PROPERTY OTHER THAN AS DESCRIBED IN SUBSECTION A OR B OF THIS SECTION IN EXCESS OF FIFTY THOUSAND DOLLARS VALUATION WILL BE REQUIRED TO UNDERGROUND UTILITIES. THIS PROJECT IS WITHIN THE SEACOAST DRIVE UTILITY UNDERGROUND DISTRICT. THUS THE EXISTING COMMUNICATIONS AERIAL SERVICES MUST BE RELOCATED UNDERGROUND.
- BEST MANAGEMENT PRACTICES:**
- 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.
 - ADVISE THE PROPERTY OWNER THAT HE/SHE 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 WASTE WATER 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 WITH SEDIMENT REMOVAL INTO THE STORM DRAIN SYSTEM.



STATEMENT:

I, JAMES H. ALGERT DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION THEREOF.

James H. Algert
 JAMES H. ALGERT, REG. 19073
 DATE 04/1/2015

REGISTERED PROFESSIONAL ENGINEER
 No. 19073
 Exp. 09-30-15
 CIVIL
 STATE OF CALIFORNIA

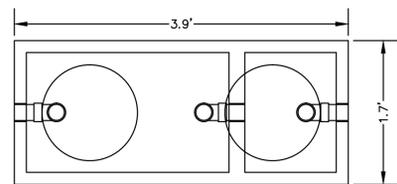
PREPARED BY:

ALGERT ENGINEERING, INC.
 428 BROADWAY
 CHULA VISTA, CA. 91910
 TEL. (619) 420-7090
 FAX. (619) 420-9139
 EMAIL: algert@algertengineering.com

DRAINAGE AND GRADING PLAN

**951 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932**

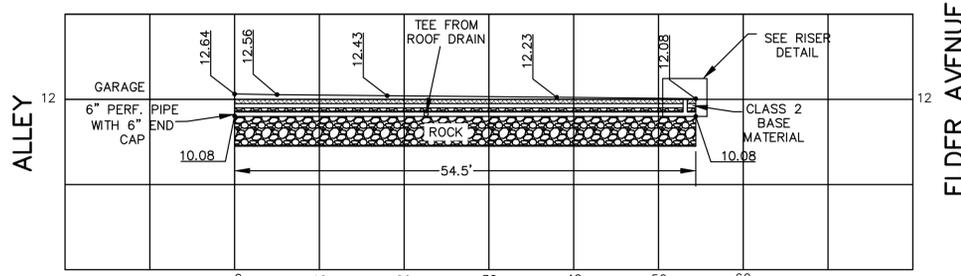
DATE: February 7, 2014 JOB NO. MF 1149
 REVISION: April 22, 2015 SHEET 3 OF 4 SHEETS



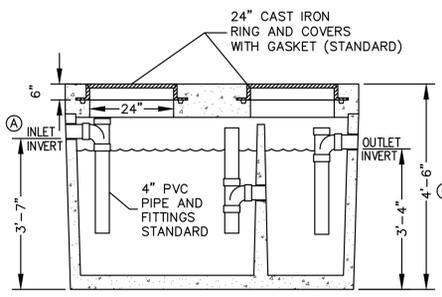
PLAN VIEW (COVERS & RISERS REMOVED)

DETAIL 4A - F.O.G.

NOT TO SCALE
JENSEN PRECAST (OR EQUAL)

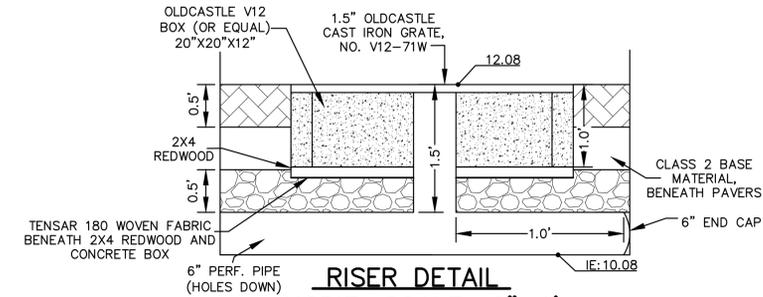


SECTION E-E
HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=10'

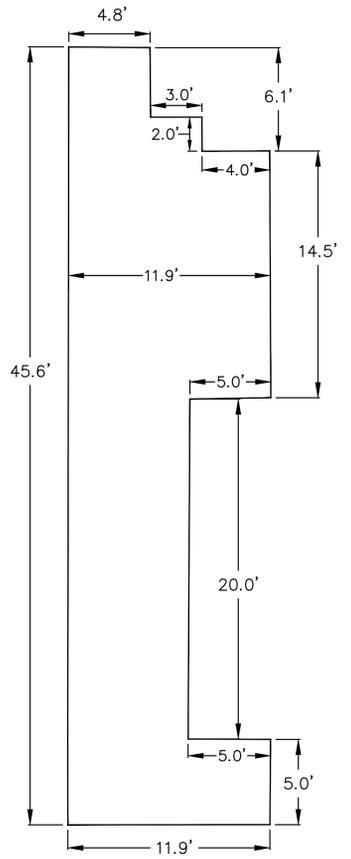


SIDE SECTION VIEW
DETAIL 4B - F.O.G.
NOT TO SCALE
JENSEN PRECAST (OR EQUAL)

- A. ADJUST F.O.G. INLET INVERT TO SEWER LINE FROM COMMERCIAL BUILDING.
 - B. ADJUST DEPTH OF F.O.G. TRAP PER INCOMING SEWER LINE INVERT.
- NOTE: TRAP PER JENSEN PRECAST 320 GAL. GREASE INTERCEPTOR, OR EQUAL. WRAP TRAP WITH IMPERVIOUS 6 MIL. VISQUENE TO PREVENT LEAKAGE FROM THE TRAP.

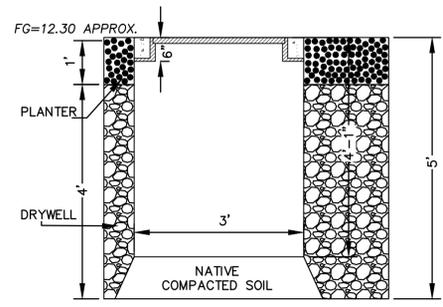


RISER DETAIL
HORIZ. SCALE: 2"=1'
VERT. SCALE: 1"=1'

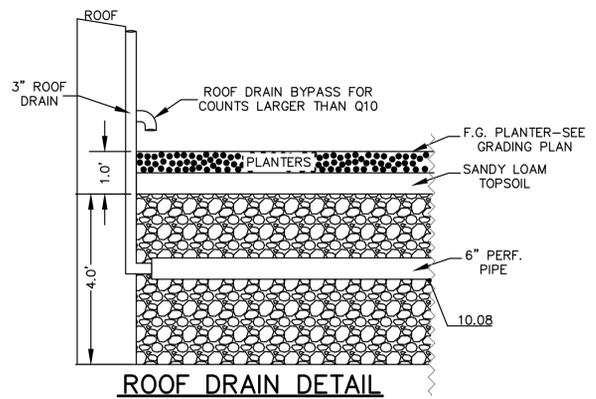


DRYWELL DETAIL
SCALE: 1"=5'
AREA: 411 SQ. FT.

DRYWELL 4FT VERTICAL HEIGHT WITH BURRITO WRAP OF TENSAR 180 NON-WOVEN FILTER FABRIC. USE 1 1/2" WASHED CONCRETE AGGREGATE FOR RESERVOIR MEDIUM.



F.O.G. CONCRETE VAULT DETAIL
NOT TO SCALE



ROOF DRAIN DETAIL
HORIZ. SCALE: 1"=1'
VERT. SCALE: 1"=2'

STATEMENT:

I, JAMES H. ALGERT DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION THEREOF.

James H. Algert
JAMES H. ALGERT, REG. 19073
04/1/2015
DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES H. ALGERT
No. 19073
Exp. 09-30-15
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

ALGERT ENGINEERING, INC.
428 BROADWAY
CHULA VISTA, CA. 91910
TEL. (619) 420-7090
FAX. (619) 420-9139
EMAIL: algert@algertengineering.com

DRAINAGE AND GRADING PLAN

**951 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932**

DATE: February 7, 2014 JOB NO. MF 1149
REVISION: April 10, 2015 SHEET 4 OF 4 SHEETS

**THIS PAGE
INTENTIONALLY LEFT BLANK**

DESIGN GUIDELINES

1.0 Relationship of Buildings to Site and Surrounding Area

- ❑ 1.1 View corridors to the oceanfront should be preserved, or created where possible. This can be accomplished through the use of upper story breezeways or courtyards that provide a view, or at the ground floor with mid-block pedestrian connections, plazas, or paseos that are oriented toward the view.

2.0 Circulation and Parking

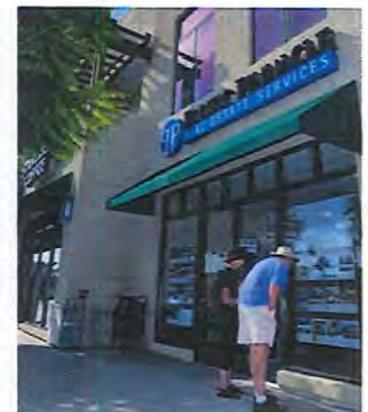
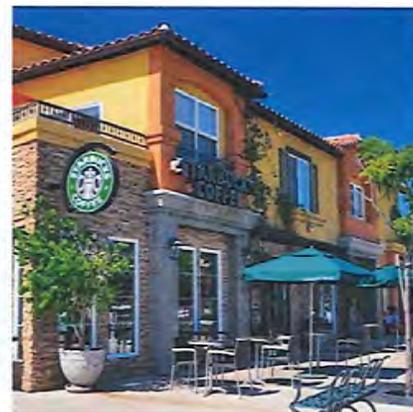
- ❑ 2.1 Curb cuts or access to parking lots should be limited along Seacoast Drive, Old Palm Avenue, Palm Avenue/State Route 75, and 13th Street.
- ❑ 2.2 Parking lots should be placed at the rear of the building where feasible.
- ❑ 2.3 Parking lots should include shade elements such as trees, vine-covered trellises, or overhead solar panels. The design of shade elements should consider safety and visibility.

3.0 Commercial and Mixed-Use Development

- ❑ 3.1 All buildings located along Palm Avenue, Seacoast Drive, or the intersection of 13th Street and Imperial Beach Boulevard should locate their primary entrances facing on or toward the street or another public space that intersects the sidewalk. Primary entrances oriented only to parking lots are discouraged.
- ❑ 3.2 Innovative and imaginative design and architecture is strongly encouraged.

4.0 Building Facades Should Be Well Articulated

- ❑ 4.1 Variation and expression of building details, form, line, colors, and materials should be used to create visual interest.
- ❑ 4.2 Variation in wall plane and roof line is strongly encouraged to reduce the scale and bulk of the buildings, and to add visual interest.
- ❑ 4.3 Individual units should be expressed where possible.
- ❑ 4.4 Street-facing building facades should incorporate pedestrian-scaled elements such as balconies, awnings, and windows, to enliven the street edge.
- ❑ 4.5 Blank walls, or walls without windows, doors, or other articulation, are strongly discouraged. The maximum length of any blank wall should be limited to twenty feet.



MINUTES

CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD COMMITTEE

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH

City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

THURSDAY, MARCH 19, 2015

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the meeting to order at 4:01 p.m.

ROLL CALL

PRESENT: BOWMAN, LOPEZ, SCHAAF, NAKAWATASE

ABSENT: NONE

STAFF PRESENT: SENIOR PLANNER FOLTZ, RECORDING SECRETARY LOPEZ

2.0 PUBLIC COMMENTS

MIKE ALLEN proposed a project off of Florida Street with 14 units. The units would have granite counters and wood floors. The upstairs would be two bedrooms and the downstairs would be a family room, kitchen and dining area.

3.0 CONSENT CALENDAR

3.1 MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 5, 2015 MEETING.

AYES: LOPEZ, BOWMAN, SCHAAF

NOES: NONE

ABSENT: NONE

ABSTAIN: NAKAWATASE

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. The project is for the demolition of one existing residential unit and construction of a mixed use development with 2,279 sq. ft. of commercial space with three units above the first floor at 951 Seacoast Drive.

Questions to Staff

BOARD MEMBER BOWMAN inquired about the setback requirements for the lighthouse piece and whether it would have to be moved back.

SENIOR PLANNER FOLTZ stated that the applicant is proposing that the board consider the approval of the setback as it is currently being presented.

VICE CHAIR SCHAAF requested a model or samples of the colors and materials.

SENIOR PLANNER FOLTZ stated that the applicant had only supplied the rendering being shown in the PowerPoint.

APPLICANT RICHARD KEGEL stated that the location calls for something special and unique. He stated he is will to make any adjustments based on what the Design Review Board recommends.

ARCHITECT JOSE PEREZ stated that the building design and colors were done based on the pier and new developments being developed on Seacoast Drive. The Alleyway parking is commercial parking only, no residential with the exception of the ADA parking off of Elder Avenue.

BOARD MEMBER BOWMAN inquired about the total parking spots per unit.

SENIOR PLANNER FOLTZ stated that the three bedroom unit will get two parking spots and the other two units that are two bedrooms, will get one parking spot each.

BOARD MEMBER SCHAAF inquired about the copper that will be used.

APPLICANT RICHARD KEGEL stated that it is sheet metal and they will be anodizing it and powder coating it to match the copper color.

BOARD MEMBER SCHAAF stated that he would need to see a sample of the finished copper.

CHAIR NAKAWATASE expressed concern that the base metal may rot.

APPLICANT RICHARD KEGEL stated that the copper will tarnish but the powder will keep it protected. Mr. Kegel stated that the technology today is much better than it was 20 years ago so the copper will actually last approximately 25-30+ years as the manufacture proclaims.

BOARD MEMBER SCHAAF inquired about what the diameter on the lighthouse tubes are.

ARCHITECT JOSE PEREZ stated that it is roughly about a foot.

CHAIR NAKAWATASE inquired about the elevation and possibly adding some depth to the project facing elder.

APPLICANT RICHARD KEGEL stated that he can continue the copper band around the building.

CHAIR NAKAWATASE stated that she does not have an issue with the second and third levels protruding into the public right of way as it will not affect emergency vehicles or pedestrians.

CHAIR NAKAWATASE CLOSED PUBLIC DISCUSSION.

BOARD MEMBERS discussed the elevations; they are all in agreement that they are in favor of the current design for the Northside and Eastside elevations designs. However, the South Elevation needs to continue the design of the building in order to give it depth and a continuous design. The Board Members are also in support of the lighthouse design impeding on the right of way as to the fact that the location of it does not create a problem for any residents or the public.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO BRING BACK THE PROJECT WITH RECOMMENDATION THAT THE APPLICANT RETURN FOR ANOTHER MEETING WITH A RENDERING OF THE REDESIGN WITH THE SOUTH ELEVATION. ALSO, WITH POSSIBLE RECESSED WINDOWS, COPPER CONTINUING ON ALL 3 HORIZONTAL AREAS MIMICKING THE COPPER ELEMENTS ON THE WEST ELEVATIONS, A COMPLETE COLOR BOARD WITH ALTERNATIVE MATERIALS AND COLORS, AND REMOVAL OF THE COPPER ON THE FIRST LEVEL ON THE EAST ELEVATION WITH THE ELEMENT TO BE AT THE ARCHITECTS DISCRETION.

MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: NAKAWATASE, SCHAAF, BOWMAN, LOPEZ
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

CHAIRPERSON NAKAWATASE requested that a future meeting take place in order to discuss Design Review Board Guidelines with the possible replication of Delray Beach's Design Review Board Guidelines.

5.0 INFORMATIONAL ITEMS/REPORTS
NONE.

6.0 ADJOURNMENT
CHAIRPERSON NAKAWATASE adjourned the meeting at 5:37 p.m.

Approved:
Signature on file

Shirley Nakawatase, DRB
Chairperson

Attest: Signature on file

Larissa Lopez, Recording Secretary

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD COMMITTEE**

**SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH**

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

THURSDAY MARCH 26, 2015

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the meeting to order at 4:01 p.m.

ROLL CALL

PRESENT: BOWMAN, SCHAAF, NAKAWATASE

ABSENT: LOPEZ

STAFF PRESENT: SENIOR PLANNER FOLTZ, RECORDING SECRETARY LOPEZ

2.0 PUBLIC COMMENTS
NONE.

3.0 CONSENT CALENDAR
NONE.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: RICHARD KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE MAP (TM 140027), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on item 4.1. He first showed the renderings provided in the previous week's meeting (March 19th). Foltz then showed alternate designs that were provided in lieu of recommendations by the board during the previous week's meeting.

CHAIR NAKAWATASE requested that the applicant present his alternative color choices and materials for the project.

APPLICANT KEGEL approached board members with alternative materials. He brought samples of painted wood, stone and stucco.

BOARD MEMBERS deliberated over the materials with the applicant.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE THE DESIGN MODIFICATIONS FOR THE PROJECT TO BE SENT TO CITY COUNCIL WITH THE FOLLOWING CONDITIONS PROVIDED BY THE DESIGN REVIEW BOARD:

- **WEST ELEVATION:**
 - **PLANTER BOXES TO BE DETERMINED BY A FUTURE CITY COUNCIL DECISION.**
 - **ON THE STREET LEVEL A BAND OF QUARTZLITE GOLD ON THE BOTTOM UP TO 30"**
- **NORTH ELEVATION:**
 - **BLACK WOOD ON THE FASCIA WITH STUCCO ON TOP.**
- **EAST ELEVATION:**
 - **STUCCO COLORS USE: DARK 11421 ~ MEDIUM GRAY 11239 ~ LIGHT GRAY 11243.**
 - **REQUESTING THAT COPPER BE REMOVED FROM THE EAST ELEVATION AND ONLY USE STUCCO AND WOOD.**
- **SOUTH ELEVATION:**
 - **3 NEW COPPER BANDS GOING AROUND BUILDING (WEST ELEVATION TO BLACK WOOD ON EAST ELEVATION.)**

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	BOWMAN, SCHAAF, NAKAWATASE
NOES:	NONE
ABSENT:	LOPEZ
ABSTAIN:	NONE

5.0 INFORMATIONAL ITEMS/REPORTS
NONE.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 4:34 p.m.

Approved:
Signature on file

Shirley Nakawatase, DRB
Chairperson

Attest: Signature on file

Larissa Lopez, Recording Secretary

Tyler Foltz

From: Jack Van Zandt
Sent: Friday, May 08, 2015 2:41 PM
To: Tyler Foltz
Cc: Serge Dedina; Brian Bilbray; Edward Spriggs; Lorie Bragg; Robert Patton; tfontana ; navzandt
Subject: In Favor of Permits for MF 1149 Kegel

Tyler- Unable to make the Public Hearing on 20 May. I am writing in favor of the subject permitting regarding the proposed development at 951 Seacoast Dr.

I reside a half block away, at 162 Elder Ave. This project carries my full recommendation for approval.

Kind regards, Jack

Jack and Nadja Van Zandt

**THIS PAGE
INTENTIONALLY LEFT BLANK**



AGENDA ITEM NO. 4.2

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: PUBLIC HEARING TO CONSIDER APPROVAL OF RESOLUTION NO. 2015-7579 TO CONFIRM THE INTEGRATED SOLID WASTE MANAGEMENT SERVICES MAXIMUM FEE INCREASE REQUESTED BY EDCO DISPOSAL CORPORATION EFFECTIVE JULY 1, 2015 AND AUTHORIZING FUTURE INFLATIONARY ADJUSTMENTS THROUGH JULY 1, 2020

EXECUTIVE SUMMARY:

This public hearing will allow Council and the public to consider the maximum solid waste management service fee increase as requested by EDCO to take effect on July 1, 2015. The City's trash service agreement with EDCO provides for an annual customer rate adjustment based on changes to the Consumer Price Index (CPI) and any fluctuation in disposal tipping fees. The last EDCO rate adjustment was in 2013. The attached resolution will confirm the proposed rate increase presented at this public hearing and authorize future inflationary adjustments for a five year period through July 1, 2020 using the same methodology and formulas as allowed under the terms of the City's Agreement with EDCO and consistent with the public noticing procedures of Proposition 218.

RECOMMENDATION:

Open the public hearing and receive testimony, close the public hearing, and adopt resolution 2015-7579 to confirm the integrated solid waste management service maximum fee increase requested by EDCO beginning July 1, 2015 and authorize future inflationary adjustments to refuse service rates through July 1, 2020 using the same methodology and formulas as allowed under the terms of the City's Agreement with EDCO.

RATIONALE:

The City is obligated to provide waste disposal service to its residents and business community and also meet the minimum disposal and diversion standards for solid waste as regulated by the California Department of Resources Recycling and Recovery (CalRecycle). EDCO provides excellent waste disposal service in the City and provides consistent and reliable service that ensures that the City remains in compliance with State regulations. The terms and conditions for a fair trash service rate adjustment were negotiated and set in the City's contract with EDCO.

OPTIONS:

- Adopt Resolution 2015-7579; or
- Adopt Resolution 2015-7579 without a 5 year rate schedule; or
- Defer Resolution 2015-7579 and request additional information; or
- Reject Resolution 2015-7579 and direct staff to renegotiate terms of the EDCO Agreement

BACKGROUND:

On June 16, 1999, City Council adopted Resolution No. 99-5080 selecting EDCO Disposal Corporation as the City's provider of integrated waste management services. EDCO commenced services for the City on January 1, 2000. There have been three amendments to the Agreement since Resolution No. 99-5080 was adopted.

The EDCO Agreement with amendments specifies the method and formula to be used in calculating the maximum allowable annual rate adjustment based on the Consumer Price Index (CPI) and fluctuations in disposal tipping fees. If a rate adjustment is to be requested for the succeeding year, EDCO must submit the request to the City no later than March 1st. Otherwise, the annual rate adjustment is forgone until the following fiscal year. Upon receipt of the rate adjustment request, the rates are subject to approval by City Council.

On February 25, 2015, EDCO Vice President, John Snyder, delivered a letter to Public Works requesting a Solid Waste Fee adjustment in the maximum allowable service fee. The formula for the Solid Waste Fee adjustment is applied to three customer rate categories: 1) single family residential, 2) commercial and multifamily residential and 3) roll-off services. Collectively the proposed EDCO rate adjustments equate to a 2.91% increase for basic residential service, a 3.17% increase in basic commercial service, and 2.44% increase in standard roll-off rates. The proposed increases are to be effective July 1, 2015. City staff's review of the letter request found the rate fee adjustment consistent with the format and procedures contained within the EDCO agreement. The last EDCO service rate adjustment was in 2013.

On March 18, 2015, City Council set the time and place for the public hearing on the proposed EDCO rate adjustment through Resolution 2015-7559 and directed staff to place a notice in the I.B. Eagle and Times and mail notices to impacted residents. Members of the public have the opportunity to either submit written protests or provide oral protests at this public hearing. The notice is provided in Attachment 2.

Historical EDCO rate adjustments:

- 2002 – A maximum rate increase of 1.2% was approved by City Council.
- 2003 – EDCO did not request a rate adjustment.
- 2004 – A maximum rate increase of 3.1% was approved by City Council.
- 2005 – Maximum rate increases of 4.5% for single-family residential and 4.3% for commercial / multi-family residential were approved by City Council.
- 2006 – Maximum rate increases of 4.0% for single-family residential and 3.9% for commercial / multi-family residential were approved by City Council.
- 2007 – Maximum rate increase of 4.9% for single-family residential and commercial / multi-family residential were approved by City council
- FY 2008/09 – Maximum rate increase of 4.6% for single-family residential and 4.9% for commercial / multi-family residential were approved by City council
- FY 2009/10 – No EDCO rate increase
- FY 2010/11 – No EDCO rate increase but the City increased the franchise fee by 6%

- FY 2011/12 – No EDCO rate increase
- FY 2012/13 – Maximum rate increase of increase of 3.5% for basic residential and 3.6% for commercial / multi-family residential were approved by City council
- FY 2013/14 – Maximum rate increase of increase of 1.89% for basic residential and 1.84% for commercial / multi-family residential were approved by City council
- FY 2014/15 – No EDCO rate increase

ANALYSIS:

The City provided a 45 day public notice period to consider objections and protests to the proposed EDCO rate changes as noticed in the I.B. Eagle and Times and mailed to impacted rate payers. The City Clerk has received 1 protest letter.

Rate adjustments are calculated using a formula based on two factors. The first factor considers changes in landfill tipping fees (4.71% since last rate increase). The second factor is tied to changes in the Consumer Price Index (2.44% since the last rate increase). Considered together, these factors equate to a 2.91% increase for basic residential service, a 3.17% increase in basic commercial service, and 2.44% increase for rolloff rates. These increases are proposed to be effective July 1, 2015.

The table below compares existing maximum solid waste rates with the new maximum monthly rates should the requested maximum rate adjustment be granted.

	CURRENT MAX. MONTHLY SERVICE RATE	REQUESTED MAX. MONTHLY SERVICE RATE (Effective 7/1/2015)
Single-Family Residential Accounts		
35-gallon cart	\$26.09	\$ 26.85
64-gallon cart	\$26.90	\$ 27.68
90-gallon cart	\$27.81	\$ 28.62
Additional 64-gallon cart	\$6.45	\$ 6.64
Additional 90-gallon cart	\$6.88	\$ 7.08
Multi-Family Residential & Commercial		
3-yard bin once per week	\$148.87	\$ 153.59
3-yard bin twice per week	\$271.71	\$ 280.32
3-yard bin three times per week	\$394.53	\$ 407.03
3-yard bin four times per week	\$517.39	\$ 533.78
3-yard bin five times per week	\$640.22	\$ 660.51
3-yard bin six times per week	\$763.06	\$ 787.24
Roll-off Bins		
Standard roll-off charge per load	\$225.14	\$ 230.65
Compactor charge per load	\$337.71	\$ 345.97
Delivery or relocation charge	\$64.46	\$ 66.04
Charge per ton over weight limit	\$76.03	\$ 79.62

Under Proposition 218 which is the law that governs assessments for property-related services, the City is required to follow strict public noticing procedures for any proposed rate increases. The EDCO rate adjustment follows a consistent methodology and formula established in the

City's Agreement with EDCO and allows for annual inflationary adjustment based on changes to the Consumer Price Index (CPI) and any fluctuations in disposal tipping fees. Under Proposition 218 the City may choose to authorize a scheduled rate adjustment for up to a 5 year period. If Council decides to pass a 5 year rate schedule then future EDCO rate adjustments (through July 1, 2020), if requested by EDCO, will only require a 30 day public notice mailed to impacted rate payers and not trigger a full public hearing process brought to City Council. However, it must be noted that City Staff will continue to bring any proposed EDCO rate increases to the City Council for confirmation even with a 5 year rate schedule.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

None

Attachments:

1. Resolution 2015-7579
2. Notice of Pubic Hearing

RESOLUTION NO. 2015-7579

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, TO CONFIRM THE INTEGRATED SOLID WASTE MANAGEMENT SERVICES MAXIMUM FEE INCREASE BY EDCO DISPOSAL CORPORATION EFFECTIVE JULY 1, 2015 AND AUTHORIZING FUTURE INFLATIONARY ADJUSTMENTS THROUGH JULY 1, 2020

WHEREAS, on June 16, 1999, City Council adopted Resolution No. 99-5080 selecting EDCO Disposal Corporation's (EDCO) bid proposal for Integrated Waste Management Services commencing January 1, 2000; and

WHEREAS, an agreement between the City of Imperial Beach and EDCO for Integrated Waste Management Services was subsequently signed on August 4, 1999 ("Agreement"); and

WHEREAS, EDCO commenced services for the City on January 1, 2000; and

WHEREAS, Amendment No.1 was signed and effective November 20, 2002 which changed the termination date of the Agreement; and

WHEREAS, Amendment No. 2 was signed and effective March 26, 2008, which changed the eligible rate adjustment date from annually each January to annually each July; and

WHEREAS, Amendment No. 3 was effective March 18, 2009, and modified the City's franchise fee and replaced the Producer Price Index (PPI) with the Consumer Price Index (CPI) as the basis for annual rate adjustments; and

WHEREAS, the Agreement specifies the method and formula to be used in calculating the maximum allowable rate adjustment based on the CPI and fluctuations in disposal tipping fees; and

WHEREAS, EDCO was granted a maximum allowable increase in the disposal rates for calendar years 2002, 2004, 2005, 2006, 2007, FY 2008/09, FY 2012/13, and FY 2013/14; and

WHEREAS, EDCO has requested a maximum allowable rate increase for FY 2015/16 based on formulas and methods described in the Agreement; and

WHEREAS, City staff has reviewed the proposed EDCO rate adjustment and concurs that it follows the formulas and methods stated in the Agreement; and

WHEREAS, Consistent with Proposition 218, the City held a public hearing prior to approving this Resolution which was noticed by publication and a 45 day notice mailed to impacted rate payers describing the maximum allowable rate increase proposed by EDCO for July 1, 2015 and for the future rate increases through 2020; and

WHEREAS, the public hearing also considered future inflationary adjustments in the solid waste disposal rates through July 1, 2020 calculated with the same methodology and formulas as allowed under the terms of the Agreement between the City and EDCO and in accordance with Proposition 218.

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 City Council of the City of Imperial Beach confirms the EDCO rate adjustment for the integrated solid waste management services maximum fee increase of 2.91% for basic residential service, 3.17% for basic commercial/multi-family service, and 2.44% for standard roll off service effective July 1, 2015.
3. The City Council further authorizes future inflationary adjustments in the solid waste disposal rates through July 1, 2020, if requested annually by EDCO, calculated with the same methodology and formulas as allowed under the terms of the Agreement between the City and EDCO and in accordance with Proposition 218 as follows:
An annual rate adjustment commencing July 1, 2016 and on July 1 of each year thereafter through July 1, 2020 utilizing the following six step formula:

Step 1: Determine gross rate revenue by deducting franchise fee for commercial and residential services

Step 2: Determine disposal expense and service revenue as a percent of actual gross rate revenue for commercial and residential services

Step 3: Calculate the percent change in adjustment factors (CPI Los Angeles Index and disposal tipping fee per ton)

Step 4: Calculate weighted percent change for commercial and residential services by multiplying the percent of gross revenue net of franchise fee adjustment factors.

Step 5: Apply weighted percent change to commercial and residential service rates

Step 6: Apply percent change in CPI Los Angeles Index to Roll-Off Rates.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

**City of Imperial Beach
Notice of Public Hearing to Consider
Proposed Refuse Rate Increase**

If you are the owner of this property but have a tenant who is responsible for the refuse collection bill related to this property, please forward this notice to the tenant.

NOTICE OF PUBLIC HEARING ON PROPOSED REFUSE RATES

NOTICE IS HEREBY GIVEN that the City Council of the City of Imperial Beach will hold a Public Hearing at a regular meeting of the City Council of the City of Imperial Beach on May 20, 2015, at 6:00 p.m., or as soon as possible thereafter as the matter can be heard in the Council Chamber of the Civic Center, 825 Imperial Beach Boulevard, Imperial Beach, California, for the purpose of considering an increase in rates for refuse services effective July 1, 2015. As part of this hearing, the City will also consider authorizing future inflationary adjustments in the solid waste disposal/recycling rates through the year 2020 calculated with the same methodology and formulas as allowed under the terms of the Agreement between the City and EDCO and Proposition 218 as explained in more detail below.

Additional information pertaining to this matter may be obtained from the Public Works Department, 495 10th Street, Imperial Beach, California 91932.

PURPOSE OF PROPOSED RATE INCREASES

The City Council will consider proposed changes to the maximum allowable Integrated Solid Waste Management Services fees charged by EDCO Disposal Corp. for Fiscal Year 2015/2016 and annually thereafter through July 1, 2020. Adjustment of the refuse rate is being proposed due to the increased costs of providing refuse collection and recycling services to the residential and business communities. Revenues derived from the refuse rates are used solely for the actual and necessary expenses of providing refuse services to customers. The purpose of the proposed rate increases is to allow EDCO to collect sufficient revenue to enable it to continue providing refuse service to its customers in the face of increasing operating costs.

PROTESTS

At the public hearing, the City Council will consider objections and protests to the proposed charges either delivered to Attn: City Clerk, City of Imperial Beach, 825 Imperial Beach Boulevard, Imperial Beach, California 91932, by 5:30 p.m., May 20, 2015, or filed with the City Clerk prior to the conclusion of the public hearing. Persons interested may appear before the Council at the above date, place and time. Oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest. The City Council will receive a final tabulation of all written protests received by the City at the hearing. Written protests must contain a description of the property such as the address or assessor's parcel number, and include the name of the customer submitting the protest. Please send written protests to the above referenced address. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

PROPOSED INCREASES

The amount of your refuse bill is determined by the quantity and size of your refuse containers and the frequency of collection. The information below shows the proposed rate increase effective July 1, 2015 which was calculated by applying a weighted rate adjustment based on changes in the Consumer Price Index (All Urban Consumers for the Los Angeles-Anaheim-Riverside Area) and changes in disposal tipping fees. The rate adjustment equates to 2.91% for residential service, 3.17% for commercial service, and 2.44% for roll-off service.

	CURRENT MAX. MONTHLY SOLID WASTE FRANCHISE SERVICE RATE	REQUESTED MAX. MONTHLY SOLID WASTE FRANCHISE SERVICE RATE (2015/2016)
35-gallon cart	\$26.09	\$ 26.85
64-gallon cart	\$26.90	\$ 27.68
90-gallon cart	\$27.81	\$ 28.62
Additional 64-gallon cart	\$6.45	\$ 6.64
Additional 90-gallon cart	\$6.88	\$ 7.08
3-yard bin once per week	\$148.87	\$ 153.59
3-yard bin twice per week	\$271.71	\$ 280.32
3-yard bin three times per week	\$394.53	\$ 407.03
3-yard bin four times per week	\$517.39	\$ 533.78
3-yard bin five times per week	\$640.22	\$ 660.51
3-yard bin six times per week	\$763.06	\$ 787.24
Standard roll-off charge per load	\$225.14	\$ 230.65
Compactor charge per load	\$337.71	\$ 345.97
Delivery or relocation charge	\$64.46	\$ 66.04
Charge per ton over weight limit	\$76.03	\$ 79.62

Additionally, the City Council will consider approving an annual rate adjustment commencing July 1, 2016 and on July 1 of each year thereafter through July 1, 2020 utilizing the following six step formula:

- Step 1: Determine gross rate revenue by deducting franchise fee for commercial and residential services
- Step 2: Determine disposal expense and service revenue as a percent of actual gross rate revenue for commercial and residential services
- Step 3: Calculate the percent change in adjustment factors (CPI Los Angeles Index and disposal tipping fee per ton)
- Step 4: Calculate weighted percent change for commercial and residential services by multiplying the percent of gross revenue net of franchise fee adjustment factors.
- Step 5: Apply weighted percent change to commercial and residential service rates
- Step 6: Apply percent change in CPI Los Angeles Index to Roll-Off Rates.



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER AH
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS HAH
SUBJECT: PUBLIC HEARING AND RESOLUTION NO. 2015-7586
CONFIRMING THE DIAGRAM AND ASSESSMENT AND
PROVIDING FOR THE LEVY OF THE ANNUAL ASSESSMENT
IN A SPECIAL MAINTENANCE DISTRICT (AD-67M)

EXECUTIVE SUMMARY:

Adoption of Resolution No. 2015-7586 will initiate and approve the placement of a Lighting Assessment on properties within Lighting and Landscape Assessment District No. 67M. Lighting Assessment District No. 67M includes all properties adjacent to and fronting State Route 75 between the western City limits to the eastern City limits. The City's share of the cost of the District is \$16,959 out of a total estimated District annual cost of \$29,000.

RECOMMENDATION:

Open the public hearing, receive public comment, close the public hearing and adopt Resolution No. 2015-7586.

RATIONALE:

In 1992 the City Council of the City of Imperial Beach formed a special assessment district pursuant to the "Landscape and Lighting Act of 1972", known as Assessment District No. 67M, for the purpose of installing and maintaining upgraded street lighting on Highway 75 within the City of Imperial Beach. Annually, prior to each new fiscal year, the City Council must set and approve the assessment on each parcel within the District boundaries. This public hearing is set for that purpose.

OPTIONS:

- Adopt Resolution No. 2015-7586 setting the assessments per parcel in accordance with the attached Engineer's Report;
- Reject Resolution No. 2015-7586, abandon Assessment District No. 67M, and have the City pay for all the street lighting in the current assessment district boundaries.
- Adopt Resolution No. 2015-7586 setting the assessments per parcel in accordance with the attached Engineer's Report but direct staff to initiate a replacement district with the assessed parcels paying for all or a larger portion of the District maintenance costs in future years.

BACKGROUND:

At the regularly scheduled meeting on April 15, 2015, City Council approved and adopted Resolution 2015-7569, declaring its intention to provide for an annual levy and collection of assessments in a Special Assessment District, and set a time and place for a public hearing thereon.

A public hearing was noticed in the Imperial Beach Eagle & Times on April 30, 2015, for May 20, 2015 at the hour of 6:00 p.m. in the Council Chambers, City Hall, Imperial Beach, California to hear protests or objections in reference to the annual levy of assessments and to any other matters contained in the resolution of intention

ANALYSIS:

The City Council of the City of Imperial Beach has previously formed a special assessment district pursuant to the "Landscape and Lighting Act of 1972", known as Assessment District No. 67-M, for the purpose of installing and maintaining upgraded street lighting on Highway 75 within the City of Imperial Beach. The attached map provides the boundaries of the original Assessment District.

Lighting improvements have been previously funded and no further improvements are planned. The annual levy of assessments being considered by City Council is for the cost of maintenance and operation of the previously funded lighting improvements; generally to consist of energy costs, lamp maintenance, and replacements of light standards as required plus Sempra Utilities ownership costs. The assessment recommended is unchanged from previous year's assessments.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The total AD-67M budget is \$29,000 per the Engineer's Report. The City General Fund will contribute \$16,959 towards the annual maintenance costs. The balance of \$12,041 will be provided through the annual assessment.

Attachments:

1. Resolution No. 2015-7586
2. Assessment District No. 67M Boundary Map

RESOLUTION NO. 2015-7586

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE LEVY OF THE ANNUAL ASSESSMENT IN A SPECIAL MAINTENANCE DISTRICT (AD-67M)

WHEREAS, the City Council of the City of Imperial Beach, California, has initiated proceedings for the levy of the annual assessment in a special maintenance district created pursuant to the terms of the "Landscape and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highway Code of the State of California (the "Act"), in a special maintenance district known and designated as ASSESSMENT DISTRICT NO. 67M (hereinafter referred to as the "District"); and

WHEREAS, at this time all notice and public hearing requirements have been met relating to the levy of the annual assessments and this City Council is now satisfied with the assessment and diagram and all other matters as contained in the Engineer's "Report" as now submitted for final consideration and approval.

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

RECITALS

SECTION 1. That the above recitals are all true and correct.

PROTESTS

SECTION 2. That all protests and objections of every kind and nature have been considered, and the same hereby are, overruled and denied.

CONFIRMATION

SECTION 3. That the final assessment and diagram for the proceedings, as contained in the Engineer's "Report", is hereby approved and confirmed.

SECTION 4. That the public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as said maintenance work is set forth in the Engineer's "Report" and as previously declared and set forth in the Resolution of Intention.

SECTION 5. That the assessments contained in said "Report" for the next fiscal year are hereby confirmed and levied upon the respective lots or parcels of land in the District in the amounts as set forth in the said final "Report." It is hereby further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel received from the proposed maintenance works of improvement.

FILING AND RECORDING

SECTION 6. That the above referenced diagram and assessment shall be filed in the Office of the City Clerk, with a certified copy to be filed in the Office of the City Engineer; said diagram and assessment, and the certified copy thereof, shall be open for public inspection.

SECTION 7. That the Administrative Services Director is hereby ordered and directed to immediately file a certified copy of the diagram assessment with the County Auditor; said filing is to be made no later than August 10, 2015.

ENTRY UPON THE ASSESSMENT ROLL

SECTION 8. That after the filing of the diagram and assessment, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessment.

SECTION 9. The assessments shall be collected at the same time and in the same manner as County taxes are collected and, all laws providing for the collection and enforcement of County taxes shall apply the collection and enforcement of the assessments.

FISCAL YEAR

SECTION 10. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2015 and ending June 30, 2016.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

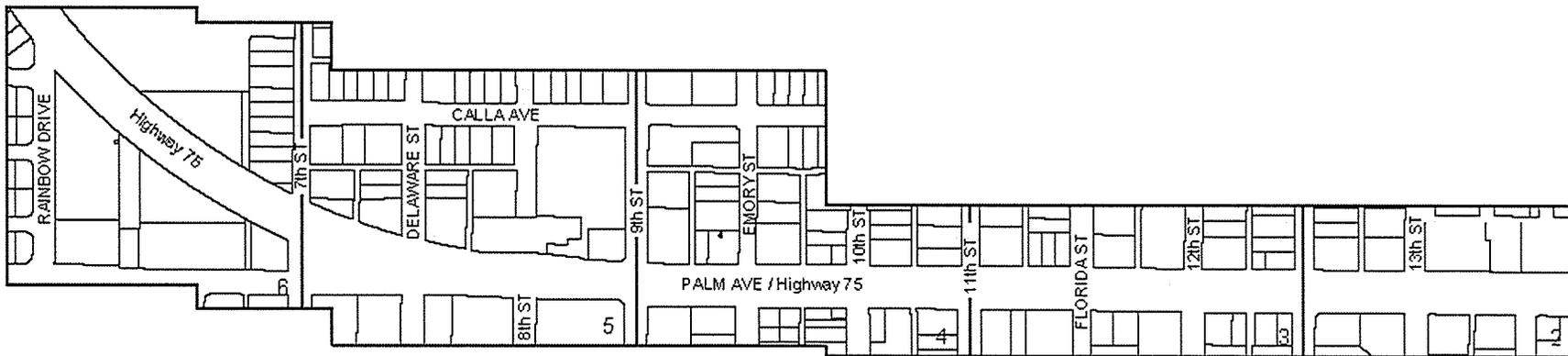
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

ASSESSMENT DIAGRAM FOR ASSESSMENT DISTRICT NO.67M(STREET LIGHTING)



**THIS PAGE
INTENTIONALLY LEFT BLANK**



AGENDA ITEM NO. 4.4

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: PUBLIC HEARING FOR AND RESOLUTION NO. 2015-7587 TO ADOPT TRANSNET LOCAL STREET AND ROAD PROGRAM AMENDMENT NO. 5

EXECUTIVE SUMMARY:

This is a Public Hearing for the adoption of resolution no. 2015-7587 to amend the current 2014 Regional Transportation Improvement (RTIP), Five-Year Program for TransNet Local Streets and Road funds.

Amendment 5 will 1) increase the annual TransNet allocation by fiscal years pursuant to SANDAG's revised TransNet Revenue Forecast dated January 30, 2015; 2) reprogram \$262,086 of unpaid/carry over TransNet funds from FY 2015 to FY 2016; and 3) add Fern Avenue (9th to 11th Street) to the previously approved Council list of streets. The City has applied for an ATP Safe Route to School Grant for the Fern Avenue project however the street must be listed in the RTIP to qualify for the ATP Grant.

See attachment 2 for detailed fiscal impact.

RECOMMENDATION:

- Open the Public Hearing.
- Receive public comment.
- Close the Public Hearing.
- Adopt the attached resolution (with modification if desired).
- Authorize the Public Works Director to submit Resolution 2015-7587 to SANDAG.

RATIONALE:

SANDAG manages and distributes the TransNet funds collected for the cities in San Diego County. SANDAG management of these funds requires the cities to provide street improvement plans and TransNet allocations against these improvements such that they can be approved by the SANDAG Board of Directors.

OPTIONS:

- Adopt Resolution No. 2015-7587 approving Amendment No. 5 accepting the increase of TransNet funds and reallocating available FY 15 funds to FY 16.

- Reject Resolution No. 2015-7587 thereby reducing the amount of TransNet funds available in FY 16 and not including Fern Avenue as a future street improvement using TransNet funds.

BACKGROUND:

At the March 5, 2014, City Council Meeting, Council adopted Resolution No. 2014-7456 approving the Regional Transportation Improvement Program (RTIP), Five-Year TransNet Local Streets and Road Program Projects, for fiscal years 2014 - 2019. The Program requires TransNet recipients to submit formal revisions or updates to the Five-Year plan every two years.

Attachment 2, Table 1, 2014 Regional Transportation Improvements Program Amendment No. 5, details the previous/revised programmed TransNet funds by fiscal year and SANDAG project number. IB02 contributes 30% of TransNet funds for Street Maintenance Operations. IB12 contributes 70% of TransNet funds for Major Street Improvement projects identified for repairs as previously approved by City Council for FY 2014 – 2019.

Starting with Fiscal Year 2009, the TransNet Extension Ordinance became effective. The TransNet Extension Ordinance limited the maintenance expenditures on Local Streets and Roadway Program to a maximum of 30% of the total Local Streets and Roadway Program allocation. The remaining 70% of the allocated funds are to be expended on capital program expenditures. All new projects, or major reconstruction projects, funded by TransNet shall accommodate travel by pedestrians and bicyclists except where prohibited or costs are excessively disproportionate to the need or use. Such facilities for pedestrians and bicycles use shall be designed to the best currently available standards and guidelines.

ANALYSIS:

Processing amendments allows for adjustments to the project scope by adding or deleting streets, reprogramming funds, and increasing/decreasing available TransNet funds resulting from the sale of gas. All of these occur in Amendment No. 5.

The majority of TransNet expenditures occur during construction. It is a fine balancing act to request/expend funds while not exceeding SANDAG's 30% cash on hand limit, and yet have enough funds to pay for construction when needed.

There are funds available to the City at SANDAG that were not requested because the City did not want to exceed the 30% cash on hand limit. These funds are not lost. They are being reprogrammed to a time that they can be expended for construction of an active RTIP Street Improvement construction project in FY 2016.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

See attachment 2, Table 1 2014 Regional Transportation Improvement Program Amendment No. 5

Attachments:

1. Resolution No. 2015-7587
2. Table 1, 2014 Regional Transportation Improvements Program Amendment No. 5
3. Transnet Revenue Forecast dated January 30, 2015

RESOLUTION NO. 2015-7587

A RESOLUTION OF THE CITY OF IMPERIAL BEACH ADOPTING THE *TRANSNET* LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2015 THROUGH 2019 AMENDMENT NO. 5

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of Imperial Beach was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2015 through 2019; and

WHEREAS, the City of Imperial Beach has held a noticed public meeting with an agenda item that clearly identified the proposed list of projects prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31;

NOW THEREFORE,

BE IT RESOLVED that pursuant to Section 2(C) (1) of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects.

BE IT FURTHER RESOLVED that pursuant to Section 4(E) (3) of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that all new projects, or major reconstruction projects, funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed shall be clearly noticed as part of the City of Imperial Beach's public hearing process.

BE IT FURTHER RESOLVED that pursuant to Section 8 of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the 5-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

BE IT FURTHER RESOLVED that pursuant to Section 9A of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that it will exact \$2,254, plus all applicable annual increases, from the private sector for each newly constructed residential housing unit in that jurisdiction, and shall contribute such exactions to the Regional Transportation Congestion Improvement Program (RTCIP).

BE IT FURTHER RESOLVED that pursuant to Section 13 of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that it has established a separate Transportation Improvement Account for *TransNet* revenues with interest earned expended only for those purposes for which the funds were allocated.

BE IT FURTHER RESOLVED that pursuant to Section 18 of the *TransNet* Extension Ordinance, the City of Imperial Beach certifies that each project of \$250,000 or more will be clearly designated during construction with *TransNet* project funding identification signs.

BE IT FURTHER RESOLVED that the City of Imperial Beach does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

BE IT FURTHER RESOLVED that the City of Imperial Beach agrees to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City/County of Imperial Beach's *TransNet* funded projects.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**

Table 1
2014 Regional Transportation Improvement Program
Amendment No. 5
San Diego Region (in \$000s)

Imperial Beach, City of

MPO ID: IB02			RTIP #:14-05							
Project Title:		Street Maintenance Operations						TransNet - LSI: Maint		
Project Description: Various locations - street maintenance										
Change Reason: Increase funding, Increase Funding										
Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: \$4,228										
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON
TransNet - L	\$1,655	\$1,655								\$1,655
TransNet - LSI	\$2,115	\$1,020	\$197	\$209	\$219	\$229	\$240			\$2,115
TransNet - LSI Carry Over	\$458	\$458								\$458
TOTAL	\$4,228	\$3,133	\$197	\$209	\$219	\$229	\$240			\$4,228
PROJECT LAST AMENDED 14-00										
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON
TransNet - L	\$1,655	\$1,655								\$1,655
TransNet - LSI	\$2,085	\$1,020	\$197	\$205	\$212	\$220	\$230			\$2,085
TransNet - LSI Carry Over	\$458	\$458								\$458
TOTAL	\$4,198	\$3,133	\$197	\$205	\$212	\$220	\$230			\$4,198

** Pending final SANDAG approval

**2014 Regional Transportation Improvement Program
Amendment No. 5
San Diego Region (in \$000s)**

Imperial Beach, City of

MPO ID: IB12		RTIP #:14-05									
Project Title:	Major Street Improvements									TransNet - LSI: CR	
Project Description:	1 Elm (Seacoast to 7th St.), 2 5th St. (I.B. Blvd. to Fern St.), 3 Rainbow Dr. (SR75 to Palm), 4 7th Street (Encina Ave. to I.B. Blvd.), 5 Palm Ave. (7th to Delaware), 6 Ebony (4th to 3rd), 7 Grove St. (Connecticut St. to 8th St.), 8 Daisy Ave. (4th St. to Seacast Dr.), 9 7th (Grove to IB Blvd), 10 IB Blvd (9th to 5th), 11 Arriba Ave. (9th St. to Cul-de-sac), 12 Oneonta Ave. (5th St. to Connecticut St.) , 13 Iris (5th St. to Connecticut St.), 14 California (Fern Ave to Grove Ave.), 15 Grove Ave. (Sports Park to Loudon Lane), 16 Implementation of BTP, 17 13th St Overlay (Bayshore Bikeway to Iris Ave), 18 13th St Class 2 Bikeway , 19 Fern Ave (9th to 11th St) - work includes but not limited to overlay, new sidewalks, curbs and gutters, ramps, and storm drain										
Change Reason:	Increase funding, Revise project description										
	Capacity Status:NCI Exempt Category:Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: \$6,646											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - L (Cash)	\$200	\$200								\$200	
TransNet - LSI	\$4,505	\$1,951	\$461	\$488	\$510	\$535	\$560	\$1,205		\$3,300	
TransNet - LSI (Cash)	\$0										
TransNet - LSI Carry Over	\$1,941	\$1,168	\$512	\$262				\$529		\$1,412	
TOTAL	\$6,646	\$3,319	\$973	\$750	\$510	\$535	\$560	\$1,734		\$4,912	
PROJECT LAST AMENDED 14-00											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - L (Cash)	\$200	\$200								\$200	
TransNet - LSI	\$4,435	\$1,951	\$461	\$477	\$495	\$513	\$538	\$1,330		\$3,105	
TransNet - LSI Carry Over	\$1,679	\$1,168	\$512					\$267		\$1,412	
TOTAL	\$6,314	\$3,319	\$973	\$477	\$495	\$513	\$538	\$1,597		\$4,717	

** Pending final SANDAG approval

**2014 Regional Transportation Improvement Program
Amendment No. 5
San Diego Region (in \$000s)**

RTIP Fund Types

<i>Federal Funding</i>	
IM	Interstate Maintenance Discretionary
IRR	Indian Reservation Roads program
TSM	Transportation Systems Management
<i>Local Funding</i>	
<i>TransNet-L</i>	Prop. A Local Transportation Sales Tax - Local Streets & Roads
<i>TransNet-L (Cash)</i>	TransNet - L funds which agencies have received payment, but have not spent
<i>TransNet-LSI</i>	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet-LSI Carry Over</i>	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet-LSI (Cash)</i>	TransNet - LSI funds which agencies have received payment, but have not spent

TransNet Revenue Forecast - Local Street Improvement Program¹

DRAFT Estimate of Revenues for FY 2016 to FY 2020² (in \$000s)

As of 1/30/15

Jurisdiction	Jan. 2014 Population ³	Maintained Miles ³	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Carlsbad	108,246	275.0	\$2,846	\$2,985	\$3,137	\$3,293	\$3,453
Chula Vista	251,613	450.3	\$5,886	\$6,176	\$6,492	\$6,818	\$7,153
Coronado	23,176	42.5	\$591	\$618	\$647	\$678	\$709
Del Mar ⁴	4,199	22.4	\$1	\$10	\$15	\$26	\$33
El Cajon	100,460	191.5	\$2,421	\$2,539	\$2,668	\$2,800	\$2,936
Encinitas	60,482	162.4	\$1,643	\$1,722	\$1,809	\$1,898	\$1,989
Escondido	145,901	297.2	\$3,561	\$3,735	\$3,926	\$4,122	\$4,323
Imperial Beach	26,496	56.7	\$697	\$729	\$764	\$800	\$838
La Mesa ⁴	58,244	151.8	\$1,045	\$1,208	\$1,726	\$1,811	\$1,898
Lemon Grove	25,554	65.2	\$711	\$744	\$780	\$817	\$855
National City ⁴	58,838	100.7	\$1,017	\$1,085	\$1,156	\$1,230	\$1,403
Oceanside	169,350	475.6	\$4,585	\$4,809	\$5,055	\$5,308	\$5,569
Poway	48,559	180.6	\$1,506	\$1,578	\$1,657	\$1,738	\$1,822
San Diego	1,326,238	2,713.4	\$32,007	\$33,593	\$35,324	\$37,108	\$38,944
San Marcos ⁴	87,031	172.9	\$504	\$608	\$720	\$836	\$956
Santee ⁴	55,033	134.9	\$491	\$559	\$635	\$716	\$795
Solana Beach ⁴	12,987	47.9	\$113	\$132	\$153	\$175	\$197
Vista	95,262	175.5	\$2,277	\$2,388	\$2,509	\$2,633	\$2,761
County ⁴	492,509	1,859.6	\$13,646	\$14,383	\$15,188	\$16,018	\$16,869
Subtotal Street & Road	3,150,178	7,576.2	\$75,550	\$79,602	\$84,361	\$88,824	\$93,502
Local EMP ⁵			\$5,000	\$5,245	\$5,513	\$5,789	\$6,073
Local Smart Growth ⁵			\$5,833	\$6,119	\$6,432	\$6,753	\$7,085

*Revenue estimates for planning purposes only. Payments will be based on actual sales tax monthly receipts from the State Board of Equalization.

1. Projection of revenues are based on estimate of growth rate on taxable sales as forecasted by SANDAG and excludes interest and prior year excess funds.
2. Distribution of revenue estimates are based on the 2004 Proposition A Extension: San Diego Transportation Improvement Program and Expenditure Plan and apportioned as follows: (a) \$50,000 annual base per agency ; (b) balance distributed on a formula of 2/3 population and 1/3 maintained miles.
3. Population numbers are based on state Department of Finance (DOF) estimates as of January 2014; Maintained miles figures are based on Caltrans 2013 California Public Road Data (November 2014)
4. Revenues are net of estimated commercial paper and/or bond debt service payments
5. EMP to be distributed on a project by project basis; Smart Growth to be allocated based on Call for Projects process.

**THIS PAGE
INTENTIONALLY LEFT BLANK**



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: MAY 20, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT *EW TF*

SUBJECT: PUBLIC HEARING: T-MOBILE (APPLICANT);
CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140046), CONDITIONAL USE PERMIT (CUP 140047), DESIGN REVIEW CASE (DRC 140048), SITE PLAN REVIEW (SPR 140049), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 800 SEACOAST DRIVE (APN 625-262-02-00). MF 1168.

EXECUTIVE SUMMARY:

Staff is recommending that the City Council hold a public hearing to review and consider approval of a project proposing to construct a stealth wireless telecommunications facility at 800 Seacoast Drive (APN 625-262-02-00). The project site is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone, which allows for wireless facilities.

RECOMMENDATION:

That the City Council adopt Resolution 2015-7578, approving Regular Coastal Permit (CP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), Site Plan Review (SPR 140049), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the construction of a wireless telecommunications facility at 800 Seacoast Drive (APN 625-262-02-00).

RATIONALE:

The project should benefit the City of Imperial Beach by providing improved telecommunications coverage in an area that currently provides inadequate services and complies with land use and zoning regulations for the C/MU-2 Zone, General Plan, and Local Coastal Plan. In addition, the proposed telecommunications facility is designed to conceal all antennas and equipment and the Design Review Board recommended approval of the project's design with a vote of 3-0.

OPTIONS:

In addition to receiving this report and adopting staff's recommendation, the City Council can:

- Disapprove the project and deny the requested permits by making specific findings for denial; or
- Continue the Public Hearing to a specific future meeting to allow staff to provide additional information upon which a decision can be rendered.

BACKGROUND:

An application has been submitted to the City of Imperial Beach for a Regular Coastal Permit (CP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), and Site Plan Review (SPR 140049) for the proposed construction of a new wireless telecommunications facility and equipment at

800 Seacoast Drive (APN 625-262-02-00), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because the project requires site plan review by the Planning Commission (City Council) pursuant to Imperial Beach Municipal Code (IBMC) 19.83.020.

**ANALYSIS:**

The proposed telecommunications facility would consist of nine panel antennas and 18 remote radio units (RRUs) that would locate on the Pier South hotel. Six of the antennas would locate within existing walls on the northeast corner of the building and three antennas would locate within new screening on the southeast corner of the building. The new screen would surround an exposed laundry chute flue and would be constructed to match the existing building beyond the new screen surrounding the laundry chute flue. Existing stucco walls would be removed and replaced with fiberglass reinforced plastic screens with stucco treatments to match the materials, colors, texture, and architecture of the existing building. In addition, rooftop equipment would be installed that would match the height of the existing air-conditioning units (4'-8" in height), and would be screened by the existing parapets so that no visual impacts would occur.

The project does not propose to increase the height or expand any portion of the existing building. The new screening surrounding the laundry chute flue and the concealment panels replacing existing portions of the walls are the only potential visual impacts for the project, though all screening and panels would be treated to blend in with the existing building and provide no detectable visual impacts. The applicant claims that the facility is needed to cover a gap in service coverage, and locating the antennas in the existing walls at the top of the hotel is necessary to clear the surrounding building environment and provide an optimal signal.

The location of the telecommunications facility was examined. The applicant explored the opportunity to locate at 875 Seacoast Drive (Coronado Brewing Company), but did not pursue the site due to height, design, and lot/space limitations. The applicant also considered locating a freestanding facility in the parking lot at the northeast intersection of Seacoast Drive and Elkwood Avenue, though a facility at this location would only receive half of the coverage than would be provided if locating in the Pier South hotel. In addition, the Imperial Beach Municipal Code discourages freestanding facilities if reasonable alternative locations are possible. The applicant claims that the proposed location in the Pier South hotel at 800 Seacoast Drive is optimal because it would provide the necessary service coverage and conceal all antennas and equipment. Staff believes it is reasonable to locate the proposed wireless facility within the existing building as long as the facility is concealed and visually undetectable, as required by IBMC Section 19.90.070.

A separate wireless facility for AT&T was approved by the City Council on July 16, 2014 (MF 1140; Resolution 2014-7502). The AT&T facility will consist of 12 antennas and 24 remote radio units concealed within the stairwell parapets of the existing Pier South hotel. Following approval of the telecommunications facility, AT&T placed a hold on new construction for the 2015 calendar year, though work is anticipated to take place in early-to-mid-2016. Both AT&T and T-Mobile would use matching screening materials that would blend in with the building.

General Plan Consistency:

The proposed development is subject to IBMC Chapter 19.90, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The chapter is intended to protect and promote the public health, safety and welfare, as well as the aesthetic quality of the city as set forth in the goals, objectives and policies of the General Plan. In addition, the project is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The purpose of the C/MU-2 Zone is to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. The proposed development meets the intent of the C/MU-2 Zone and meets the Development and Design Standards for wireless facilities as outlined in IBMC Chapter 19.90.

C/MU-2 STANDARDS	PROVIDED/PROPOSED
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site (Section 19.90.070).	The facility would not remove existing parking spaces.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet (Section 19.90.070).	The project would not encroach within any setbacks of the C/MU-2 Zone.

<p>Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit (Section 19.90.70).</p>	<p>The facility would provide rooftop equipment that would match the height of existing air-conditioning equipment, screening around an existing laundry chute flue, and would locate antennas within existing walls. The proposed facility would not increase the height of the existing building.</p>
<p>A service provider with a wireless communications facility in the city must obtain a city business license (Section 19.90.070).</p>	<p>Obtaining a business license would be a condition of approval for the project.</p>
<p>The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics (Section 19.90.070).</p>	<p>The proposed facility would provide three antennas that would be concealed behind a new screening wall that would surround an existing laundry chute flue on the southeast corner of the building, and six antennas that would locate behind screening that would replace existing walls on the northeast corner of the building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.</p>
<p>The colors and materials of wireless communications facilities must blend into their backgrounds (Section 19.90.070).</p>	<p>The proposed facility would be concealed and the screening walls would be designed to match the existing building.</p>
<p>Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit (Section 19.90.070).</p>	<p>The proposed facility would provide three antennas that would be concealed behind a new screening wall that would surround an existing laundry chute flue on the southeast corner of the building, and six antennas that would locate behind screening that would replace existing walls on the northeast corner of the building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.</p>

<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building (Section 19.90.070).</p>	<p>The proposed facility would provide three antennas that would be concealed behind a new screening wall that would surround an existing laundry chute flue on the southeast corner of the building, and six antennas that would locate behind screening that would replace existing walls on the northeast corner of the building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility (Section 19.90.070).</p>	<p>No freestanding facilities are proposed.</p>
<p>Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts (Section 19.90.070).</p>	<p>No freestanding facilities are proposed.</p>
<p>Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts (Section 19.90.070).</p>	<p>Rooftop equipment would be installed that would match the height of the existing air-conditioning units (4'-8" in height), and would be screened by the existing parapets so that no visual impacts would occur.</p>
<p>No advertising signs may be placed on any facility or equipment (Section 19.90.070).</p>	<p>No advertising signs are proposed.</p>
<p>Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected (Section 19.90.070).</p>	<p>The proposed facility would locate between Seacoast Drive and the ocean, though it would be concealed on the existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility would be visually undetectable.</p>

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial
South	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Commercial
West	N/A	Beach

Design Review Board: At the Design Review Board meeting of April 16, 2015 (Attachment 5), the Board recommended approval of the project with a vote of 3-0 (1 absent).

ENVIRONMENTAL IMPACT:

This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities: Minor alteration of existing private structures/facilities involving negligible or no expansion of use).

COASTAL JURISDICTION:

The project is located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code and IBMC Section 19.87.160.

FISCAL ANALYSIS:

The Applicant has deposited \$8,500.00 to fund processing of the application.

Attachments:

1. Resolution 2015-7578
2. Plans
3. Photosimulations
4. Coverage Maps
5. Draft Design Review Board Minutes, April 16, 2015

c: file MF 1168

RESOLUTION NO. 2015-7578

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING REGULAR COASTAL PERMIT (CP 140046), CONDITIONAL USE PERMIT (CUP 140047), DESIGN REVIEW CASE (DRC 140048), AND SITE PLAN REVIEW (SPR 140049) TO CONSTRUCT A WIRELESS TELECOMMUNICATIONS FACILITY AT 800 SEACOAST DRIVE (APN 625-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1168.

WHEREAS, on May 20, 2015, the City Council of the City of Imperial Beach held a duly advertised and noticed public hearing to consider the merits of approving or denying an application for an Regular Coastal Permit (ACP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), and Site Plan Review (SPR 140049) to construct a wireless telecommunications facility at 800 Seacoast Drive (APN 625-262-02-00). The property is designated C/MU-2 (Seacoast Commercial & Mixed-Use) on the Zoning Map on a site legally described as follows:

Parcel: APN 625-262-02-00

The land referred to herein is situated in the State of California, County of San Diego, City of Imperial Beach, and described as follows:

Lot 1 of Seacoast Inn in the City of Imperial Beach, County of San Diego, State of California, according to Official Map thereof No. 15792 recorded September 8, 2010 in the Office of the County Recorder of San Diego County.

Excepting therefrom, that portion of Date Avenue dedicated and accepted on said Map in favor of the City of Imperial Beach.

Except any portion thereof lying below the mean high tide line of the Pacific Ocean.; and,

WHEREAS, on April 16, 2015, the Design Review Board recommended approval of the project design with a vote of 3-0 (1 member absent); and

WHEREAS, the project design of a telecommunications facility concealed at the Pier South hotel is compatible in use and appearance with other structures in the vicinity because it would be hidden; and, therefore, would be consistent with Policy D-8 of the Design Element of the General Plan and with Ordinance Nos. 2002-983 and 2003-997; and

WHEREAS, this project consisting of one stealth wireless facility structure complies with the Application Requirements of Section 19.90.050, the Development and Design Standards of Section 19.90.070 and will be required to comply with the Operations and Maintenance Standards of Section 19.90.080 of Chapter 19.90 "Wireless Communication Facilities" of the zoning ordinance; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that necessity compels placement of this facility in this location to avoid a significant gap in wireless communications coverage; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that the proposed conditions are consistent with the Federal Telecommunications Act of 1996; and

WHEREAS, this project complies with the requirements of the California Environmental Quality Act (CEQA) as this project shall be categorically exempt pursuant to the California

Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities: Minor alteration of existing private structures/facilities involving negligible or no expansion of use); and

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

REGULAR COASTAL PERMIT:

1. **The proposed development conforms to the certified local coastal plan including coastal land use policies.**

The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. Wireless facilities are allowed subject to approval of a Conditional Use Permit. The proposed use provides a wireless facility that would be compliant with the development standards as outlined in Chapter 19.90, Wireless Communications Facilities." The project site is located in the appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

2. **The proposed development meets the minimum criteria set forth in the City of Imperial Beach Zoning Ordinance, the City's Minimum Landscape Planting and Irrigation Standards, and the City's Design Guidelines, as applicable.**

The project complies with the application requirements for telecommunications facilities pursuant to Section 19.90.050, the development and design standards of Section 19.90.070, and will be required to comply with the operations and maintenance standards of Section 19.90.080 of the City's Wireless Communication Facilities Ordinance. Additionally, this project is consistent with the certification order of the Coastal Commission regarding the City's Wireless Communication Facilities Ordinances (Nos. 2002-983 and 2003-997) in that the project proposes to reduce the visual impact of the wireless facility to the maximum extent feasible. The facility would locate within screening walls that would surround an existing laundry chute and within the existing building with no height or size alterations, and all screening walls would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility will be visually undetectable.

3. **The project complies with Imperial Beach Municipal Code Section 19.90.070, Development and Design Standards.**

The project complies with the application requirements for telecommunications facilities pursuant to the development and design standards of Section 19.90.070, in addition to other requirements in the City's Wireless Communication Facilities Ordinance and the certification order of the Coastal Commission regarding the City's Wireless Communication Facilities Ordinances (Nos. 2002-983 and 2003-997). The wireless facility will locate between the first public roadway and the ocean, and therefore must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. The project complies with these requirements because the facility will locate within screening walls that would surround an existing laundry chute and within the existing building with no height or size alterations, and all screening walls would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility will be visually undetectable. There are no feasible alternative locations that can comply with these

requirements without resulting in a significant gap in communication coverage, and the proposed location provides no impacts to public views, public access and recreation. Shoreline protection is not required or proposed for the project. The project reduces the visual impact of the wireless facility to the maximum extent feasible and would be concealed within the building and visually undetectable.

4. This project complies with the California Environmental Quality Act.

This project is categorically exempted from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19 Sections 15301 (Existing Facilities). The City has prepared a Categorical Exemption per the CEQA requirements for this project and the Notice of Exemption will be filed with the County Clerk in compliance with CEQA.

5. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, of the Coastal Development Project have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on May 7, 2015, and a public hearing notice was published in the South County Eagle & Times newspaper on May 7, 2015.

CONDITIONAL USE PERMIT:

6. That the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.

The proposed wireless telecommunication facility will provide expanded communication services to the City of Imperial Beach commercial and residential development, avoiding gaps in wireless communications coverage and therefore contribute to the general well-being of the neighborhood or community. The structure will be concealed at the existing Pier South hotel and visually undetectable. The project is subject to Chapter 19.90, "Wireless Communications Facilities," Ordinance No. 2002-983 and Ordinance No. 2003-997, which establishes the standards for siting, development and maintenance of wireless communications facilities and antenna throughout the city.

7. That the use will not, under the 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 of a telecommunications facility concealed at the Pier South hotel 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 as it will be required to comply with Chapter 19.90, "Wireless Communications Facilities," which provides for the public safety, health and welfare, as well as for the aesthetic quality as set forth in the goals, objectives and policies of the General Plan. In the Conditions of Approval, specific conditions have been set forth to mitigate the concerns such a development project may create. The 1996 Federal Telecommunications Act preempts local jurisdictions from addressing any health effects of the facilities.

8. That the proposed use will comply with the regulations and conditions specified in this title for the use and for other permitted uses in the same zone.

The proposed use will comply with the regulations and conditions for wireless communication facilities (Chapter 19.90).

9. **That the granting of the conditional use permit will be in harmony with the purpose and intent of the zoning code, the adopted General Plan and the adopted Local Coastal Program.**

The granting of the conditional use permit to install a stealth telecommunication facility concealed at the existing Pier South hotel will be in harmony with the purpose and intent of the zoning code (Chapter 19.90) and with the adopted general plan as the potential visual impacts of the proposal have been mitigated by design.

DESIGN REVIEW/SITE PLAN REVIEW:

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

The proposed development of a telecommunications facility concealed at the Pier South hotel will not be detrimental to the health, safety or convenience of persons residing or working in the vicinity, or injurious to the value of property or improvements in the vicinity as it will be required to comply with Chapter 19.90, "Wireless Communications Facilities," which provides for the safety, health and welfare, for the public as well as for the aesthetic quality as set forth in the goals, objectives and policies of the General Plan. In the Conditions of Approval, specific conditions have been set forth to mitigate the concerns such a development project may create. The 1996 Federal Telecommunications Act preempts local jurisdictions from addressing any health effects of the facilities.

11. **The proposed use does not adversely affect the General Plan or the Local Coastal Plan.**

The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. Wireless facilities are allowed subject to approval of a Conditional Use Permit. The proposed use provides a wireless facility that would be compliant with the development standards as outlined in Chapter 19.90, "Wireless Communications Facilities." The project site is located in the appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

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

The proposed use is compatible in use with established uses in the neighborhood. The subject site is in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone, which allows wireless facilities subject to approval of a Conditional Use Permit. The facility would be concealed on or within the existing building, and all screening walls would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility would be visually undetectable.

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

The proposed stealth wireless facility would be concealed at the existing Pier South hotel with no alterations to the height or size of the existing building. The location, site

layout, and design of the proposed use is oriented in a harmonious manner to adjacent structures and uses.

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

The wireless facility is properly integrated so that no other uses are negatively impacted. The facility would be concealed within the existing Pier South hotel and visually undetectable. The design style and the choice of materials properly integrate the facility with surrounding uses.

15. Access to and parking for the proposed use does not create any undue traffic problem.

Parking is not impacted by the proposed wireless facility, and access to the facility would not create any undue traffic problem.

16. All other applicable provisions of the Zoning Code are complied with.

The proposed development is subject to Chapter 19.90, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The proposed development meets the Development and Design Standards as outlined in Chapter 19.90.

Standards	Proposed
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site (Section 19.90.070).	The facility would not remove existing parking spaces.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet (Section 19.90.070).	The project would not encroach within any setbacks of the C/MU-2 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit (Section 19.90.70).	The facility would provide rooftop equipment that would match the height of existing air-conditioning equipment, screening around an existing laundry chute flue, and would locate antennas within existing walls. The proposed facility would not increase the height of the existing building.
A service provider with a wireless communications facility in the city must obtain a city business license (Section 19.90.070).	Obtaining a business license would be a condition of approval for the project.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible	The proposed facility would provide three antennas that would be concealed behind a new screening wall that would surround an existing laundry chute flue on the southeast corner of the building, and six

<p>with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics (Section 19.90.070).</p>	<p>antennas that would locate behind screening that would replace existing walls on the northeast corner of the building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.</p>
<p>The colors and materials of wireless communications facilities must blend into their backgrounds (Section 19.90.070).</p>	<p>The proposed facility would be concealed and the screening walls would be designed to match the existing building.</p>
<p>Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit (Section 19.90.070).</p>	<p>The proposed facility would provide three antennas that would be concealed behind a new screening wall that would surround an existing laundry chute flue on the southeast corner of the building, and six antennas that would locate behind screening that would replace existing walls on the northeast corner of the building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.</p>
<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building (Section 19.90.070).</p>	<p>The proposed facility would provide three antennas that would be concealed behind a new screening wall that would surround an existing laundry chute flue on the southeast corner of the building, and six antennas that would locate behind screening that would replace existing walls on the northeast corner of the building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility (Section 19.90.070).</p>	<p>No freestanding facilities are proposed.</p>

Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts (Section 19.90.070).	No freestanding facilities are proposed.
Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts (Section 19.90.070).	Rooftop equipment would be installed that would match the height of the existing air-conditioning units (4'-8" in height), and would be screened by the existing parapets so that no visual impacts would occur.
No advertising signs may be placed on any facility or equipment (Section 19.90.070).	No advertising signs are proposed.
Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected (Section 19.90.070).	The proposed facility would locate between Seacoast Drive and the ocean, though it would be concealed on the existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility would be visually undetectable.

17. Any other considerations as the Community Development Department deem necessary to preserve the health, safety and convenience of the City in general.

Standard and applicable conditions of approval have been included with the Resolution to further ensure that the health, safety, welfare, and convenience of the City in general is preserved.

18. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on May 7, 2015, and a public hearing notice was published in the South County Eagle & Times newspaper on May 7, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the above-listed findings and recitals are true and correct and are incorporated by reference; and

BE IT FURTHER RESOLVED by the City Council of the City of Imperial Beach that Regular Coastal Permit (ACP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), and Site Plan Review (SPR 140049) to construct a stealth wireless telecommunications facility at 800 Seacoast Drive (APN 625-262-02-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone, are hereby approved subject to the following:

CONDITIONS OF APPROVAL:

A. PLANNING:

1. The facility shall be developed in substantial compliance with the plans dated April 6, 2015, and photosimulations dated March 9, 2015, on file at the Community Development Department, or as otherwise amended and approved, and the conditions contained herein.
2. All components of the wireless facility must be visually undetectable. The screening walls must be designed to match the materials, colors, texture, and architecture of the existing building. All screening shall be subject to City approval.
3. Appropriate BMP's shall be in place during any maintenance of base station equipment to prevent any materials to enter storm drain conveyance system.
4. Project shall provide for co-location for a separate provider, wherever feasible.
5. Project shall comply with Imperial Beach Municipal Code 19.90.080 Wireless Facilities - Operation and Maintenance Standards, which are as follows:
 - Air conditioning units and noise-generating equipment must comply with the noise standards in Chapter 19.32;
 - In residential zones, security lighting must be operated with a timing device and shielded to limit light exposure on neighboring properties;
 - Wireless communications facilities and related equipment must be maintained in good condition, free from trash, debris, graffiti and all other forms of vandalism. Any damaged wireless communications facilities or equipment must be repaired as soon as reasonably possible, so as to minimize dangerous conditions and visual blight;
 - Landscaping elements of a wireless communications facility must be maintained in good condition. Damaged, dead or decaying landscaping must be replaced as promptly as possible;
 - In residential zones, routine equipment maintenance may only be conducted between eight a.m. and five p.m., Monday through Friday. In all other zones, routine maintenance may be conducted at any time;
 - Emergency maintenance may only be conducted during power outages or equipment failure;
 - In residential zones, non-emergency visits for scheduled upgrades, other than as described in subsection E of this section, require seventy-two-hour notice to the City and adjacent neighbors. No more than one scheduled upgrade is permitted every twelve months;
 - A statement that the wireless communications facility conforms with the current FCC safe-exposure standards must be submitted annually to the director of community development. (Ord. 2002-983 § 30 (part), 2002).

6. Noise from the facility/equipment shall not have a negative effect on the hotel patrons or existing neighborhood. If the facility receives any noise complaints, the applicant shall investigate said complaint and mitigate any issues to meet Imperial Beach Municipal Code noise requirements.
7. Any utilities must be undergrounded and visually undetectable.
8. Applicant and/or service provider shall obtain a city business license prior to issuance of building permit.
9. Approval of this request shall not waive compliance with any portion of the Building Code and Municipal Code in effect at the time a building permit is issued.
10. All negative balances in the project account (140046) shall be paid prior to building permit issuance and final inspection.
11. Approval of Regular Coastal Permit (ACP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), and Site Plan Review (SPR 140049) for this project is valid for a one-year **vesting** period from the date of approval, to **expire** on **May 20, 2016**. 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.
13. Conditional use permits for wireless communication facilities have a maximum term of ten (10) years, with an automatic review in five (5) years at a public hearing (IBMC 19.90.090). The applicant is required to contact the City and provide a notice package for a public hearing prior to **July 2020**, and is required to renew the Conditional Use Permit (CUP 140047) prior to the **expiration** date, **May 20, 2025**, in accordance with Chapter 19.82.

B. BUILDING:

14. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach.

C. PUBLIC SAFETY

15. Project shall be in compliance with the California Fire Code in effect at time of permit issuance and the most current National Fire Protection Association Standards.

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.

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

1. That the foregoing recitals are true and correct.

2. That the City Council Regular Coastal Permit (ACP 140046), Conditional Use Permit (CUP 140047), Design Review Case (DRC 140048), and Site Plan Review (SPR 140049) to construct a stealth wireless telecommunications facility and equipment at 800 Seacoast Drive (APN 625-262-02-00), is subject to the conditions set forth in this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May, 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**

PUBLIC WORKS NOTES:

C. PUBLIC WORKS:

12. 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 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 R9-2013-0001.
13. 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.
14. 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.
15. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards. 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).
16. 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.
17. 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.
18. Existing parcel impervious surfaces should not increase beyond the approved plans 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 R9-2013-0001.
19. 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.
20. Applicant 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.

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 04/06/15
ARCHITECT: DKD
DRAWN BY: HH
CHECKED BY: BOK

ISSUE STATUS:		
Δ	DATE:	DESCRIPTION:
-	08/08/14	90% ZD
-	10/16/14	100% ZD
-	04/06/15	PLAN CHECK COMMENTS

APPLICANT

T-Mobile
stick together

10509 VISTA SORRENTO PARKWAY,
SUITE 206,
SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:
PIER SOUTH

PROJECT NUMBER:
SD07447A

PROJECT ADDRESS:
800 SEACOAST DR.
IMPERIAL BEACH, CA 91932

SHEET TITLE:
PUBLIC WORKS NOTES

SHEET NUMBER:
T2



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE:	04/06/15	
ARCHITECT:	DKD	
DRAWN BY:	HH	
CHECKED BY:	BOK	
ISSUE STATUS:		
Δ DATE:	DESCRIPTION:	BY:
- 06/08/14	90% 2D	HH
- 10/16/14	100% 2D	HH
- 04/06/15	PLAN CHECK COMMENTS	HH

APPLICANT

T-Mobile
stick together

10509 VISTA SORRENTO PARKWAY,
SUITE 206,
SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:

PIER SOUTH

PROJECT NUMBER:

SD07447A

PROJECT ADDRESS:

800 SEACOAST DR.
IMPERIAL BEACH, CA 91932

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 04/06/15
 ARCHITECT: DKD
 DRAWN BY: HH
 CHECKED BY: BOK

ISSUE STATUS:			
Δ	DATE:	DESCRIPTION:	BY:
-	08/05/14	90% 2D	HH
-	10/16/14	100% 2D	HH
-	04/06/15	PLAN CHECK COMMENTS	HH

APPLICANT: **T-Mobile**
 stick together
 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
 A/E/C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:

PROJECT NAME:
PIER SOUTH

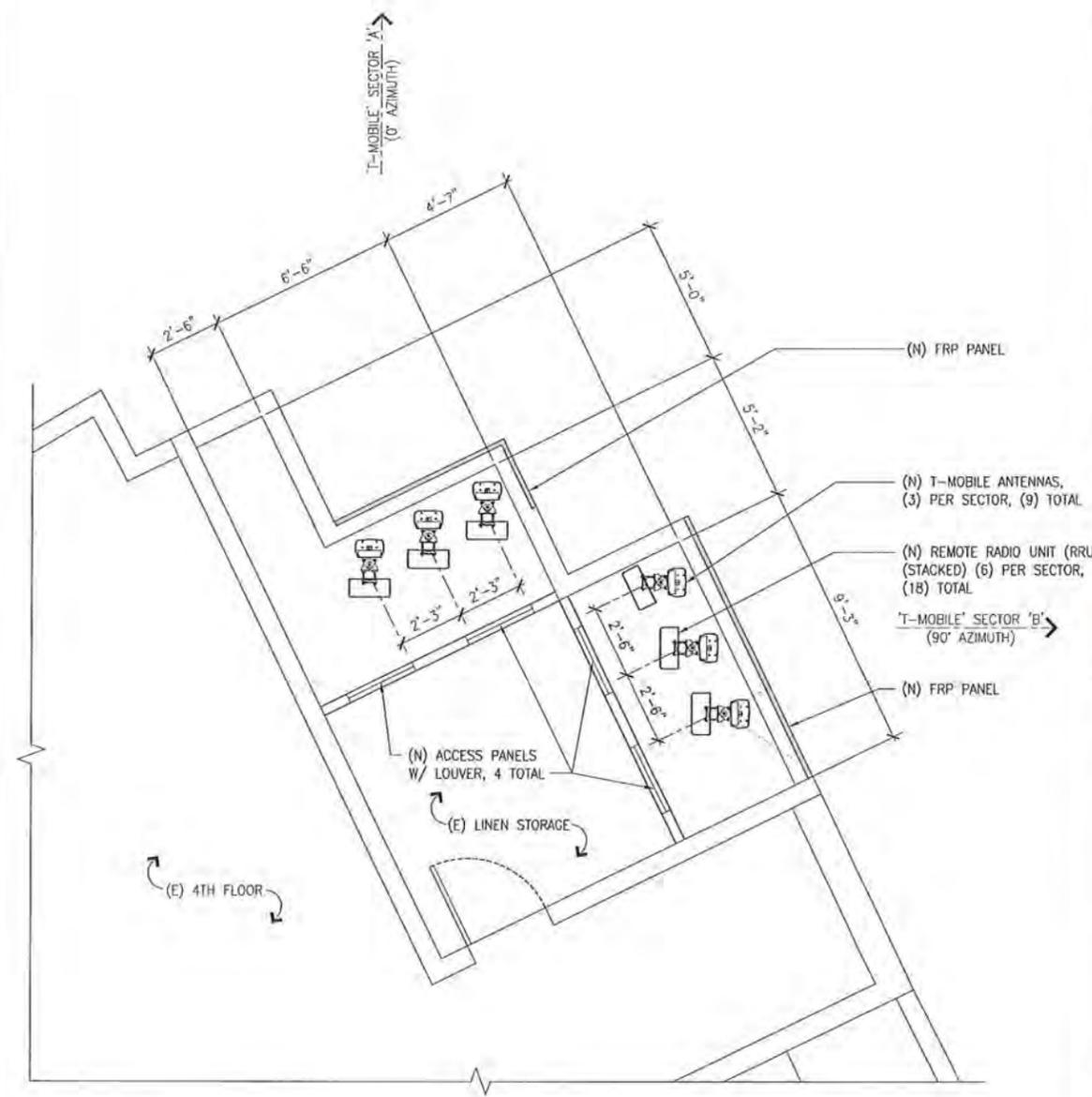
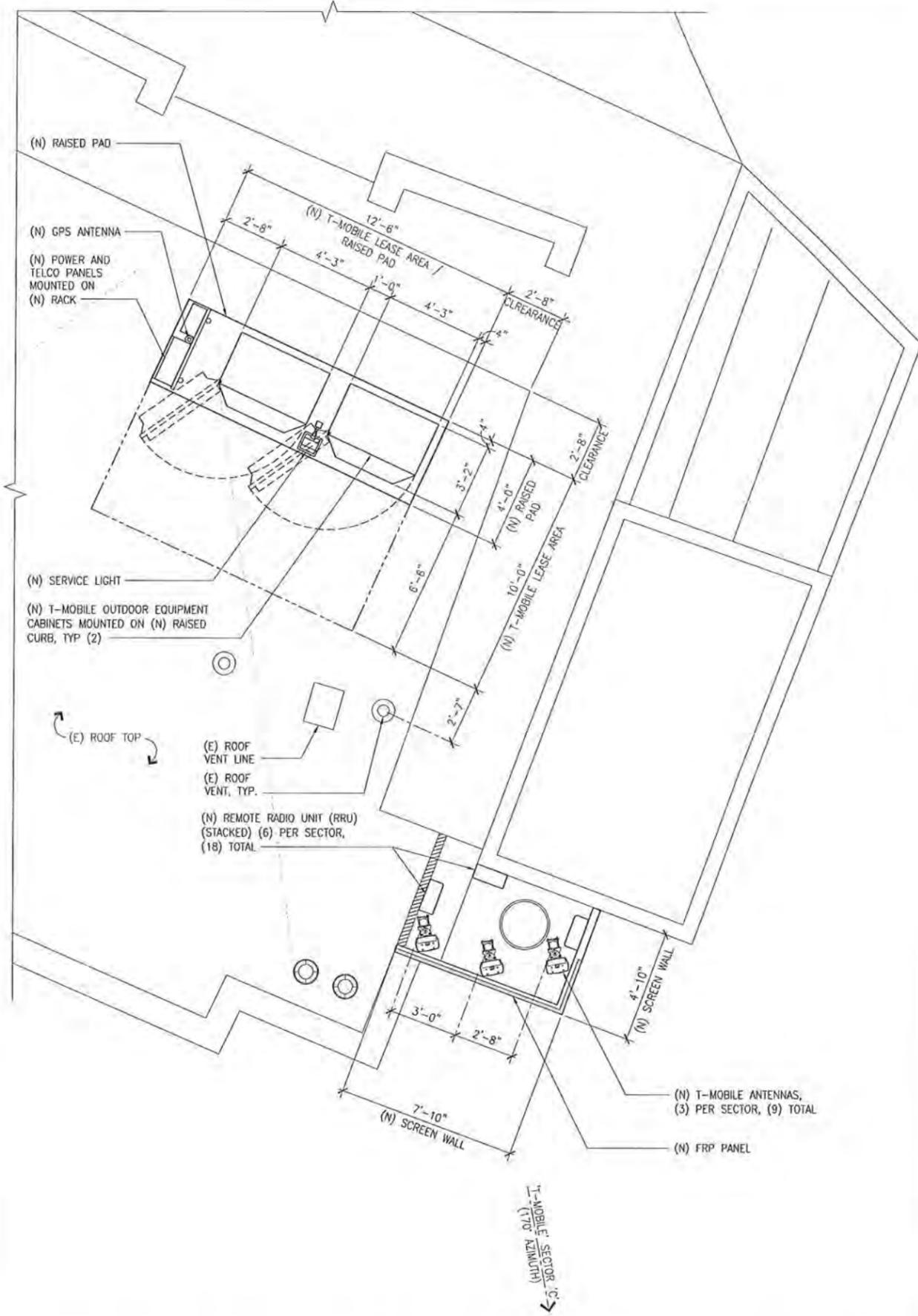
PROJECT NUMBER:
SD07447A

PROJECT ADDRESS:
 800 SEACOAST DR.
 IMPERIAL BEACH, CA 91932

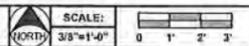
SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT PLAN

SHEET NUMBER:

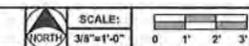
A2



EQUIPMENT & ANTENNA SECTOR C LAYOUT PLAN @ ROOF TOP



1 ANTENNA SECTOR A & B LAYOUT PLAN @ 4TH LEVEL



2

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 04/06/15

ARCHITECT: DKD

DRAWN BY: HH

CHECKED BY: BOK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
-	08/09/14	90% 2D	HH
-	10/16/14	100% 2D	HH
-	04/06/15	PLAN CHECK COMMENTS	HH

APPLICANT
T-Mobile
 stick together
 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:

PROJECT NAME:

PIER SOUTH

PROJECT NUMBER:

SD07447A

PROJECT ADDRESS:

800 SEACOAST DR.
 IMPERIAL BEACH, CA 91932

SHEET TITLE:

ELEVATIONS

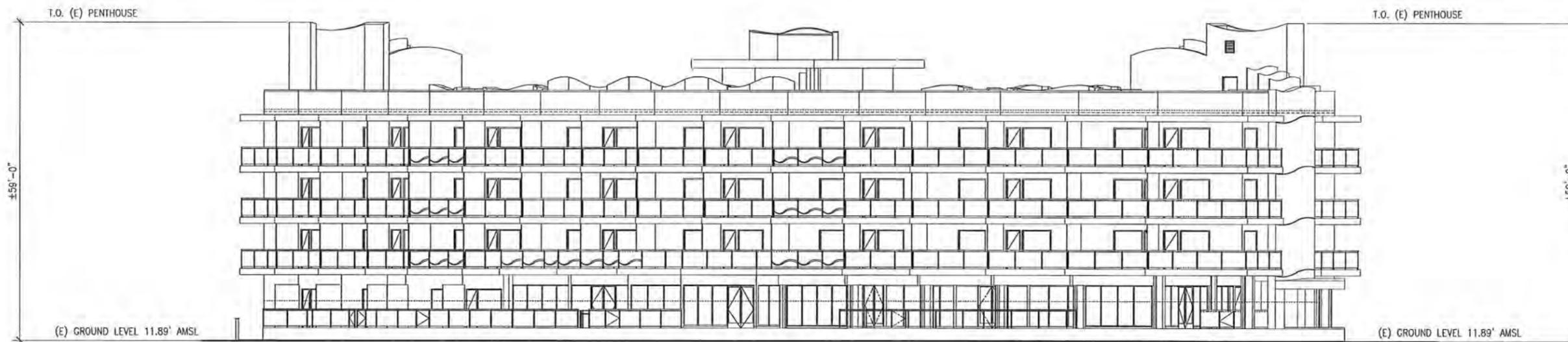
SHEET NUMBER:

A3



EAST ELEVATION

SCALE
 1" = 10'-0"
 0 5 10' 1



WEST ELEVATION

SCALE
 1" = 10'-0"
 0 5 10' 2

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 04/06/15
 ARCHITECT: DKD
 DRAWN BY: HH
 CHECKED BY: BOK

ISSUE STATUS:			
Δ	DATE:	DESCRIPTION:	BY:
-	08/08/14	90% ZD	HH
-	10/16/14	100% ZD	HH
-	04/06/15	PLAN CHECK COMMENTS	HH

APPLICANT
T-Mobile
 stick together
 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121



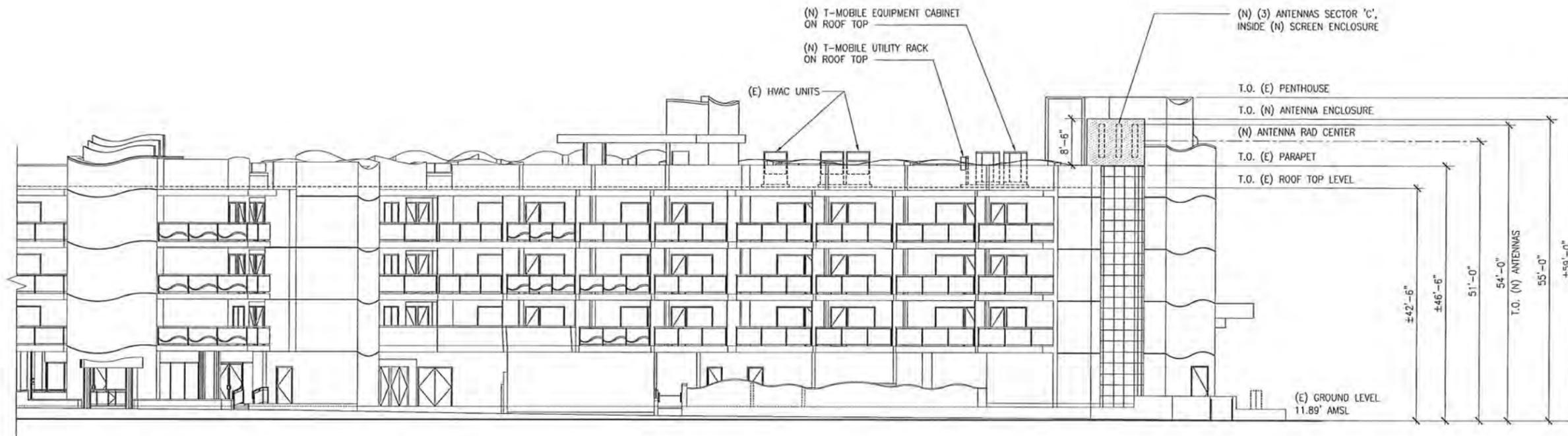
PLANS PREPARED BY:
DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:
 PROJECT NAME:
PIER SOUTH

PROJECT NUMBER:
SD07447A
 PROJECT ADDRESS:
**800 SEACOAST DR.
 IMPERIAL BEACH, CA 91932**

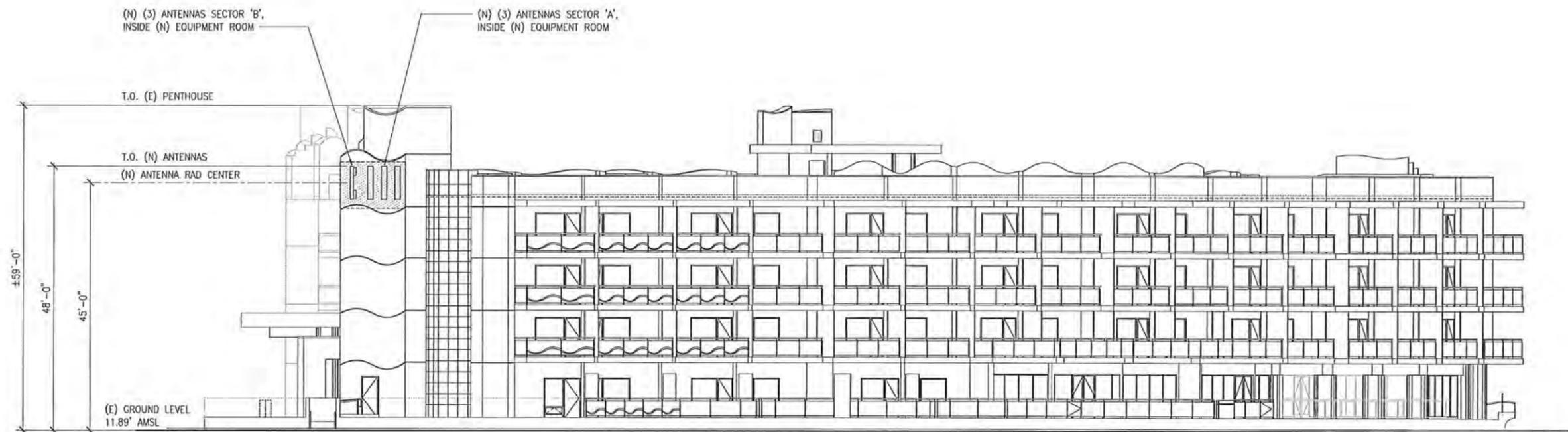
SHEET TITLE:
ELEVATIONS
 SHEET NUMBER:

A4



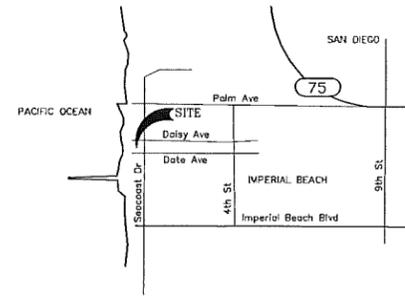
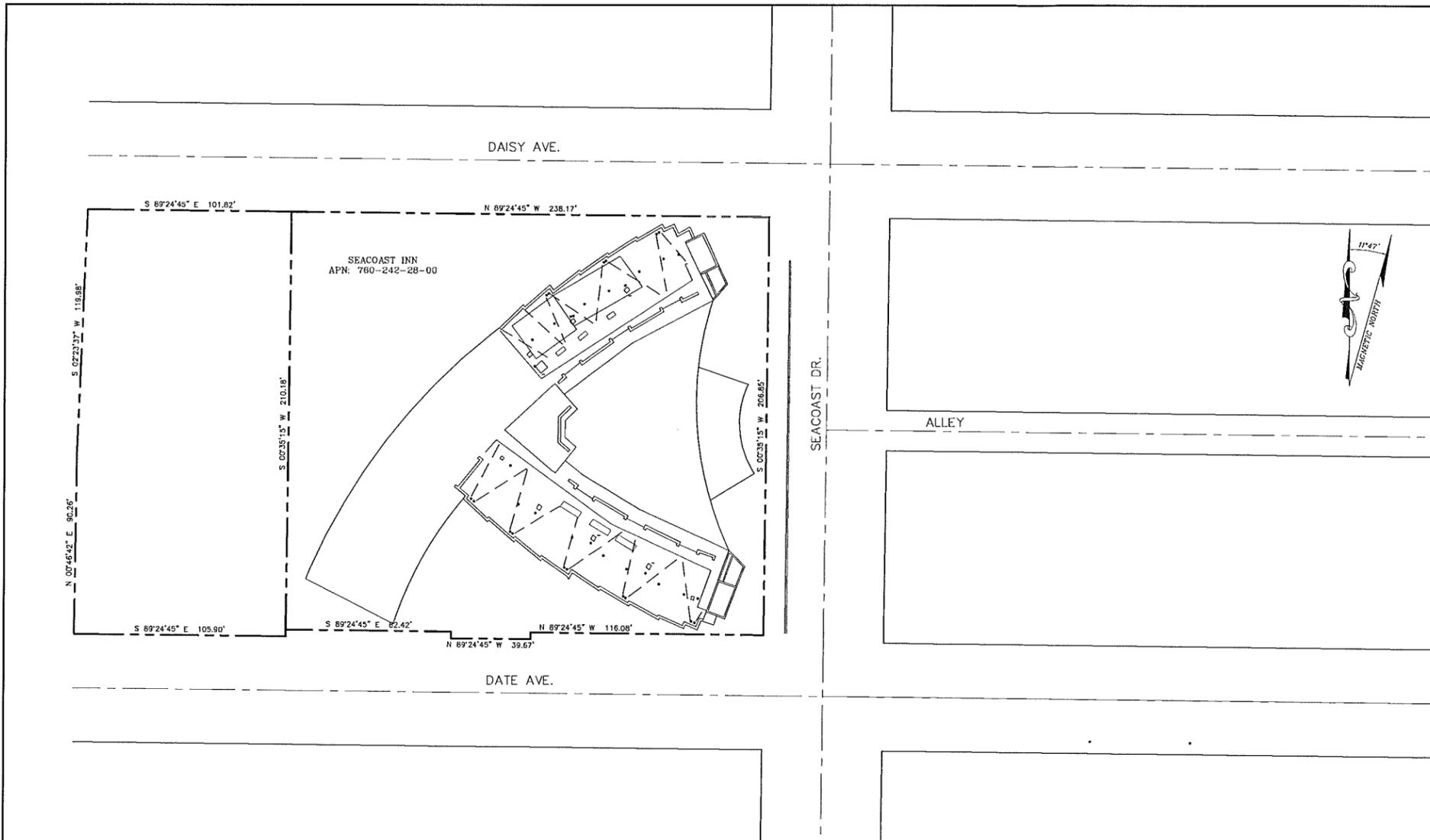
SOUTH ELEVATION

SCALE
 1" = 10'-0" 0 5' 10' 1



NORTH ELEVATION

SCALE
 1" = 10'-0" 0 5' 10' 2



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 08/07/2014

SURVEYOR: DAF

DRAWN BY: AGP

CHECKED BY: DAF

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	08/07/14	90% 2D	DAF
-			
-			

VICINITY MAP SCALE: N.T.S.

APPLICANT

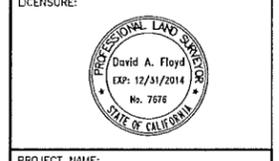
T-Mobile
stick together

10509 VISTA SORRENTO PARKWAY,
SUITE 206,
SAN DIEGO, CA 92121



PLANS PREPARED BY:

FLOYD SURVEYING
 28936 OLD TOWN FRONT ST
 SUITE 203
 TEMECULA, CA 92590
 OFFICE: (951) 694-8647
 EMAIL: fsl@floydsurveying.com



PROJECT NAME:
PIER SOUTH

PROJECT NUMBER:
SD07447

PROJECT ADDRESS:
800 SEA COAST DR
IMPERIAL BEACH, CA 91932

SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER:

OVERALL SITE PLAN		SCALE: 30 15 0 30 1"=30'
(Waiting for Title Report)	(Waiting for Title Report)	
		<p>OWNER'S NAME: SEACOAST INN</p> <p>ASSESSOR'S PARCEL NUMBER(S) 760-242-28-00</p> <p>BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.</p> <p>BASIS OF ELEVATIONS: NAVD 1988</p> <p>ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) PIN1, ELEVATION = 4233.46' AND 2) PLO3, ELEVATION = 44.68' WITH GEOD 2009 CORRECTIONS APPLIED.</p> <p>SITE DATA</p> <p>FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: San Diego Effective Date: 5/16/2012 Map/Panel: D6073C2134G The Flood Zone Designation for this site is: ZONE: X</p>
PROPERTY LEGAL DESCRIPTION	PRELIMINARY TITLE NOTES:	FEMA FLOOD ZONE INFORMATION
		GENERAL NOTES

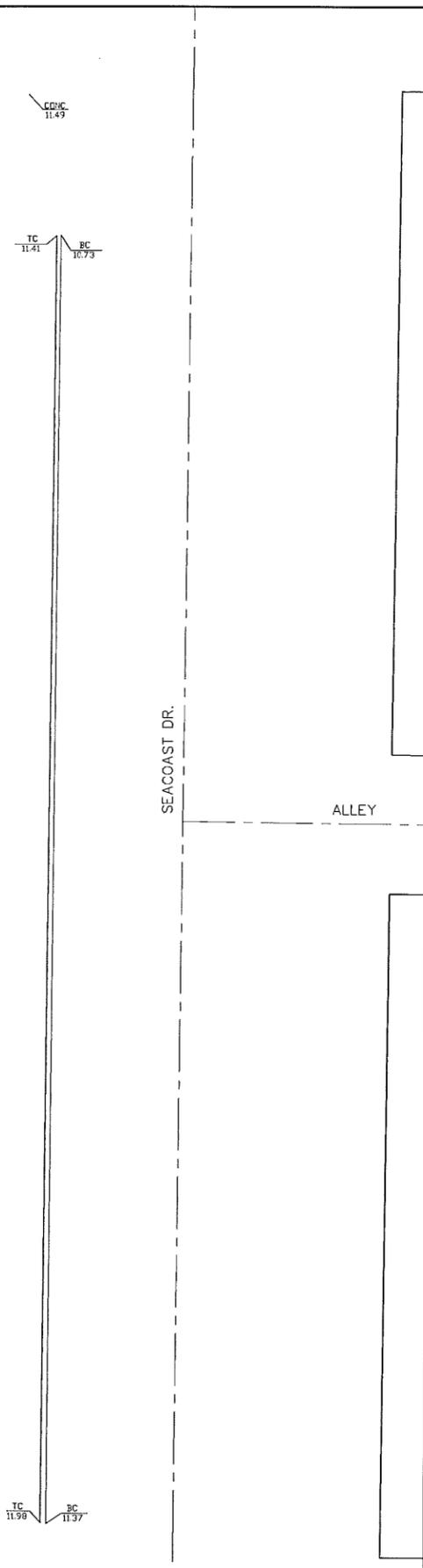
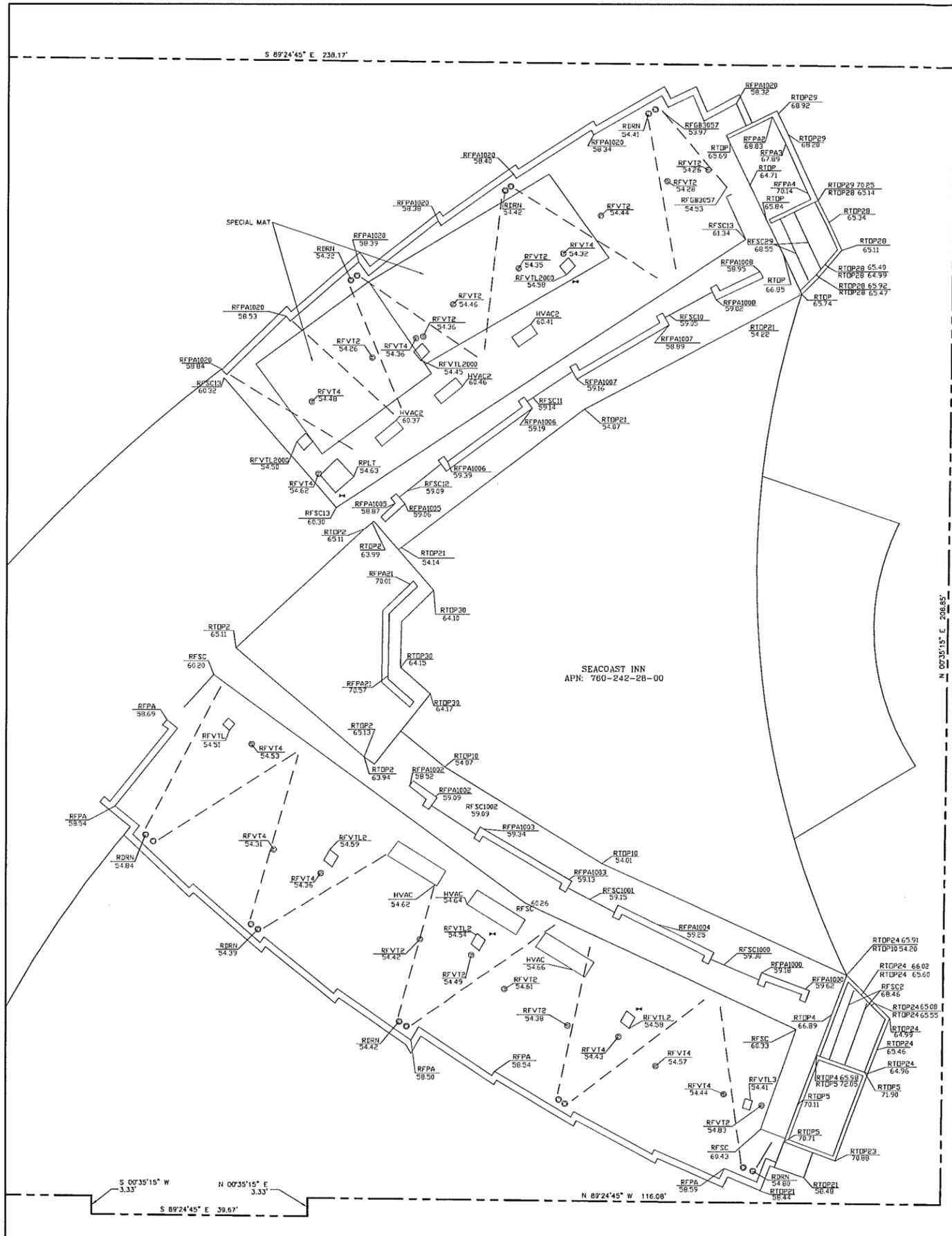
LEGEND

- These standard symbols will be found in the drawing.
- ⊙ FOUND MONUMENT
 - ⊙ STORM DRAIN ROOF
 - ⊙ ROOF OUTLET
 - ⊙ ROOF VENT
 - RFPA ROOF PARAPET
 - RTOP ROOF TOP
 - RFSO ROOF SCREEN
 - RVTL ROOF VENT LINE
 - RDRN ROOF DRAIN
 - HVAC HEAT/AIR CONDITIONER
 - BC BOTTOM OF CURB
 - TC TOP OF CURB
 - BOUNDARY LINE
 - CENTERLINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - X FENCE LINE

LEGEND

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on AUGUST 05, 2014.

LS1



PROPRIETARY INFORMATION		
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.		
DATE:	08/07/2014	
SURVEYOR:	DAF	
DRAWN BY:	AGP	
CHECKED BY:	DAF	
ISSUE STATUS:		
Δ DATE:	DESCRIPTION:	BY:
- 08/07/14	90% ZD	DAF
-		
-		
-		
 10505 VISTA SORRENTO PARKWAY, SUITE 206, SAN DIEGO, CA 92121		
PLANS PREPARED BY:		
 FLOYD SURVEYING 28936 OLD TOWN FRONT ST SUITE 203 TEMECULA, CA 92590 OFFICE: (951) 694-8647 EMAIL: fsl@floydsurveying.com		
LICENSURE:		
PROJECT NAME:		
PIER SOUTH		
PROJECT NUMBER:		
SD07447		
PROJECT ADDRESS:		
800 SEA COAST DR IMPERIAL BEACH, CA 91932		
SHEET TITLE:		
SITE SURVEY GENERAL INFORMATION		
SHEET NUMBER:		
LS2		

SCALE: 1"=30'

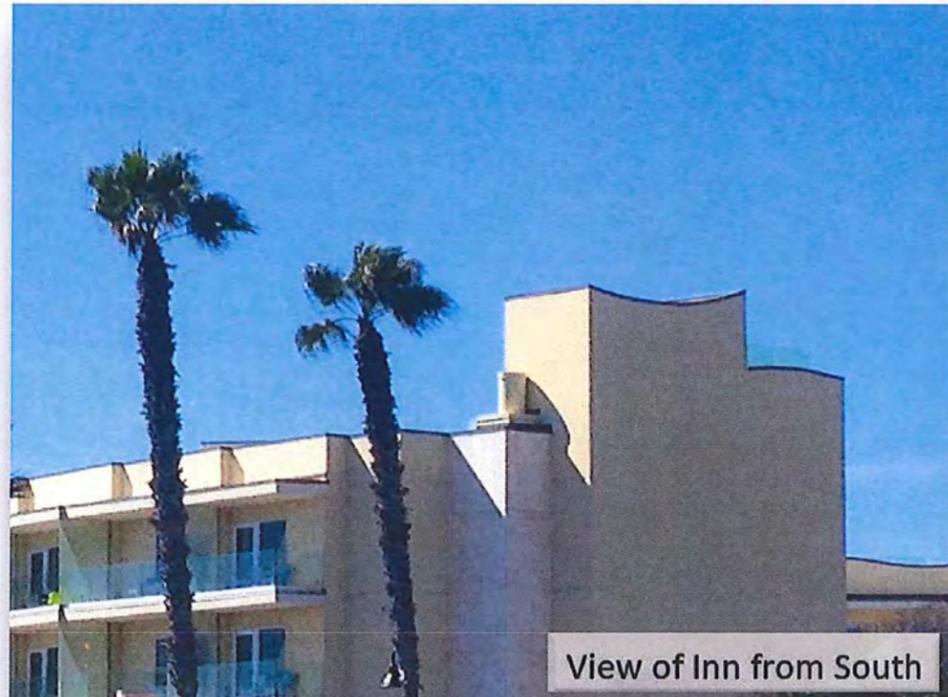
DETAIL SITE PLAN

GENERAL NOTES

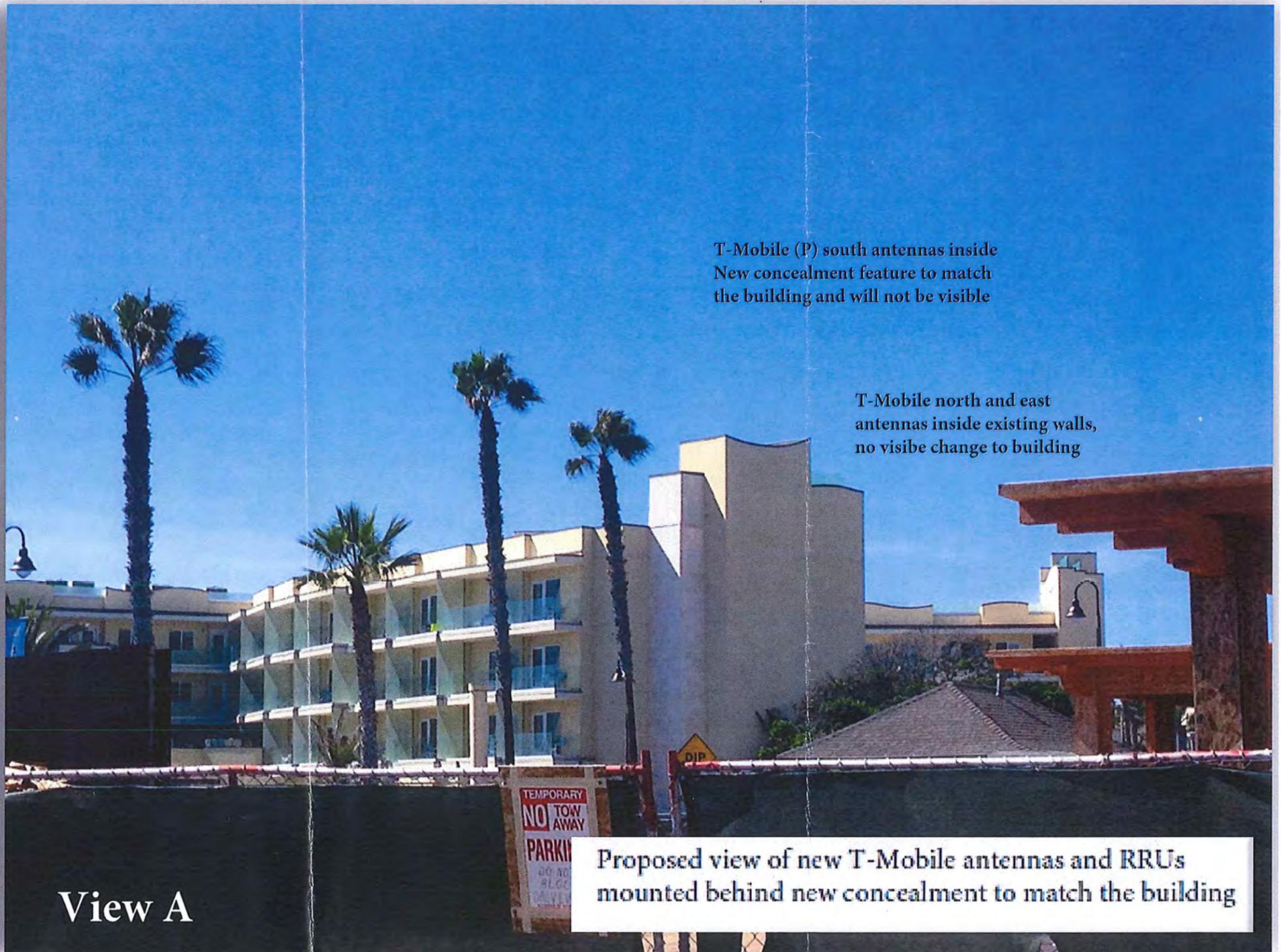
T Mobile SD07447 Pier South

Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932



View of Inn from South



T-Mobile (P) south antennas inside
New concealment feature to match
the building and will not be visible

T-Mobile north and east
antennas inside existing walls,
no visible change to building

View A

Proposed view of new T-Mobile antennas and RRUs
mounted behind new concealment to match the building

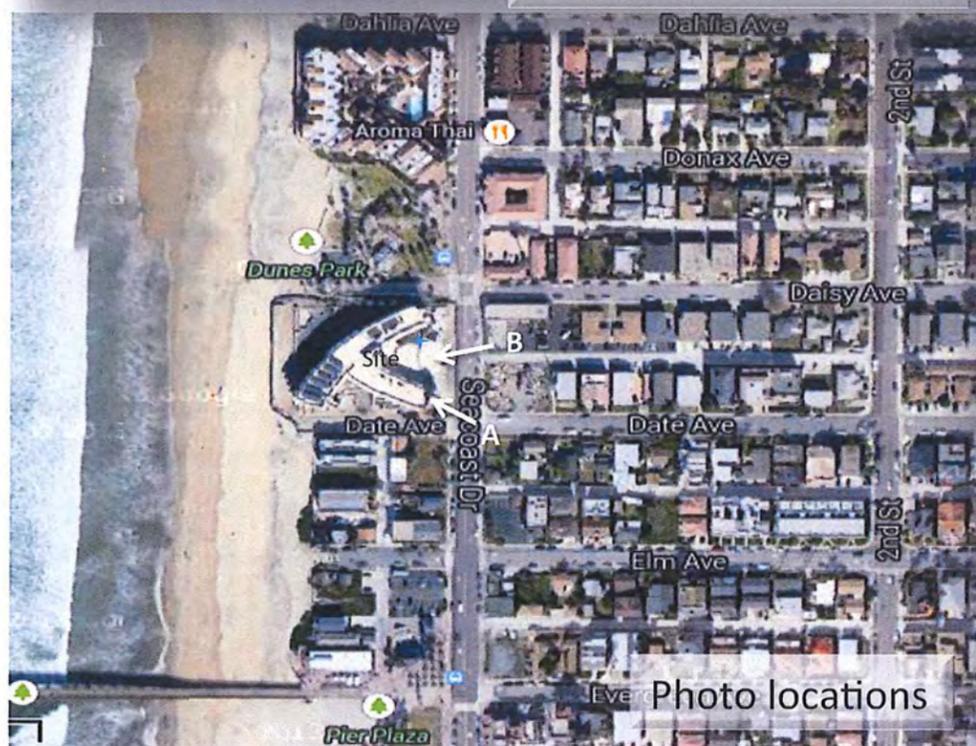


Photo locations

T Mobile SD07447 Pier South

Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932



Current View of site
Location from Seacoast Dr

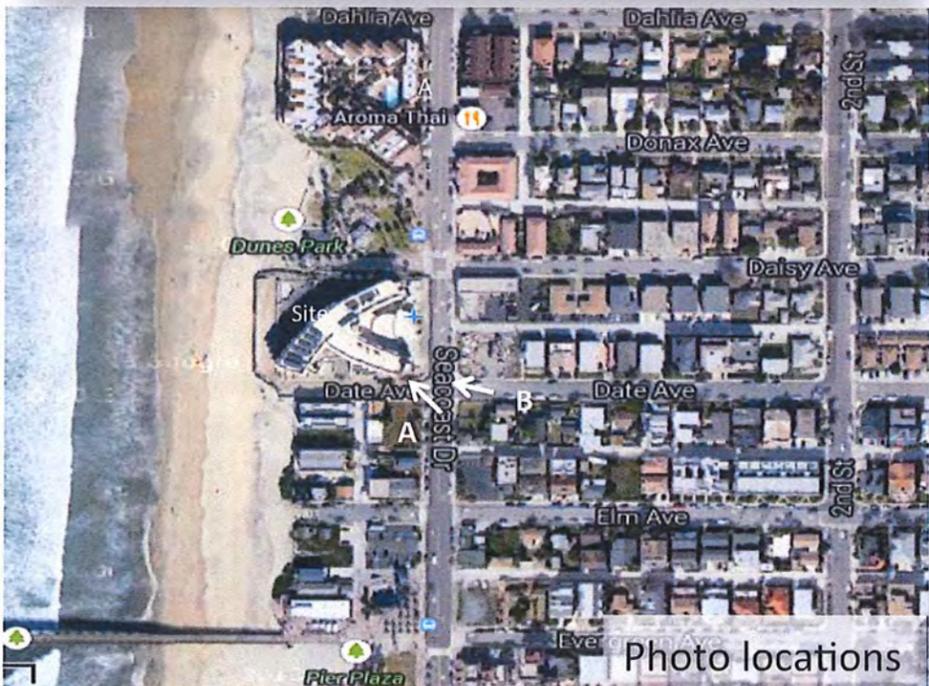


Photo locations



(P) AT&T Mobility antennas mounted behind existing walls above (3) stairwells

View B

Proposed view of new T-Mobile antennas and RRUs mounted behind new concealment to match the building

T Mobile SD07447 Pier South

Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932



View of Inn from North

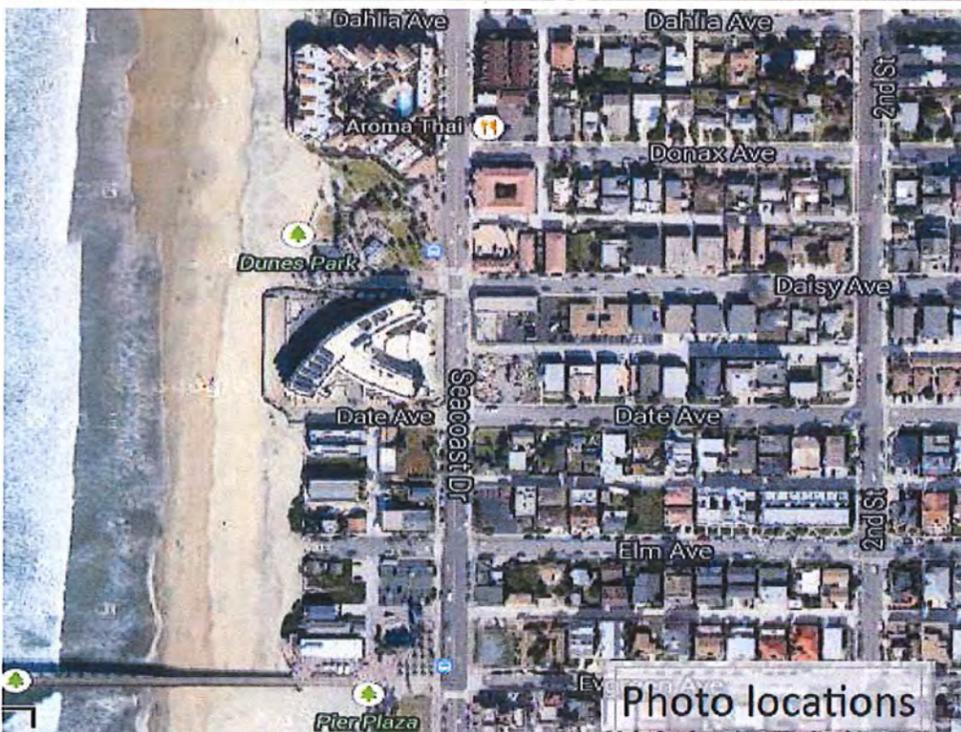
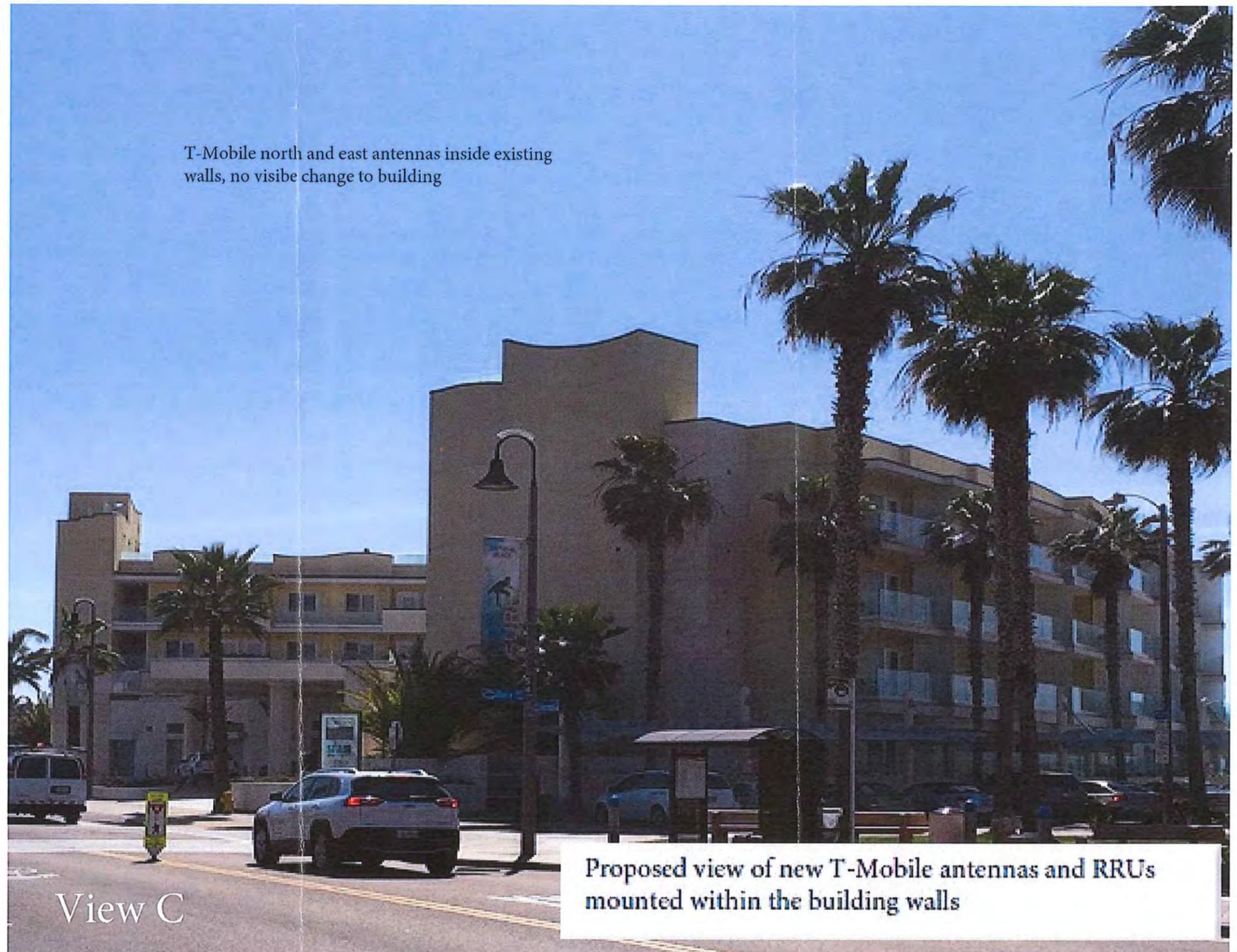


Photo locations



T-Mobile north and east antennas inside existing walls, no visible change to building

View C

Proposed view of new T-Mobile antennas and RRUs mounted within the building walls

**THIS PAGE
INTENTIONALLY LEFT BLANK**

SD07447A

Coverage Map

RF Team San Diego Market
April 06, 2015

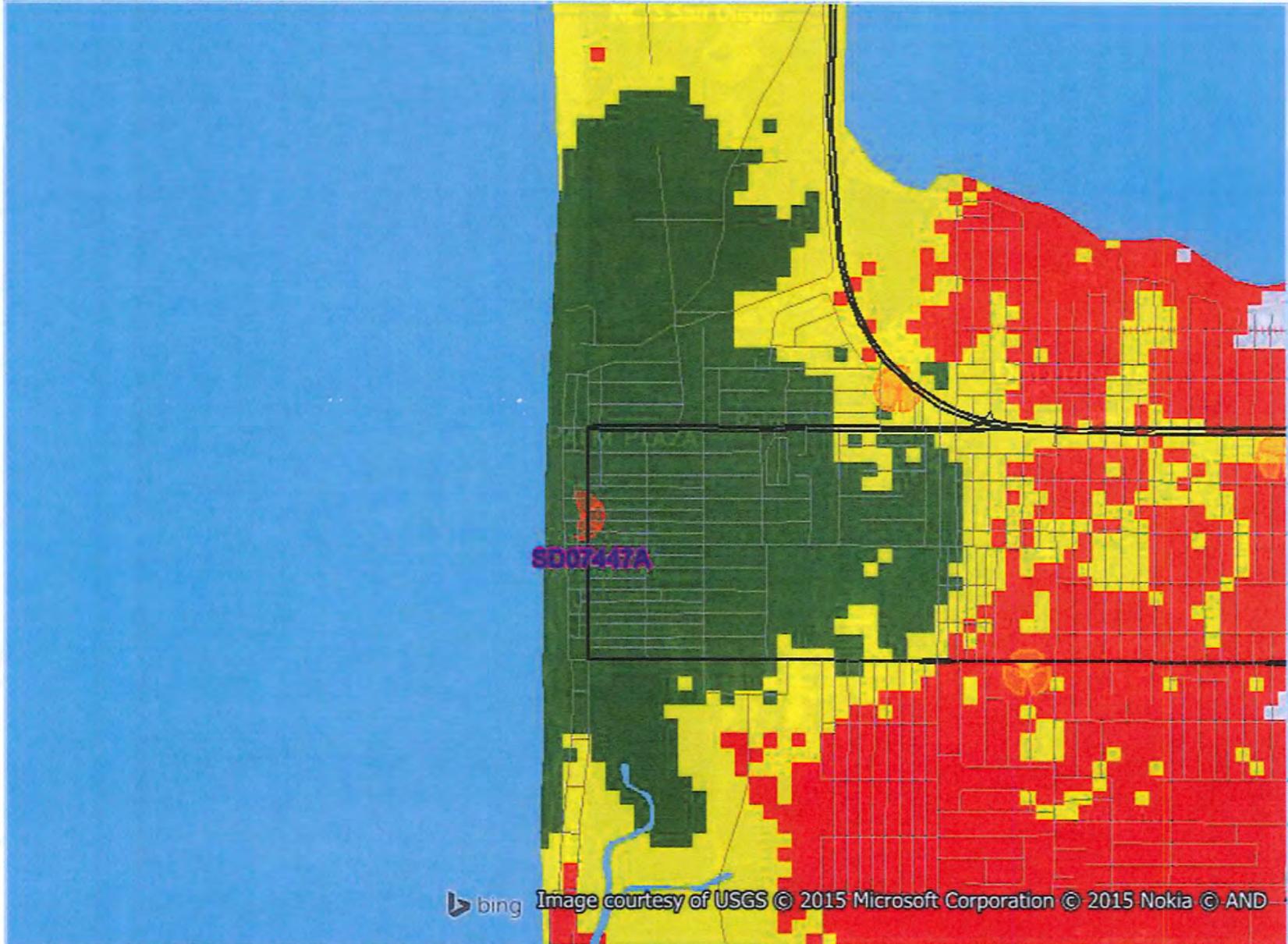


Contents:

Plots:

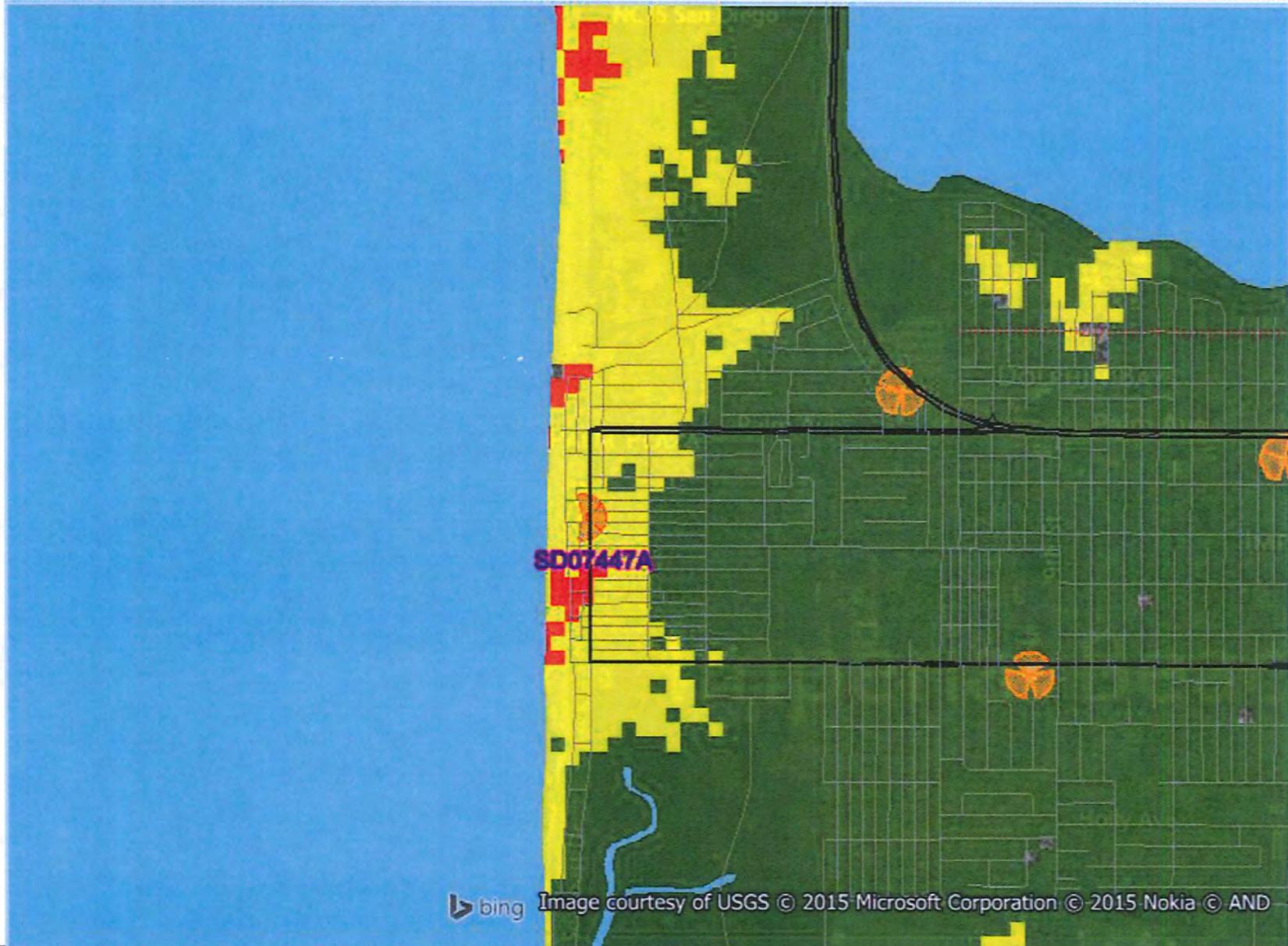
- **SD07447A Coverage**
- **Existing On-Air sites coverage without SD07447A**
- **SD07447A with existing On-Air neighbor sites coverage**





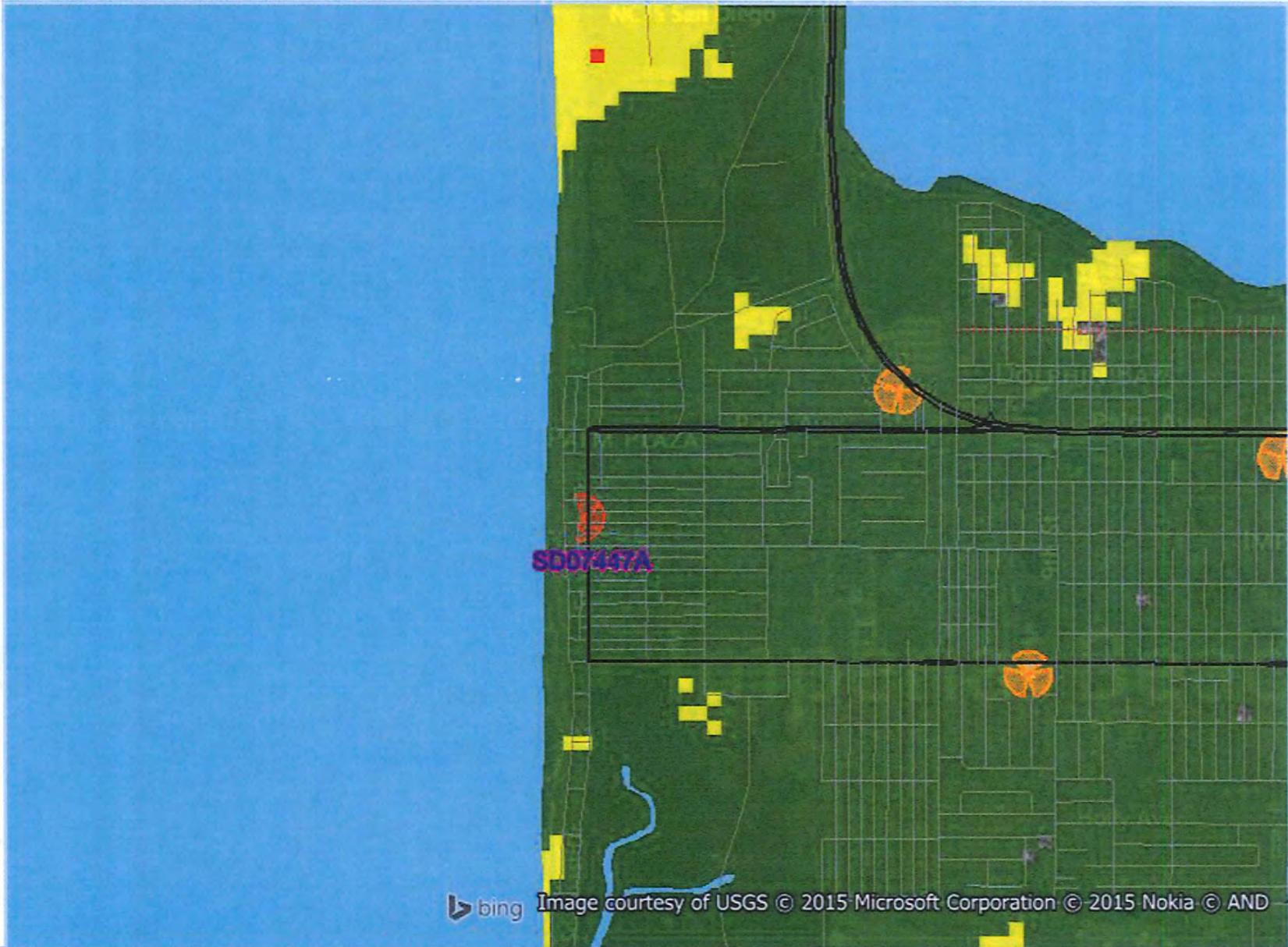
- Excellent
- Good
- Poor
- No coverage





- Excellent
- Good
- Poor
- No coverage





- Excellent
- Good
- Poor
- No coverage



Notes:



Thank you



DRAFT

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD COMMITTEE**

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH**

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

THURSDAY APRIL 16, 2015

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the meeting to order at 4:04 P.M.

ROLL CALL

PRESENT: BOWMAN, SCHAAF, NAKAWATASE

ABSENT: LOPEZ

STAFF PRESENT: SENIOR PLANNER FOLTZ, RECORDING SECRETARY LOPEZ

2.0 PUBLIC COMMENTS
NONE.

3.0 CONSENT CALENDAR

3.1 MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE THE MINUTES AS PRESENTED FOR THE MARCH 19, 2015 MEETING AND APPROVAL OF THE MARCH 26, 2015 MEETING WITH THE FOLLOWING CORRECTION: REMOVAL OF THE WORD "TO" FROM THE LAST SENTENCE UNDER THE "EAST ELEVATION" PARAGRAPH ON PAGE 2.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOWMAN, SCHAAF, NAKAWATASE

NOES: NONE

ABSENT: LOPEZ

ABSTAIN: NONE

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: T-MOBILE (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140046), CONDITIONAL USE PERMIT (CUP 140047), DESIGN REVIEW CASE (DRC 140048), SITE PLAN REVIEW (SPR 140049), AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 800 SEACOAST DRIVE (APN 625-262-02-00). MF 1168.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. The project is to construct a new T-Mobile wireless facility at the Pier South Hotel. The project would include nine antennas and two pieces of separate equipment in total.

ADAM STONE, representing T-Mobile, answered questions from the board regarding why Mobile companies cannot share wireless cell towers.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE AND ACCEPT THE PROJECT AS PRESENTED.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, SCHAAF, BOWMAN

NOES: NONE

ABSENT: LOPEZ

ABSTAIN: NONE

4.2 REPORT: MIKE ALLEN (APPLICANT/OWNER); ADMINISTRATIVE COASTAL PERMIT (ACP 140019), DESIGN REVIEW CASE (DRC 140020), AND SITE PLAN REVIEW (SPR 140021) FOR THE CONSTRUCTION OF FOURTEEN NEW RESIDENTIAL RENTAL UNITS AT 640 FLORIDA STREET (APNs 626-170-09 & 626-170-23-00). MF 1147.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He stated that the project being proposed by applicant Mike Allen for 14 new residential rental units on Florida Street and combining two parcels into one.

BOARD MEMBERS deliberated over the colors 3A. La Habra X-475 Viejo and 3B. La Habra X-97 Pacific Sand.

CHAIR NAKAWATASE OPENED DISCUSSION TO PUBLIC

APPLICANT MIKE ALLEN presented his reasons for selecting the colors and materials that is proposed for the project.

BOARD MEMBER BOWMAN inquired about the consideration of solar panels.

APPLICANT MIKE ALLEN stated that it would not be feasible for the number of units to put in solar panels and it would be difficult to distinguish usage of power between units.

VICE CHAIR SCHAAF clarified with Mike Allen that the trash enclosure would be in the back of the building and that the decks would include drainage.

CHAIR NAKAWATASE recommended signage on the East Elevation state the name of the building.

VICE CHAIR SCHAAF AND BOARD MEMBER BOWMAN agreed with Nakawatase's recommendation.

CHAIR NAKAWATASE recommended that on the South Elevation the stone element be taken from location number six on the plans and be extended to location number three adjacent to the door. On the North Elevation she recommended that the stone element be taken from location number twenty-four on the plans and be extended to match the South Elevation. She also recommended that two different colors of stucco be used on the outside elevations.

BOARD MEMBERS all agreed that they recommend the darker stucco color for the pop outs on the building.

SENIOR PLANNER FOLTZ indicated that the applicant is proposing grass and six queen palms. He stated that staff recommends draught tolerant plants and vertical trees; stating grass may not be possible with the new rules being put in place by the state of California.

APPLICANT MIKE ALLEN spoke about the possibility of using artificial turf.

BOARD MEMBERS stated that if the applicant proposed artificial turf, they will allow it as long as it is allowable by the code.

MOTION BY NAKAWATASE, SECOND BY SCHAAF, TO APPROVE THE DESIGN AS PRESENTED WITH THE FOLLOWING CONDITIONS:

- **NORTH ELEVATION & SOUTH ELEVATIONS:**
 - The stone for both the North Elevation and the South Elevation continues to extended toward the East Elevation.
 - The darker stucco to be used for the pop-outs on both the North and South Elevations.
- **EAST ELEVATION:**
 - The upper right blank area to be used for signage.
- **WEST ELEVATION:**
 - Three areas are of different colors/elements. Stone element on the first level and the second and third levels to have stucco of different colors from one another.
- **PERGULA** will be left to the applicants discretion to match the design of the project as he completes it
- **LANDSCAPING** can include artificial turf if the applicant chooses it as long as the code allows artificial turf as being landscaping.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, SCHAAF, BOWMAN
NOES: NONE
ABSENT: LOPEZ
ABSTAIN: NONE

4.3* REQUEST TO CITY COUNCIL TO PREPARE/UPDATE CITYWIDE DESIGN GUIDELINES.

***NO STAFF REPORT.**

MOTION BY SCHAAF, SECOND BY NAKAWATASE, TO FURTHER PURSUE MAKING A PLAN FOR CITY WIDE GUIDELINES FOR THE CITY OF IMPERIAL BEACH.

Upon clarification the motion was modified.

MOTION BY SCHAAF, SECOND BY NAKAWATASE, TO REQUEST CITY COUNCIL PREPARE AND UPDATE CITY WIDE DESIGN REVIEW GUIDELINES.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOWMAN, SCHAAF, NAKAWATASE
NOES: NONE
ABSENT: LOPEZ
ABSTAIN: NONE

5.0 INFORMATIONAL ITEMS/REPORTS

VICE CHAIR SCHAAF stated McDonalds needs to update the acrylic on their pole sign which was agreed upon during the Design Review Board meeting when the project was first presented.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 5:02 P.M.

Approved:

Shirley Nakawatase, DRB
Chairperson

Attest:

Larissa Lopez, Recording Secretary

**THIS PAGE
INTENTIONALLY LEFT BLANK**



AGENDA ITEM NO. 5.1

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT *SW*
SUBJECT: REPORT: COUNTY OF SAN DIEGO INTRODUCTION OF THE
SELECTED DESIGN-BUILD ENTITY FOR THE PROPOSED
NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH
BOULEVARD (APN 626-400-54-00). MF 1067.

EXECUTIVE SUMMARY:

The County of San Diego has selected the Design-Build Entity for the proposed new public library project at 810 Imperial Beach Boulevard. As part of the selection process, the Design-Build Entity prepared conceptual plans that will also be shown to the City Council and the public during the May 20, 2015 City Council meeting. Although the conceptual plans will be presented, no formal action will take place on May 20th. Following this City Council meeting, a Coastal Development Permit application will be submitted to the City and the project will formally be reviewed by both the Design Review Board and the City Council at a future public hearing.

RECOMMENDATION:

That the City Council receive an introduction of the Design-Building Entity selected by the County of San Diego for the new Imperial Beach County Library located at 810 Imperial Beach Boulevard. Although not attached to this staff report, the concept plans for the new Library will also be presented at the May 20, 2015 City Council meeting. This project is located in the coastal zone and will require consideration of a Coastal Development Permit by the City Council at a future public hearing. Therefore, though general comments and questions from the City Council may be provided, no formal action on the project will take place.

RATIONALE:

The County of San Diego has expressed a desire to publicly introduce the Design-Build Entity selected by the County along with the proposed concept plans. This project should benefit the City of Imperial Beach by the future construction of a new County library that would provide access to books, computers, and programs for the community.

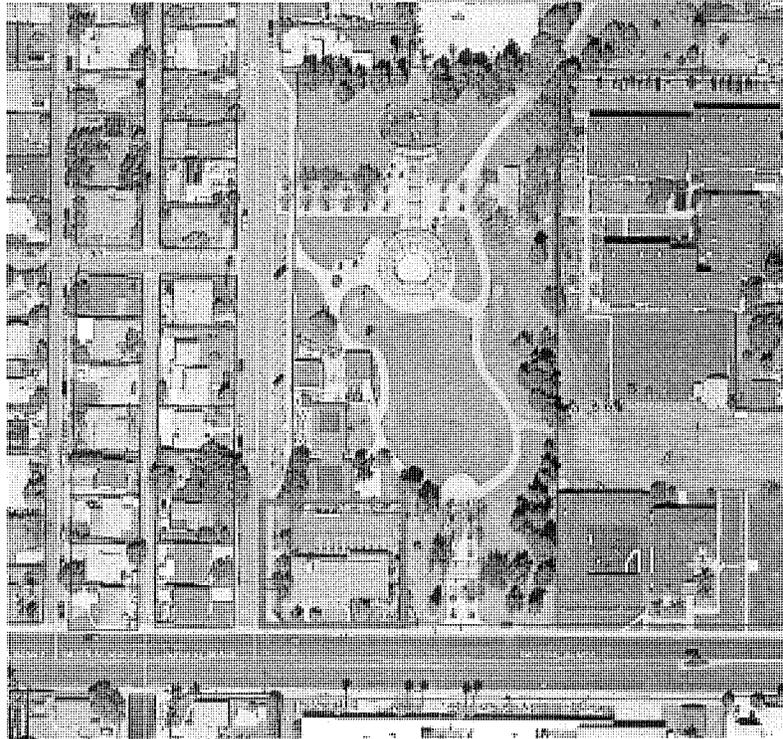
OPTIONS:

In addition to receiving this report, the City Council can:

- Continue the report to a specific future meeting to allow staff to provide additional information.

BACKGROUND:

The County of San Diego has initiated the process to build a new branch library at the existing Imperial Beach branch library site located at 810 Imperial Beach Boulevard (APN 626-400-54-00), which was initially reviewed by the City Council on April 16, 2014 and July 16, 2014 (see Attachment 1). The proposal consists of the demolition of the existing library and construction of a new library, renovation and/or reconstruction of the Marina Vista Center community room, and new parking.



At the April 16, 2014, and July 16, 2014 meetings, the City Council commented on the design concepts and parking options for the proposed library. The City Council was supportive of adding new parking spaces on the east side of 8th Street with additional parking spaces within the existing St. James Church parking lot through a shared parking agreement. Alternative parking plans were considered, though the County of San Diego and St. James Church reached an agreement on a shared parking arrangement and, as such, alternative plans are not necessary.

The County of San Diego has since selected a Design-Build Entity who will be introduced to the City Council and community, along with their conceptual plans, at the City Council meeting on May 20, 2015. Following this City Council meeting, a Coastal Development Permit application will be submitted to the City and the project will be formally reviewed by the Design Review Board and City Council at a future public hearing.

ANALYSIS:

The library property is located in the Public Facilities (PF) Zone, which allows for development standards to be determined by the City during the site plan review process. The site plan will be considered during the coastal development permit review process and will be reviewed by both the Design Review Board and the City Council. The site plan review shall determine all applicable setbacks, lot coverage, building height, parking, siting, signs and other standards.

General Plan Consistency:

The proposed development is subject to PF Zone requirements. The purpose of the PF Zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, and civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification. A public library would comply with the zoning designation and General Plan/Local Coastal Plan.

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	PF (Public Facilities)	Park
South	PF (Public Facilities)	City Hall
East	R-1-6000 (Single-Family Residential)	Church
West	R-1-3800 (Single-Family Residential)	Residential

ENVIRONMENTAL IMPACT:

The County of San Diego will be required to comply with the requirements of the California Environmental Quality Act (CEQA). The County prepared and certified a Mitigated Negative Declaration that assessed potential environmental impacts and mitigation measures.

COASTAL JURISDICTION:

This project is located in the coastal zone as defined by the California Coastal Act of 1976. At a future date, a City Council public hearing would serve as the required coastal permit hearing and the City Council would consider the findings under the California Coastal Act. Pursuant to the City of Imperial Beach Zoning Ordinance Section 19.87.050, review of the proposal would consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is not located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, would not be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

There is no direct fiscal impact to the City.

Attachments:

1. April 16, 2014 and July 16, 2014 City Council Minutes

c: file MF 1067

City of Imperial Beach
City Council Meeting Minutes
April 16, 2014
Page 5 of 10

5.3 COUNTY OF SAN DIEGO (APPLICANT); PRELIMINARY REVIEW FOR THE DEMOLITION OF AN EXISTING LIBRARY AND CONSTRUCTION OF A NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067. (0150-20 & 0600-20)

CITY MANAGER HALL introduced the item.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item.

NANCY STONE spoke about her history in Imperial Beach, the impact that the Imperial Beach Library had in helping the San Diego County Library System become the Library of the Year and the services currently offered at the library. She encouraged City Council's support for a library that represents the Imperial Beach of today. (Additional speaking time donated by Jack Blackburn)

MAYOR JANNEY thanked County Supervisor Cox and County staff for coming forward with the project.

City Council provided the following comments and direction:

DESIGN:

- The architecture should reflect the uniqueness of Imperial Beach and be consistent with reasonable costs and design standards
- The interior should have an open design
- The interior should be designed so that there is flexibility in the type of community uses (i.e. art shows, science fairs, etc.)

PARKING

- There was support for shared parking with the church
- Avoid changing Veteran's Park
- Parking is not only critical to library patrons but also to users of the Senior Center
- Keep the handicapped in mind and their need for parking spaces
- Increase the amount of bike parking

TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

- We are becoming a more bicycle friendly community

ENTRANCE OFF OF IMPERIAL BEACH BOULEVARD

- There was support for having only one entrance due to minimal staffing

PATIO OFF OF IMPERIAL BEACH BOULEVARD

- Great design element
- The patio spaces are an extension of the interior
- Events at the library can be indoors and outdoors.
- The height of the wall in the splash patio area is a safety concern
- Explore the possibility of using the area for a coffee cart or reading area

MARINA VISTA CENTER DESIGN INTEGRATION

- There was support for integrating the Marina Vista Center into the project
- Having the Community Room integral to the library can open up more uses
- Common frontage along 8th Street is encouraged
- There is a need to improve and provide ventilation, airflow and sunlight

MARINA VISTA CENTER PROGRAMS

- The Women's Club has been the most frequent user of the Marina Vista Center and there was a request to retain their storage area and possibly increase it
- Expansion of the library should not impact existing programs
- There was a request to view the displacement program (if there is one)

TOM FINCHER, Chief of Project Management with the County Department of General Services, stated that the design is purely conceptual and he spoke about the proposed interior design.

MAYOR JANNEY requested that the two plaques located in front of the Marina Vista Center be retained.

REPORTS (5.2 - 5.4)

- 5.2 COUNTY OF SAN DIEGO (APPLICANT); PRELIMINARY ALTERNATIVE PARKING REVIEW FOR THE PROPOSED NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067. (0150-20)**

SENIOR PLANNER FOLTZ reported on the item. He noted that if a parking agreement between the County of San Diego and St. James Church is not reached, a parking alternative is needed so that the County of San Diego can approve sending out the Request for Proposals this month. He continued with a review of the parking alternative concept.

ASSISTANT CITY MANAGER WADE stated that the shared parking agreement with the City is an alternative to the agreement with the Church. The specifics of the shared parking agreement would later be brought forward for City Council's consideration.

MAYOR JANNEY spoke in support for pursuing negotiations with the Church and for "head-in" parking.

COUNCILMEMBER SPRIGGS was hopeful that negotiations with the Church are accomplished. He spoke about the importance of ensuring that the facility is completely accessible to everybody. He supported perpendicular parking to increase the amount of parking spaces, which could allow for more spaces designated for seniors or for people with disabilities.

COUNCILMEMBER BRAGG thanked the Boys and Girls Club for partnering with the City and she thanked staff for continuously looking for resolutions to issues that arise. She supported "head-in" parking.

MAYOR PRO TEM PATTON recommended that the parking spaces not be narrowed and be made wide enough to accommodate the width of a truck. He spoke in support for plenty of handicap spaces and for additional bike racks.

CONSENSUS OF CITY COUNCIL TO DIRECT STAFF TO NEGOTIATE A SHARED PARKING AGREEMENT BETWEEN THE CITY AND THE COUNTY TO PROVIDE APPROXIMATELY TWENTY-ONE (21) PARKING SPACES ON THE SOUTHERN PORTION OF THE BOYS AND GIRLS CLUB, IN THE EVENT A PARKING AGREEMENT CANNOT BE REACHED BETWEEN THE COUNTY AND THE CHURCH.



AGENDA ITEM NO. 5.2

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS *Hof*
SUBJECT: RESOLUTION NO. 2015-7583 AWARDING PUBLIC WORKS CONTRACT TO WIT: RTIP FY 14/15 (STREET IMPROVEMENTS) (S15-101) AND APPROPRIATE AN ADDITIONAL \$100,000 GAS TAX TO PROJECT NO. S15-101

EXECUTIVE SUMMARY:

Resolution No. 2015-7583 awards a contract for RTIP FY 14/15 (Street Improvements) at a bid price of \$447,864 to PAL General Engineering, Inc. PAL General Engineering, Inc. was the lowest responsible and qualified bidder. Resolution No. 2015-7583 also appropriates an additional \$100,000 from the Unobligated Gas Tax Fund to the original appropriation of \$493,000.

RECOMMENDATION:

Adopt Resolution No. 2015-7583 awarding the contract to PAL General Engineering, Inc. for the RTIP FY 14/15 (Street Improvements) S15-101 project at a bid price of \$447,863.45 and appropriating \$100,000 from Unobligated Gas Tax Fund to Project No. W15-101. The Project includes the repaving and restriping of Rainbow Drive for a Class 2 bike-lane; repaving of 5th Street (Imperial Beach Boulevard to Fern Avenue); repaving of Grove Avenue (5th Street to Tijuana Estuary boundary); construction of ADA compliant ramps at Iris Avenue and 13th Street; and replacement of fire station exit driveway pad.

RATIONALE:

The street sections of Rainbow Drive (S.R. 75 to Palm Avenue), 5th Street (Imperial Beach Boulevard) and Grove Avenue (5th Street to Tijuana Estuary boundary) are deteriorated and in need of repair. These were included for rehabilitation in the Two-Year CIP Implementation Plan for Fiscal Year 2014/2015. Also included in this project is the construction of two new ADA ramps on the east side of the Iris Avenue and 13th Street intersection to provide wheelchair access from the adjacent bus stops to NOLF. Lastly this project will replace the broken and deteriorated driveway exit pad from the Imperial Beach Fire Station.

OPTIONS:

- Adopt Resolution No. 2015-7583 awarding the RTIP FY 14/15 (Street Improvements) project to the lowest responsible and qualified bid and appropriating \$100,000 from the Unobligated Gas Tax Fund; or

- Adopt Resolution No. 2015-7583 awarding the RTIP FY 14/15 (Street Improvements) project to the lowest responsible and qualified bid but changing the appropriation of \$100,000 to be from the Public Works Reserve Fund; or
- Reject all bids and direct staff to program the project for a future fiscal year capital improvement program budget.

BACKGROUND:

During the Fiscal Years 2014 and 2015 Two-Year Implementation Plan budget review, City Council approved the Regional Transportation Improvement Program (RTIP) expenditure plan for street improvements on Rainbow Drive, 5th Street and Grove Avenue for Fiscal Year 2014/2015 at a budget of \$450,000. The Two-Year Implementation Plan also appropriated \$28,000 from Gas Tax for the design and construction of two new ADA compliant ramps at the Southeast and Northeast corners of Iris Avenue and 13th Street. This became more complex due to the ramp needing a survey to identify the Navy property boundary at the Southeast corner and finally authorization from the Navy to construct part of the ramp on Navy property. The final piece of this project is the removal and replacement of the Fire Station exit driveway pad funded through the Facilities Internal Services Fund – 504 Account.

The project drawings and specification were completed in March 2015. Staff advertised for requests for bids (RFB) for this work on April 16, 2015 in the Eagle & Times Newspaper and on E-Bid Board. The bid opening was scheduled for Thursday, May 6, 2015.

ANALYSIS:

The project bids were opened and evaluated Thursday, May 6, 2015 in an advertised public meeting at 2:00 p.m. The lowest responsive and qualified bidder for the RTIP FY 14/15 Street Improvements Project W15-101 was PAL General Engineering, Inc. at a bid price of \$447,863.45.

The four (4) contractors who submitted proposals are listed below along with their proposal amounts:

1.	PAL General Engineering, Inc.	\$447,863.45
2.	Carolino & Son Engineering	\$474,774.86
3.	Portillo Concrete, Inc.	\$529,146.00
4.	Tri-Group Construction, Inc.	\$599,000.00

The engineer's construction cost estimate was \$537,837.

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Revenue:

Appropriated RTIP Revenue	\$450,000
Appropriated Gas Tax Revenue (Proj. No. SP1-401)	\$ 28,000
Appropriated Facilities Internal Service Fund (504)	\$ 15,000

Proposed additional Gas Tax Revenue		<u>\$100,000</u>
TOTAL REVENUE	\$593,000	
 Expenses:		
Design and Construction Support - Street design		\$ 85,179
Design & Survey - Iris Avenue ADA Ramps (Proj. No. SP1-401)		\$ 11,400
Geotechnical		\$ 5,500
Project Management		\$ 15,000
Construction Contract (S15-101)(SP1-401)(504-1924-419-2104)		\$447,863
Contingency		<u>\$ 28,057</u>
TOTAL EXPENSES	\$593,000	

The Unobligated Gas Tax Revenue has approximately \$1,800,000 through FY 2015/16. There are sufficient funds in the Unobligated Gas Tax Fund for this additional appropriation.

Attachments:

1. Resolution No. 2015-7583

RESOLUTION NO. 2015-7583**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDED PUBLIC WORKS CONTRACT TO WIT: RTIP FY 14/15 (STREET IMPROVEMENTS) (S15-101) AND APPROPRIATE AN ADDITIONAL \$100,000 GAS TAX TO PROJECT NO. S15-101)**

WHEREAS, during the FY 2014 and FY 2015 Two-Year Implementation Plan budget review, City Council approved the Regional Transportation Improvement Program (RTIP) expenditure plan for street improvements on Rainbow Drive, 5th Street and Grove Avenue for Fiscal Year 2014/2015 at a budget of \$450,000; and

WHEREAS, the Two-Year Implementation Plan also appropriated \$28,000 from Gas Tax for the design and construction of two new ADA compliant ramps at the Southeast and Northeast corners of Iris Avenue and 13th Street; and

WHEREAS, the final piece of this project was the removal and replacement of the Fire Station exit driveway pad funded through the Facilities Internal Services Fund – 504-1924-419-2104 Account at \$15,000; and

WHEREAS, the project drawings and specification were completed in March 2015; and

WHEREAS, staff advertised for requests for bids (RFB) for this work on April 16, 2015 in the Eagle & Times Newspaper and on E-Bid Board; and

WHEREAS, the project bids were opened and evaluated Thursday, May 6, 2015 in an advertised public meeting at 2:00 p.m.; and

WHEREAS, the lowest responsive and qualified bidder for the RTIP FY 14/15 Street Improvements Project W15-101 was PAL General Engineering, Inc. at a bid price of \$447,863.45; and

WHEREAS, the engineer's construction cost estimate was \$537,837; and

WHEREAS, the total project cost to design and construct is estimated at \$593,000 which exceeds the appropriated budget by \$100,000; and

WHEREAS, there is sufficient Unobligated Gas Tax funds to fund the \$100,000 needed for this project construction.

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 legislative body hereby rejects all proposals for bids except that identified as the lowest responsible bid. The bid of the lowest, responsible qualified bidder will be on file with the transcript of these proceedings and open for public inspection in the City Clerk Department on file as Contract No. _____.
3. An Additional \$100,000 is appropriated to this project from the Unobligated Gas Tax Fund.
4. The contractor shall not commence construction or order equipment until he/she has received a Notice to Proceed.
5. The works of improvement shall be constructed in the manner and form and in compliance with the requirements as set forth in the plans and specifications for

- the project.
6. The City Manager is authorized to sign a purchase order with the lowest responsible qualified bidder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS *Hod*
SUBJECT: RESOLUTION NO. 2015-7582 AWARDED PUBLIC WORKS CONTRACT TO WIT: DELAWARE STREET IMPROVEMENTS (S15-102) AND APPROPRIATE AN ADDITIONAL \$180,000 GAS TAX TO PROJECT NO. S15-102

EXECUTIVE SUMMARY:

Resolution No. 2015-7582 awards a contract for Sidewalk construction in 700 – 800 blocks of Delaware Street at a bid price of \$222,260 to PAL General Engineering, Inc. PAL General Engineering, Inc. was the lowest responsible and qualified bidder. Resolution No. 2015-7582 also appropriates an additional \$180,000 from the Unobligated Gas Tax Fund to the original appropriation of \$100,000 for a total project appropriated allocation of \$280,000

RECOMMENDATION:

Adopt Resolution No. 2015-7582 awarding the contract to PAL General Engineering, Inc. for the Delaware Street Improvements project at a bid price of \$222,260 and appropriating \$180,000 from Gas Tax Reserve to Project No. W15-102.

RATIONALE:

Delaware Street Improvements project: to wit Sidewalk construction in 700 – 800 blocks of Delaware Street - was a project funded in the Two Year Implementation Plan adopted in Resolution No. 2014-7451. Resolution No. 2014-7451 appropriated \$100,000 for the design of this project only. Construction funding was not appropriated in the Two-Year Implementation Plan. The 700-800 blocks of Delaware Street are without any sidewalk. This project will construct an 8-foot wide sidewalk on the east side of the street only. The west side will be left without a sidewalk constructed due to the steep up slope from the street to the residences. A sidewalk on the west side would have had a significantly negative impact on the adjacent residences due to the change in driveway grades.

OPTIONS:

- Adopt Resolution No. 2015-7582 awarding the Delaware Street Improvements project to the lowest responsible and qualified bid and appropriating \$180,000 from the Gas Tax Fund; or

- Adopt Resolution No. 2015-7582 awarding the Delaware Street Improvements project to the lowest responsible and qualified bid but changing the appropriation of \$180,000 from the Public Works Reserve Fund; or
- Reject all bids and direct staff to program the project for a future fiscal year capital improvement program budget.

BACKGROUND:

During the previous Two-Year Implementation Plan budget review, City Council emphasized that the completion of the sidewalk infill work within the City streets was a priority and that the remaining streets without sidewalk should be programmed in the next Five Year CIP cycle. Delaware Avenue was selected as the sidewalk section to be completed in FY 2014/2015. The remaining sidewalk sections to be programmed are:

- Citrus Avenue (Rainbow Drive to Alabama Street)
- Bonito Avenue (Rainbow Drive to Alabama Street)
- Cypress Avenue (5th Street to Carnation Avenue)
- Grove Avenue (Connecticut Street to 8th St.)
- 7th Street (Imperial Beach Blvd. to Grove Avenue)

The project drawings and specification were completed in March 2015. Staff advertised for requests for bids (RFB) for this work on April 9, 2015 in the Eagle & Times Newspaper and on E-Bid Board. The bid opening was scheduled for Thursday, April 30, 2015.

ANALYSIS:

The project bids were opened and evaluated Thursday, April 30, 2015 in an advertised public meeting at 2:00 p.m. The lowest responsive and qualified bidder for the Delaware Street Improvements Project W15-102 was PAL General Engineering, Inc. at a bid price of \$222,260.

The six (6) contractors who submitted proposals are listed below along with their proposal amounts:

1.	PAL General Engineering, Inc.	\$222,260.00
2.	Carolino & Sons Engineering, Inc.	\$227,780.41
3.	Blue Pacific Engineering, Inc.	\$247,866.00
4.	MJC Construction	\$262,040.00
5.	Vailston Company, Inc.	\$268,603.00
6.	Portillo Concrete, Inc.	\$286,088.00

The engineer's construction cost estimate was \$262,000.

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303(d): New Construction or Conversion of Small Structures.

FISCAL IMPACT:

Revenue:

Appropriated Gas Tax Revenue	\$100,000
Proposed additional Gas Tax Revenue	<u>\$180,000</u>

TOTAL REVENUE **\$280,000**

Expenses:

Design and Construction Support	\$ 28,350
Project Management	\$ 15,000
Construction Contract	\$222,260
Contingency	<u>\$ 14,390</u>
TOTAL EXPENSES	\$280,000

The Unobligated Gas Tax Revenue has approximately \$1,800,000 through FY 2015/16. There are sufficient funds in the Unobligated Gas Tax Fund for this additional appropriation.

Attachments:

1. Resolution No. 2015-7582

RESOLUTION NO. 2015-7582

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDED PUBLIC WORKS CONTRACT TO WIT: DELAWARE STREET IMPROVEMENTS (S15-102) AND APPROPRIATE AN ADDITIONAL \$180,000 GAS TAX TO PROJECT NO. S15-102

WHEREAS, Delaware Street Improvements project: to wit Sidewalk construction in 700 – 800 blocks of Delaware Street - was a project funded in the Two Year Implementation Plan adopted in Resolution No. 2013-7451; and

WHEREAS, Resolution No. 2014-7451 appropriated \$100,000 for the design of this project only; and

WHEREAS, construction funding was not appropriated in the Two-Year Implementation Plan; and

WHEREAS, the 700-800 blocks of Delaware Street are without any sidewalk; and

WHEREAS, this project will construct an 8-foot wide sidewalk on the east side of the street only; and

WHEREAS, the west side will be left without a sidewalk constructed due to the steep up slope from the street to the residences; and

WHEREAS, the project drawings and specification were completed in March 2015; and

WHEREAS, staff advertised for requests for bids (RFB) for this work on April 9, 2015 in the Eagle & Times Newspaper and on E-Bid Board; and

WHEREAS, the project bids were opened and evaluated Thursday, April 30, 2015 in an advertised public meeting at 2:00 p.m.; and

WHEREAS, the lowest responsive and qualified bidder for the Delaware Street Improvements Project W15-102 was PAL General Engineering, Inc. at a bid price of \$222,260; and

WHEREAS, the engineer's construction cost estimate was \$262,000; and

WHEREAS, there is sufficient Unobligated Gas Tax Fund to pay for the unfunded portion of the construction costs.

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 legislative body hereby rejects all proposals for bids except that identified as the lowest responsible bid. The bid of the lowest, responsible qualified bidder will be on file with the transcript of these proceedings and open for public inspection in the City Clerk Department on file as Contract No. _____.
3. An Additional \$180,000 is appropriated to this project from the Unobligated Gas Tax Fund.
4. The contractor shall not commence construction or order equipment until he/she has received a Notice to Proceed.

5. The works of improvement shall be constructed in the manner and form and in compliance with the requirements as set forth in the plans and specifications for the project.
6. The City Manager is authorized to sign a purchase order with the lowest responsible qualified bidder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: REPORT ON STORM WATER PERMIT ORDER R9-2013-0001 AND DEVELOPMENT OF WATER QUALITY IMPROVEMENT PLANS

EXECUTIVE SUMMARY:

The San Diego Regional Water Quality Control Board (RWQCB) adopted the Municipal Storm Water Permit (Order R9-2013-0001) on May 8, 2013. This new permit required the City to develop and implement Water Quality Improvement Plans (WQIPs) for the Tijuana River and San Diego Bay watersheds. The Permit also required the City to revise the Jurisdictional Runoff Management Program (JRMP) [previously known as the Jurisdictional Urban Runoff Program – JURMP], storm water ordinance, and storm water treatment standards for new development. This report is to update City Council on the development of WQIPs and other requirements in the new Storm Water Permit before City Council is asked to adopt and authorize the submission of the WQIPs and JRMP to the San Diego RWQCB on June 3, 2015.

RECOMMENDATION:

Receive an oral report from the Environmental Programs Manager on the development of the WQIPs and requirements in the new Storm Water Permit.

RATIONALE:

The City is required to implement a storm water management program to meet the mandated requirements in the Municipal Storm Water Permit issued by the San Diego RWQCB. The program has substantial cost to the general fund and requires the support of the community and City Council. Thus this is an important program that City Council may want to keep abreast of.

OPTIONS:

- Receive this report with no comment; or
- Receive this report and provide feedback regarding the WQIPs and other requirements in the new Permit.

BACKGROUND:

The San Diego Regional Water Quality Control Board (RWQCB) updated the Municipal Storm Water Permit (Order R9-2013-0001) on May 8, 2013. The permit required the jurisdictions within

each of the nine San Diego County watersheds to collaborate and develop Water Quality Improvement Plans (WQIPs) specific to each watershed. The City of Imperial Beach is the lead agency responsible for the development and implementation of the Tijuana River WQIP and will be assuming the lead to implement the San Diego Bay WQIP once it gets submitted to and accepted by the San Diego RWQCB. These new WQIPs will focus planning and implementation of jurisdictional storm water programs on water quality conditions that are specific to each watershed and will hopefully allow greater discretion for the Copermitees to prioritize storm water management activities. The City is also required to submit an updated Jurisdictional Runoff Management Program (JRMP) to the RWQCB concurrent with the submittal of the WQIPs by June 27, 2015.

The purpose of the WQIP is to guide jurisdictional runoff management programs towards achieving the outcome of improved water quality in receiving waters. According to the Municipal Storm Water Permit, "the goal of the WQIP is to protect, preserve, and enhance the water quality and designated beneficial uses of waters of the state. This goal will be accomplished through an adaptive planning and management process that identifies the highest priority water quality conditions within a watershed and implements strategies on a jurisdictional basis to achieve improvements in the quality of discharges from the MS4s and receiving waters."

The intent of this staff report and presentation is to provide council an update on the development of the WQIPs and an overview of the requirements in the new storm water permit before returning at the June 3rd City Council meeting to adopt and authorize the submittal of the WQIPs and JRMP to the San Diego RWQCB.

ANALYSIS:

The WQIP is a new approach by the San Diego RWQCB to bring storm water management planning and implementation to a watershed level. It requires the restructuring of the previous storm water management programs that have been in place since the 2001 Municipal Storm Water Permit. Most of the storm water management program requirements in the new Permit remain the same; however, the planning, assessment, reporting, and program modifications are now a collaborative activity under the watershed groups and require a greater public process. The new Permit also requires adapting the implementation of water quality improvement strategies towards first addressing the highest pollution priorities in the watershed while still maintaining a baseline jurisdictional program.

The baseline jurisdictional program must meet specific Permit requirements across the nine elements of the JRMP as shown below:

- Legal Authority
- Fiscal Analysis
- Illicit Discharge Detection and Elimination
- Development Planning
- Construction Management
- Existing Development
- Enforcement Response Plans
- Public Education and Participation
- Reporting and Assessment

These elements must complement or contribute to the multiple water quality improvement strategies in the WQIP.

The City's baseline JRMP identifies 76 water quality improvement strategies that were developed in collaboration with the Tijuana River and San Diego Bay watershed groups and in accordance to minimum standards established in the Permit. These water quality improvement strategies are intended to be adaptive such that they can be modified and updated as research and technology evolves – lessons are learned. The highest priority conditions identified in the San Diego Bay WQIP includes trash along the bayfront and bacteria along the beach. The highest priority conditions identified in the Tijuana River WQIP include sedimentation in the Tijuana River and siltation in the Tijuana Estuary.

Progress towards achieving the water quality improvement goals will be tracked through various monitoring programs managed at a watershed level and assessed through each WQIP group. These monitoring programs include:

- Receiving water monitoring
- MS4 outfall discharge monitoring
- Regional monitoring
- TMDL monitoring
- Special studies

The WQIPs establishes a framework for a 20-30 year period in which to develop, modify, and adapt the water quality improvement strategies in addressing the highest priority conditions in each watershed. The success towards achieving improved water quality from storm water runoff requires commitments from every department in the City and collaboration among all the agencies in San Diego County. Ultimately though, success will depend on the acceptance and involvement of residents, businesses, and community leaders towards achieving improved water quality goals.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

An independent study of the fiscal impact of the City's 2015 storm water management program estimated an annual program cost of \$1,390,000 (not including capital projects).

Attachments:
None.

**THIS PAGE
INTENTIONALLY LEFT BLANK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: MAY 20, 2015
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RESOLUTION NO. 2015-7580 TO AWARD PROFESSIONAL SERVICE CONTRACT TO AMEC FOSTER WHEELER FOR CONSULTANT SUPPORT TO IMPLEMENT THE WATER QUALITY IMPROVEMENT PLAN (WQIP) FOR THE SAN DIEGO BAY WATERSHED MANAGEMENT AREA (SP1503)

EXECUTIVE SUMMARY:

Resolution No. 2015-7580 awards a professional service contract to AMEC Foster Wheeler for the implementation of the San Diego Bay Water Quality Improvement Plan (WQIP) in accordance to Storm Water Permit R9-2013-0001 issued by the San Diego Regional Water Quality Control Board. The City of Imperial Beach is the lead agency who will coordinate the implementation of the WQIP for San Diego Bay among the 9 other responsible parties in the watershed.

RECOMMENDATION:

Adopt Resolution No. 2015-7580 awarding the consultant contract for the WQIP implementation for the San Diego Bay watershed management area to AMEC Foster Wheeler.

RATIONALE:

The City of Imperial Beach is the lead agency for the implementation of the WQIP for San Diego Bay among the 9 other responsible agencies in the watershed management area. Development and implementation of a WQIP is required by the Storm Water Permit R9-2013-0001. The City of Imperial Beach will manage the consultant contract and serve as the watershed liaison to the San Diego Regional Water Quality Control Board (San Diego RWQCB).

OPTIONS:

- Adopt Resolution No. 2015-7580 and award consultant contract to AMEC Foster Wheeler
- Defer Resolution No. 2015-7580 and request additional information
- Reject Resolution No. 2015-7580 and direct staff to re-advertise for consultant support

BACKGROUND:

The San Diego RWQCB adopted Storm Water Permit R9-2013-0001 for the San Diego County Copermittees on May 8, 2013. The new permit requires the development of WQIPs for each

watershed in the region, which is due by June 27th to the San Diego RWQCB. The City of Imperial Beach shares jurisdiction within both the San Diego Bay and Tijuana River watersheds and currently serves as the lead agency in the Tijuana River watershed and will be taking on the lead agency role for the San Diego Bay watershed upon the approval of the WQIP by the San Diego RWQCB. The responsible agencies in the San Diego Bay watershed need consultant support as proposed in the attached Resolution No. 2015-7580 to coordinate the implementation of the WQIP. The responsible agencies in the San Diego Bay watershed include: the Cities of Chula Vista, Coronado, Imperial Beach, La Mesa, Lemon Grove, National City, and San Diego, County of San Diego, San Diego County Regional Airport Authority, and San Diego Unified Port District.

City Staff advertised for consultant services for WQIP Implementation for the San Diego Bay WMA (SP1503) through a Request for Qualifications/Proposals (RFQ/P) on March 19, 2015 in the I.B. Eagle and Times and E-Bid Board. The RFQ/P advertised for "as needed consultant services" to assist in the implementation of the San Diego Bay WQIP for the duration of the Storm Water Permit R9-2013-0001.

ANALYSIS:

The City's advertisement for professional consultant services for the WQIP Implementation for the San Diego Bay WMA (SP1503) closed on April 16, 2015. The City received only one qualified proposal. AMEC Foster Wheeler submitted the proposal consisting of a team that included nine sub consultants. Those consultants included D-Max Engineering, Dudek, Tetra Tech, MOE, Brock Bernstein, Katz & Associates, Nautilus Environmental, and Pat-Chem Laboratories.

City Staff reviewed the proposal by AMEC Foster Wheeler and found that it was in conformance with the RFQ/P advertised by the City. Staff also interviewed AMEC Foster Wheeler on April 28, 2015 and reviewed the scope of work and terms of the agreement. The watershed leads in the San Diego Bay watershed management areas have also given their support for selecting AMEC Foster Wheeler. Furthermore, City staff is comfortable proceeding with the only proposal submitted to the City given that AMEC Foster Wheeler is the current consultant developing the San Diego Bay WQIP under a Port of San Diego contract and that AMEC Foster Wheeler team is represented on every WQIP in the San Diego region.

The San Diego County Copermittees are in the process of developing a Regional MOU that will be used as the mechanism for the responsible agencies to share implementation costs for the San Diego Bay WQIP. The responsible agencies in the San Diego Bay watershed will then develop a budget and scope of work for the consultant at the beginning of each fiscal year. Each responsible agency will be invoiced at the start of each year by the City of Imperial Beach consistent with their proportional cost share. AMEC Foster Wheeler is fully aware of the cost share responsibilities of each agency and also understands that the City's professional service agreement states that the work performed under this contract shall only be reimbursed by the City from the available funds contributed by the responsible agencies in the San Diego Bay watershed.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The responsible agencies in the San Diego Bay watershed will develop a scope of work and budget for each fiscal year for the implementation of the WQIP. Staff will bring this scope of work and budget to City Council annually for approval and budget appropriation. Each responsible agency will pay their proportional cost share according to a forthcoming San Diego County Copermittee Regional MOU. The FY 2016 WQIP budget and scope of work is currently under development and will be brought back to Council for approval and budget appropriation when these are developed. Estimated project costs are approximately \$350,000 per year until the Storm Water Permit expires.

The City of Imperial Beach has an approximate 2% cost share in the San Diego Bay watershed that will be budgeted within the storm water O&M budget (101-5050-436-XXXX). The City will receive a 10% contract management fee from the responsible agencies in the watershed as the project lead for the San Diego Bay WQIP.

Attachments:

1. Resolution 2015-7580

RESOLUTION NO. 2015-7580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, TO AWARD PROFESSIONAL SERVICE CONTRACT TO AMEC FOSTER WHEELER FOR CONSULTANT SUPPORT TO IMPLEMENT THE WATER QUALITY IMPROVEMENT PLAN (WQIP) FOR THE SAN DIEGO BAY WATERSHED MANAGEMENT AREA (SP1503)

WHEREAS, the San Diego Regional Water Quality Control Board adopted Permit R9-2013-0001 for the San Diego Copermittees on May 8, 2013 which designated regional watersheds and agencies responsible therefor; and

WHEREAS, the City of Imperial Beach is one of ten responsible agencies in San Diego Bay watershed accountable for the development and implementation of a Water Quality Improvement Plan (WQIP) for the San Diego Bay watershed; and

WHEREAS, the San Diego Bay WQIP is being developed under a separate consultant contract by the Port of San Diego; and

WHEREAS, the City of Imperial Beach will take over as the lead agency in the San Diego Bay watershed after the WQIP is submitted to the San Diego Regional Water Quality Control Board; and

WHEREAS, consultant support is needed to implement the San Diego Bay WQIP; and

WHEREAS, on March 19, 2015, staff advertised for consultant services to implement the WQIP for the San Diego Bay watershed through a Request for Qualifications/Proposals (RFQ/P); and

WHEREAS, RFQ/P's were due on April 16, 2015 at which AMEC Foster Wheeler submitted the only qualified proposal; and

WHEREAS, the cost to implement the WQIP for the San Diego Bay watershed will be shared proportionally among responsible agencies in the watershed; and

WHEREAS, all City expenses for the implementation of the San Diego Bay WQIP will be paid from the City's O&M Storm Water budget or as further approved by City Council with an adopted budget appropriation; and

WHEREAS, AMEC Foster Wheeler understands that any payment pursuant to the work performed under this contract shall only be paid by the City from the available funds contributed by the responsible agencies in the San Diego Bay watershed.

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. Award of the Professional Services Agreement with AMEC Foster Wheeler for the purpose of implementing the San Diego Bay WQIP is approved.
3. The City Manager is authorized to sign the Professional Services Agreement with AMEC Foster Wheeler, for as needed consultant support to implement the San Diego Bay WQIP.
4. The Public Works Director is authorized to give the Notice to Proceed to AMEC Foster Wheeler.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 20th day of May 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK